

**MINUTES FOR THE CLIMATE & ENERGY ACTION PLAN ad hoc COMMITTEE**  
**Wednesday, September 7, 2016**  
**Siskiyou Room, 51 Winburn Way**

**1. Call to Order**

Councilor Rich Rosenthal called the meeting to order at 3:30 p.m.

Committee members Bryan Sohl, Cindy Bernard, Stuart Green, Jim Hartman, James McGinnis, Louise Shawkat, Claudia Alick, Greg Jones, Marni Koopman, Roxane Beigel-Coryell, and Isaac Bevers were present. Staff member Adam Hanks was present. Consultants Andrea Martin and Jill Simmons were present via speakerphone.

**2. Around the Room**

Group did an around the room team building regarding how they think the process is going and one thing they think we can do better.

**3. Public Input**

Ken Crocker – stated that he appreciated today’s around the room check-in and thinks it’s a nice way to start and a good way to improve the process. He wanted to re-emphasise the importance of using science as a guiding principle in this process. He thinks the group needs more emphasis on what that 8% per year reduction actually does. How does using 8% per year reduction guide the selection of the over one hundred actions the group is reviewing? He wanted to know if a process was in place for making good selections of options. Some of the actions are incremental improvements but others need to be complete paradigm shifts – or does the group not have paradigm shifting action in the list of options?

Robert Block-Brown – stated that he has similar concerns as Ken regarding the need for transformational pieces – those things can be daunting but he believes that education is the key to making long-term, effective progress. He stated that he just received notification of a discussion regarding a potential new city hall. This would be a great way for this group to lead by example in an actual project. The project should include solar, zero-net landscaping, LEED certification, etc.

James Stephens – gave a review of the recent City Council’s approval of the 10x20 ordinance. He thinks that there are three takaways from this approval: 1) this is a great thing for the city to have done; 2) the City has to step up and do lots of work now; and 3) the 10x20 ordinance wasn’t giving staff specific direction – this is instead about the Ashland community coming together. He stated that this ordinance dovetails into exactly what this committee is doing. He offered to provide technical expertise if this group needs it.

Huelz Gutchen – stated that last night’s Council meeting was beautiful – he is glad the Council made the right choice. He stated that he knows how to do the financing for creating the local energy, but only on this side of the grid. He stated that the price of gasoline will go up due to

OPEC having no reserves at the moment. He stated that science is measuring and data watching, but that's not very interesting to most people. He talked to the Land Use Division of the State of Oregon who have no information on climate change, so they don't know how to make land use codes to reflect that. However, we can make those codes ourselves.

#### **4. Approval of Minutes**

Group approved the minutes of August 17, 2016 with two minor edits.

#### **5. Plan Development**

Rosenthal read aloud the committee's Scope of Work as a refresher. He stated that he did so because this group has now been meeting for one year and he thought it was important to remember the challenges they are committed to working through.

Rosenthal introduced Jeff Golden and, via telephone, Jill Simmons who gave information on her experience creating two climate plans for the City of Seattle. She stated that she had a few lessons from doing those plans including:

1. The plan is both critical and not nearly as important as what we might think it is (i.e. having an overview of what we hope to achieve is more important than making every single action 'shovel-ready').
2. Remember that the plan is just the beginning – things evolve, change, become more or less important.
3. Have a clear implementation and check-in/update process.
4. The plan cannot provide enough detail for every action to be ready to go immediately. Lots of cost/benefit and planning must occur after the plan is in-place (and that's a good thing, or the plan would never be finished).
5. The plan needs both staff and financial capacity to keep it going (i.e. there needs to be buy-in from those who will implement the plan whether that's city staff, budget members, or master-plan creators).
6. The most important role for the committee is to get the community involved and excited about actions. The group needs to propose ways to keep the community and City connected on an on-going basis

Group had a short discussion with Ms. Simmons about her thoughts on the current process.

Group decided that there are several topics they still need to discuss, but don't currently have time in the regular meeting schedule. Rosenthal proposed that the group meet on one or two Saturdays to tackle the following:

- The ordinance
- Next steps on the 10x20 ordinance
- How to incorporate science-based targets (does that change the overall goal?)
- How/when to use subject-matter experts
- Should there be a separate consumption-based goal?

