

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

**ASHLAND PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 13, 2016
AGENDA**

- I. **CALL TO ORDER:** 7:00 PM, Civic Center Council Chambers, 1175 E. Main Street

- II. **ANNOUNCEMENTS**

- III. **AD-HOC COMMITTEE UPDATES**

- IV. **CONSENT AGENDA**
 - A. **Approval of Minutes**
 - 1. August 9, 2016 Regular Meeting.
 - 2. August 23, 2016 Study Session.

- V. **PUBLIC FORUM**

- VI. **UNFINISHED BUSINESS**
 - A. **Adoption of Findings for PA-2016-00309, 150 N Pioneer.**

- VII. **DISCUSSION ITEMS**
 - A. **Climate and Energy Action Plan – Plan Update.**

- VIII. **ADJOURNMENT**

**CITY OF
ASHLAND**



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

CITY OF ASHLAND

ASHLAND PLANNING COMMISSION REGULAR MEETING MINUTES AUGUST 9, 2016

CALL TO ORDER

Chair Melanie Mindlin 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
Melanie Mindlin
Haywood Norton
Roger Pearce
Lynn Thompson

Staff Present:

Bill Molnar, Community Development Director
Derek Severson, Associate Planner
April Lucas, Administrative Supervisor

Absent Members:

None

Council Liaison:

Greg Lemhouse, absent

ANNOUNCEMENTS

Community Development Director Bill Molnar announced a housing forum sponsored by the Ashland Housing & Human Services Commission and the Interfaith Community will take place August 10 at 6 p.m. He also noted the space needs study being conducted by the city to evaluate potential opportunities to reconstruct or relocate city hall. He stated an open house will be scheduled for September and the findings will be presented to the city council in October.

Commissioner Mindlin announced she will be absent from the September 13 regular meeting.

CONSENT AGENDA

A. Approval of Minutes.

1. July 12, 2016 Regular Meeting.

Commissioners Brown/Thompson m/s to approve the Consent Agenda. Voice Vote: all AYES. Motion passed 6-0. Commissioner Mindlin abstained.

PUBLIC FORUM

No one came forward to speak.

UNFINISHED BUSINESS

A. Adoption of Findings for PA-2016-01029, 1365 Tolman Creek Rd.

No ex parte contact was reported.

Commissioners Miller/Pearce m/s to approve the Findings for PA-2016-01029. Voice Vote: all AYES. Motion passed 6-0. Commissioner Mindlin abstained.

TYPE III PUBLIC HEARINGS

A. PLANNING ACTION #: PA-2016-00309

SUBJECT PROPERTY: 150 N. Pioneer St.

PROPERTY OWNERS: Stan Potocki

APPLICANT: City of Ashland

DESCRIPTION: A request for a Comprehensive Plan Map Amendment and Zone Change for the properties located at 150 and 162 North Pioneer Street. The current Comprehensive Plan Map designation is Low Density Multi-Family Residential and the Zoning is R-2. With the current request, the Comprehensive Plan Map designation would be changed to Commercial and the Zoning to C-1. COMPREHENSIVE PLAN DESIGNATION: Existing: Low Density Multi-Family Residential, Proposed: Commercial; ZONING: Existing: R-2, Proposed: C-1; ASSESSOR'S MAP: 39 1E 09BA; TAX LOT: 11800.

Staff Report

Community Development Director Bill Molnar provided some background information on the request. He explained in 1988 the city adopted a downtown plan that identified options for additional parking supply. The Pioneer/Lithia property was one of the options and the city acquired it and began construction on the parking lot in 1989. The neighboring property owner, Stan Potocki, has been in discussion with the city since that time and has been documenting the impacts of the parking lot. Mr. Potocki presented his data to the mayor and city council and they directed staff to initiate an evaluation of the zone change and prepare the Type III land use application. Mr. Molnar stated the commission is directed to forward a recommendation and the city council will make the final decision. He noted the Historic Commission has already reviewed the request and recommended denial of the zone change.

Mr. Molnar explained the main difference between the C-1 and R-2 zones are the uses that are permitted outright, which includes office, retail, restaurants, and hotels. This property is also on the edge of Ashland's Downtown Historic District and the Railroad Historic District. Mr. Molnar stated the question of adequate supply does not apply in this case as the city is meeting its 20 year requirement for both employment and residential lands; the main question is whether the zone change is necessary to meet the changes that have happened to the area. Mr. Molnar stated the city parking lot will ultimately connect to the parking for the Plaza West buildings and noted all of the other city parking lots are either adjacent to commercial property or separated from residential properties by a right of way. He commented that there has been a lot of development in the area and the most recent traffic generation counts show a 50% increase from 1992.

