



STAFF REPORT

Planning Commission

Meeting Type: Planning Commission
Meeting Date: May 27, 2025
From: Kelly O'Neill Jr., Development Services Director
Subject: Goal Priorities for 2025-2027

PURPOSE / OBJECTIVE:

Seeking input from the Planning Commission on goal priorities for biennial budget 2025-2027.

BACKGROUND / CONTEXT:

On January 13, 2025, the Planning Commission discussed [goal priorities](#) during a Planning Commission meeting. Those goals were advanced to the City Council who then set a [goals list for 2025-2027](#). Based on the Council goals list, Planning Commission goals as discussed in January, and Development Services Department staff goals we have compiled the following list.

Ongoing Administrative Goals:

- Continue to pursue options for cost recovery.
- Establish a code enforcement abatement fund.
- Develop a clear policy for ERU allocation that is strategically aligned with the City's interests.
- Work with developers to plat subdivisions, construct apartments, and successfully open several new commercial facilities while navigating the constraints of the moratorium.
- Administer Urban Renewal grant programs and projects to support and revitalize the city's commercial districts.
- Ensure compliance with state legislative and regulatory mandates through code amendments that are responsible and reflect the community's values.
- Continue to improve and refine code language, policies, and practices related to code enforcement.

Long Range Planning Projects:

- Complete the Housing Production Strategy in accordance with House Bill 2003.
- Create a post disaster response program for conducting rapid assessments of damaged buildings and essential facilities.
- Develop policies and pursue funding opportunities to make the community more resilient against wildfire and other natural hazards.
- Review the Public Works Department's adopted 2016 Water Management and Conservation Plan, or any subsequent conservation plans, to identify strategies to conserve water, including but not limited to requirements for drought tolerant and native plants.
- Take action to update the City's zoning map.
- Revisit the Pleasant Street Master Plan with minimal reliance on consulting services.
- Apply for an ODOT Safe Routes to School Grant with cooperation and financial contribution from the Oregon Trail School District.

Code Modifications:

Tentative for 2025:

- Modify Chapter 17.60 – Flood and Slope Hazard (FSH) Overlay District: modify code to address court mandate for [habitat assessment showing 'no net loss'](#).
- Modify Chapters 17.12 and 17.84 – Alternative Wastewater Systems
- Modify Chapter 17.74 – Fences/Retaining Walls and Temporary Uses/Structures
- Modify Chapter 8.36 – Outdoor Burning
- Modify Chapter 15.32 – Sign Code

Tentative for 2026 and 2027:

- Modify Chapter 17.102 – Urban Forestry
- Modify Chapter 17.90 – Design Standards: modify code for accessory structures
- Modify the development code to include administrative revisions in accordance with the Mass Timber Code-Up Audit.
- Adopt an addressing code to standardize and codify our processes.
- Adopt a property maintenance code to assist code enforcement.
- Develop short-term rental regulations as a Housing Production Strategy.
- Review and formally adopt the Economic Development Strategic Plan as a Comprehensive Plan background document.

RECOMMENDATION:

City staff recommend that the Planning Commission discuss the goals in this staff report and provide the Development Services Director with feedback.