Staff will send a poll to determine the best date(s) for this potential meeting.

## **6. Open House Plan**

Group discussed with Cascadia (via speaker phone) the current plan for the open house. Hanks requested that the group distribute the flyer by the same methods as they did for the previous open house. He will send the final version next week. Group discussed the desire to have more clarity on goal choices. They also discussed a desire to have a way to get people more emotionally involved.

Some members of the group expressed concerns that it was premature to show the public the actions proposed. Cascadia clarified that these will be shown only as examples of what could be done – not as items for the public to vote yes or no.

Group discussed whether or not to have a speaker talk about the upcoming ordinance. Mr. Golden and Cascadia agreed to consider ways to do that.

## **7. Geos Vulnerability Assessment**

Koopman stated that as each community is unique, it is important to do an assessment to understand our specific community issues. She gave an overview of the process used to create the report and stated that the focus of the report is on adaptation strategies. She expects that this assessment will be final soon, hopefully prior to the September 25<sup>th</sup> open house. Rosenthal stated that he would prefer if Geos changed the titles in Table 1 from, “solutions” to “potential actions,” so people don’t get the idea that we are implementing these suggestions. Koopman agreed to this request. The group thanked Koopman and Geos for their work.

## **8. Strategies and Actions**

Mr. Golden gave an overview of how the strategies and actions will be used at the open house. They need to show at least a small number of actions to help clarify/define the strategies. Group discussed some of their confusion over the layout of the actions in the packet. Cascadia stated that some of it might be sorting errors, which will get straightened out. Also, for the sake of clarity at the open house some actions which were ranked lower by the committee members may be used as examples, just to show the community the broad range of possibilities to consider.

## **9. Next Meeting**

Hartman asked if the group could alter the early meeting time to 4:30 p.m. Staff stated that the challenge is in finding a meeting space at that time (the Siskiyou Room is not available) but that they would search for an alternate space. If none found, the time will have to stay the same.

## **10. Adjournment**

Meeting adjourned at 5:35 p.m.

Respectfully submitted,  
Diana Shippet, Executive Assistant

**ASHLAND HISTORIC COMMISSION**  
**Meeting Minutes**

September 7, 2016

**Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room**

**CALL TO ORDER:**

Commission Chair, Shostrom called the meeting to order at 6:01 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland OR 97520.

<b>Commissioners Present:</b>	<b>Council Liaison:</b>
Shostrom	Carol Voisin
Skibby	
Leonard	<b>Staff Present:</b>
Ladygo	Mark Schexnayder; Staff Liaison
Emery	Regan Trapp; Secretary
Swink	
Giordano	
Whitford	
<b>Commissioners Absent:</b>	

**APPROVAL OF MINUTES:**

Leonard motioned to approve minutes from August 3, 2016. Whitford seconded. No one opposed.

**PUBLIC FORUM:**

There was no one in the audience wishing to speak.

**COUNCIL LIAISON REPORT:**

Voisin gave the Council Liaison report. Items discussed were:

- Band committee is looking at refurbishing the band shell. It needs to be brought up to code as there are issues with electrical, lighting, speakers and dry rot. They would like to raise up the rooms on the left and right hand side of the stage for better access and add some LED lighting. Public Works will be overseeing this project.
- Study Session:
  - They will continue the homeless shelter at Pioneer Hall on Tues/Thurs with a few changes.
- Council meeting:
  - Grandview guardrail will remain.
  - 10 x 20 ordinance passed. The goal is to replace 10% of electricity with clean local renewable energy.
- September 15<sup>th</sup> at 5pm at the Community Center – The options for City Hall will be discussed. This will be an opportunity for citizens to comment on options for City Hall.

**PLANNING ACTION REVIEW:**

**PLANNING ACTION:** PA-2016-01641

**SUBJECT PROPERTY:** 221 Oak Street

**OWNER:** Spartan Ashland Natalie Real Estate, LLC

**APPLICANT:** Bemis Developments, Inc.

**DESCRIPTION:** A request for a modification of the previously approved Planning Action PA-2015-01517 for the property located at 221 Oak Street. The current request would modify the original

approval to allow the historic home at 221 Oak Street to be deconstructed and rebuilt in response to numerous foundation, framing and non-structural deficiencies and fire damage uncovered in a structural engineer's assessment of the home. The project engineer has determined that the building is unstable and unsafe and that repairs are not feasible. *(The previous approval granted Outline & Final Plan, Site Design Review, Conditional Use Permit, Variance, Exceptions and Tree Removal Permit approvals for the properties at 209-221-225 Oak Street and 11 B Street.)* **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOTS:** 15900.

Skibby mentioned that when he went to take pictures he received a tour of the property by the owner. Emery declared that he asked to enter the property during a site visit.

Schexnayder gave the staff report for PA-2016-01641.

Shostrom opened the public hearing to the applicants.

Ed Bemis, of Bemis Development PO Box 1018, Ashland, OR addressed the Commission. Mr. Bemis described the project in detail and stated that during the refurbishing of the walls of the building on the second floor at 221 Oak they discovered that the framing was a "scab type" framing. When looking at the framing it was originally built as balloon framing and he believes that at some point the floor was raised, possibly with the newest addition. Mr. Bemis described that an unconventional siding material appeared to be used in the new addition and the siding is taking on an S shape because it's so thin and over time has decayed. He described that the building is filled with mold and the foundation is chiseled stone set on top of dirt. Where the building sits on the foundation is rotting and with all the problems, they feel they cannot proceed with saving the building as planned.

Skibby asked if removing the addition would be feasible and just keep the original pieces of the house.

Mr. Bemis stated that all he may be able to salvage are the four walls of the original house but did say that they can save the original stones from the foundation to be placed around the perimeter of the new foundation. Mr. Bemis stressed that he can't promise that there will be anything salvageable but he feels strongly that what they can salvage should be visible. He wants to keep with Anderson windows as the replacement and mentioned that all the paint on the building is lead based paint which is very hard to remove.

Mr. Bemis stated that he doesn't think that anyone could have determined earlier on that the building was in as bad of shape as they thought. He doesn't want to place blame on anyone and stated there were tenants in that building up until they started construction.

Shostrom gave the description of the property (called the Smith-Elliott House) from the historic record.

Shostrom closed the public hearing and opened to the Commission for comments.

Emery stated that it's nothing he hasn't seen before and understands Bemis' plight. He understands the economics of tearing down and expressed that he's not fixed on one way or another but is leaning towards saving the building because it's Historic Contributing. In his opinion, the building can be restored and it's not that much of a stretch to do it.

Swink stated that the siding along with the lead paint and the round headed box nails are an issue. He thinks that the stones around the perimeter of the foundation is a great idea and one that will give it back some historic feel. He's unsure of the necessity of removing the entire building.

Shostrom says it's a tough call and the issues raised are significant but it's nothing they haven't dealt with. He stressed that new siding would take care of structural issues and went on to say that the fact that it's

been remodeled does make it less historic and disagrees that repair is not feasible. Shostrom commented that the job would be expensive but it could be done and hates to see a historic building go.

Skibby stated that when he toured the building it seemed pretty sound and the floors looked really good.

Shostrom re-opened the public hearing to the applicant for rebuttal.

Mr. Bemis addressed the Commission and stated that he has a letter from an engineer that says the building is unsound and feels that there is no compromise. Mr. Bemis stated that the decision is about quality and went on to say that the owner has told him that he will board the building up and move on if they can't make any headway on this project. His proposal stands and doesn't want it to be changed in any way. He would like the commission to allow him take components of the building that are safe and re-usable and use them where they see fit (preferably on the exterior).

Shostrom suggested that the applicant save the floors and the foundation and Mr. Bemis interjected that it's a lot of extra work to save something that will not be seen.

Giordano stated that in his opinion, the commission is asking too much of this building. He feels that a full demo could be in order based on the evidence provided. Giordano went on to say that they will get a much better product if they deconstruct rather than restore what's left.

Whitford stated that he agrees with Giordano and is impressed with the project. He too, is putting a lot of weight on the engineering report and doesn't want the owner to pull up stakes because he thinks it's too hard to build in the Historic District.

Shostrom closed the public hearing and opened to the commission for comments.

Swink agrees with Whitford and Giordano and emphasized that he is hopeful that the applicant will do as good of a job on this as they did at 209 Oak.

Skibby stated that it's no longer historic if all these changes made.

Emery stated that although the building is historically contributing it's not as significant as 209 Oak.

Leonard reiterated the fact that the owner has stated that he would make it look like the historic home it should be, they should give the applicant a chance to do so.

Whitford motioned to approve PA-2016-01641 with below siding recommendations. Giordano seconded. Skibby and Shostrom opposed. Ladygo abstained.

- Siding should be rabbited beveled half inch thick with a five inch exposure.

**NEW ITEMS:**

- Review board schedule
- Project assignments for planning actions

**OLD BUSINESS:**

**DISCUSSION ITEMS:**

**COMMISSION ITEMS NOT ON AGENDA:**

Piper von Chamier was introduced to the Commission by Shostrom. She has put in her application to the Mayor and is considering joining the Commission.

**Review Board Schedule**

Sept 15 <sup>th</sup>	Terry, Taylor,
Sept 22 <sup>nd</sup>	Terry, Bill, Dale
Sept 29 <sup>th</sup>	Terry, Sam,
Oct 6 <sup>th</sup>	Terry, Keith, Bill

**Project Assignments for Planning Actions**

PA-2014-01956	Lithia & First	All
PA-2014-00710/711	143/135 Nutley	Swink & Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-02206	485 A Street	Ladygo
PA-2015-00178	156 Van Ness Ave	Shostrom
PA -2015-00374	160 Lithia Way	Emery
PA-2015-00878	35 S. Pioneer	Ladygo
PA-2015-01496	35 S. Second-Winchester Inn	Shostrom
PA-2015-01695	399 Beach	Skibby
PA-2015-01769	860 C	Ladygo
PA-2015-01517	209 Oak	Shostrom
PA-2015-02203	868 A Street	Whitford
PA-2016-00073	151 Pioneer	Swink
PA-2016-00275	574 Allison	Emery
PA-2016-00387	95 N. Main	Shostrom
PA-2016-00763	5 N. Main	Swink
PA-2016-00209	25 N. Main	Ladygo
PA-2016-00818	175 Pioneer	Shostrom & Skibby
PA-2016-00847	252 B Street	Whitford
PA-2016-00587	872 Siskiyou Blvd	Skibby
PA-2016-01027	276 B Street	Shostrom & Leonard
PA-2016-01641	221 Oak Street	Shostrom

**ANNOUNCEMENTS & INFORMATIONAL ITEMS:**

Next meeting is scheduled October 5, 2016 at 6:00 pm

*There being no other items to discuss, the meeting adjourned at 8:40 pm*

Respectfully submitted by Regan Trapp

# CITY OF ASHLAND

## ASHLAND PLANNING COMMISSION REGULAR MEETING MINUTES SEPTEMBER 13, 2016

### CALL TO ORDER

Vice Chair Roger Pearce called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

#### **Commissioners Present:**

Troy J. Brown, Jr.  
Michael Dawkins  
Debbie Miller  
Haywood Norton  
Roger Pearce  
Lynn Thompson

#### **Staff Present:**

Bill Molnar, Community Development Director  
April Lucas, Administrative Supervisor

#### **Absent Members:**

Melanie Mindlin

#### **Council Liaison:**

Greg Lemhouse, absent

### ANNOUNCEMENTS

Community Development Director Bill Molnar announced there is still time to sign up for the American Planning Association conference scheduled for Sept. 14-16. He also announced a public meeting has been scheduled to discuss the potential replacement or remodel of city hall. The meeting will be held Sept. 15 at Pioneer Hall.

### AD HOC COMMITTEE UPDATES

Commissioner Dawkins provided an update on the Downtown Parking Management and Circulation Committee. He handed out the 20 strategies listed in the final plan and stated a public meeting has been scheduled for November 2. Dawkins commented on a "sharrow" street design which would establish a clear path for bicycles and not require a reduction in travel lanes, and stated the committee voted unanimously to forward this concept to the city council. He noted the group has primarily focused on parking and a new committee may be formed next year to focus on the multimodal piece.

### CONSENT AGENDA

#### **A. Approval of Minutes.**

1. August 9, 2016 Regular Meeting.
2. August 23, 2016 Study Session.

Commissioners Miller/Brown m/s to approve the Consent Agenda. Voice Vote: all AYES. Motion passed unanimously.

### PUBLIC FORUM

Huelz Gutcheon/2253 Hwy 99/Commented on zero net energy and autonomous (off-grid) homes, as well as energy efficiency program upgrades. He also recommended energy ratings and carbon tax figures be listed on home sale listings.

### UNFINISHED BUSINESS

#### **A. Adoption of Findings for PA-2016-00309, 150 N. Pioneer.**

Community Development Director Bill Molnar clarified the findings are a summary of the commission's recommendation and the city council will make the final decision on this action.



Commissioner Brown recommended Finding 2.2 be corrected to read "...that there is no public need or public benefit as described in the Ashland Comprehensive Plan that would be addressed in approving the request."

Commissioners Brown/Dawkins m/s to approve the Findings for PA-2016-00309 as amended. Voice Vote: all AYES. Motion passed unanimously.

## DISCUSSION ITEMS

### **A. Climate and Energy Action Plan – Plan Update.**

Project Manager Adam Hanks and Conservation Commission Chair/Climate and Energy Action Plan Committee Vice Chair Roxane Beigel-Coryell addressed the commission and provided an update on the committee's work to date. Mr. Hanks explained the committee's scope of work is to: 1) develop a set of recommendations to protect people and resources from the ongoing impacts of climate change, 2) develop a plan that includes targets and strategies to reduce greenhouse gas emissions in Ashland, 3) targets and strategies will consider cost, feasibility, community acceptance and likelihood of success, with emphasis on voluntary measures for community action, and 4) the plan will include specific, measurable actions that citizens and local businesses can undertake upon adoption of the plan. Mr. Hanks noted the committee has been working with Cascadia Consulting Group to develop the plan and outlined the project timelines and meeting highlights. He provided an overview of greenhouse gas inventory and climate trends and analysis, and stated the preliminary plan goal is to be a carbon neutral community by 2047 using a sector based calculation methodology. Mr. Hanks provided an overview of the overarching trends that came out of the first public open house and explained the plan's focus areas have been defined as: 1) building and energy, 2) urban form, land use, and transportation, 3) consumption and materials management, 4) health and social systems, and 5) natural systems. He stated the committee is currently creating proposed actions for each of these areas and requested the Planning Commission provide feedback so that it can be incorporated into the plan. Mr. Hanks stated there is a strong interest in having the goals adopted by ordinance to hold the community accountable and he invited the commission to the next open house scheduled for September 25.

Mr. Hanks and Ms. Beigel-Coryell were asked to clarify how the 30 year goal will be measured. Ms. Beigel-Coryell explained this is based on the community's greenhouse gas inventory and 2015 is the base year. She clarified the sector based methodology includes local emissions from building energy uses, transportation energy use, methane emissions from waste, and fugitive leakage of refrigerants. It does not include the consumption piece which are the emissions generated outside the community from the production of goods, foods, and services consumed by Ashland residents.

Several commissioners expressed concern with adopting the plan elements by ordinance and the timing of the ordinance request which is identified as before the adoption of the plan by council.

Mr. Hanks handed out the draft strategies and actions for the commission's review and stated one of the options is to enhance programs they already have, such as the energy conservation bonus, pedestrian places, and transit oriented development. He explained some of the actions will be regulatory and others will be voluntary. He added the suggested actions will be vetted and included in the final plan, and then they will funnel to the respective departments for implementing. Mr. Hanks thanked the commission for providing feedback and stated he will be taking this to the other city commissions as well to make sure they are approaching this right and are considering all elements.

## ADJOURNMENT

Meeting adjourned at 8:10 p.m.

*Submitted by,  
April Lucas, Administrative Supervisor*