Mr. Molnar explained the current use of Mr. Potoki's property is office use on the ground floor with an apartment above and a separate residence at the back of the lot. He suggested the commission consider the adjacent property in their deliberations since the two lots share a driveway. He explained the R-2 zone does allow for a 100% commercial use with a conditional use permit (CUP), however this has never been approved in the past. He stated a commercial zoning designation would provide some flexibility from have a residential use on the property.

Associate Planner Derek Severson displayed several slides of the site and surrounding area. He pointed out the Lithia/Pioneer parking lot has 64 spaces however when the Plaza West development is built out it will add an additional 89 spaces bringing the total to 153. He also displayed images of the shared driveway that straddles the property line and stated the commission may want to consider whether any change in zoning should expand to the property at 162 Pioneer as well.

Questions of Staff

Staff was asked why the Historic Commission was unsupportive. Mr. Molnar explained the commission was concerned about the impacts described by Mr. Potoki but did not see how changing the zone would alleviate those problems. They felt the city should be doing a better job to mitigate the impacts and were concerned a commercial zoning designation would intensify the use and result in potential changes to the historic structure.

Commissioner Pearce commented that changing the zone would require a comprehensive plan amendment and questioned how the city would address the applicable statewide planning goals, specifically Goal 2, and justify that there is a public need for this change.

Commissioner Thompson stated there are a lot of similar areas in town where two zones butt up next to each other and asked if the parking lot was the compelling feature in this case. She voiced concern with the impacts described by the property owner but stated those impacts will continue even with a rezone. Mr. Molnar commented that when Mr. Potoki purchased the property he expected some type of commercial development, but did not anticipate one of the city's largest parking lots being placed there. He has asserted that a residential use is undesirable at this location.

Mr. Molnar commented on resident concerns of changing neighborhood character by removing residential uses through the CUP process and stated as part of the city's discretionary review on neighborhood impacts and evaluating the target use of the zone, they have not approved a 100% commercial use in the R-2 zone. He added there were a few that tried, but they were all denied and the city has only approved commercial uses in the R-2 zone in conjunction with a residential use.

Public Testimony

Joseph Lusa/135 B Street/Voiced support for the Historic Commission's recommendation. Mr. Lusa stated changing the zone will exacerbate the existing parking, noise, and traffic problems and requested the city not change the zone.

Dorothy Brooks/136 B Street/Stated the historic character of the neighborhood is important and voiced concern with commercial creep changing the character of the historic area. Ms. Brooks cited a petition they circulated and received 40 signatures opposing the change. She stated Ruby's and Gil's have radically increased the traffic and noise in the area and urged them to vote no on this zone change.

Stan Potoki/150 N Pioneer/Stated he has operated a business at this location since 1989 and stated the two prior planning directors informed him that his property would be rezoned but moved on to other positions before following through. Mr. Potoki stated no one in their right mind would want to live on this property. He stated Pioneer Street is a commercial corridor and there is drug and alcohol use in the parking lot, as well as profanity and public urination. He stated people sleep in the lot and there are barking dogs, car alarms, and loud music being played. Additionally, the driveway is continually blocked due to the restaurant across the street and it is not safe to park or pull out. Mr. Potoki stated you do not want kids or families living here and it would be a better use of the property if it were not residential.

Joe Collouge/111 B Street/Stated he does not understand how changing the zone on a map will have an impact on what's happening in the area. Mr. Collouge stated he is concerned a zone change will increase the number of vehicles parked on B and Pioneer Streets and questioned the property owner's motivation for this request.

Jerry Brooks/136 N Street/Cited a petition they circulated and stated none of the people they approached were in favor of the rezone. Mr. Brooks stated rezoning the property is not a solution to the problem and voiced concern with chipping away at the character of the neighborhood. He stated he does not want a commercial use behind his house and stated this is not the only place in the city that is impacted by the types of people coming here.

Marilyn Stewart/142 B Street/Voiced her support for the Historic Commission's recommendation and stated the zone should not be changed. Ms. Stewart stated zone changes should be based on need and there is no basis for this change. She stated there is enough commercially zoned property to meet Ashland's needs and the change would take away from the neighborhood feel. Ms. Stewart stated changing the zone could be devastating to their property values and she would not have purchased her house if she knew this was a possibility. She stated the homeless go to commercial properties at night because no one is there and making this change would just move those people further into the neighborhood.

Questions of Staff

Commissioner Thompson asked staff if the unusual circumstances of this site would be justification for a conditional use permit that allows an exclusive commercial use on this property. Mr. Molnar responded that he believes there are grounds for this and Thompson commented that this would be a remedy that does not require amending the comprehensive plan.

Deliberations and Decision

Commissioner Norton commented on the driveway easement and stated if the property is zoned commercial they might have to modify the house in order to install a wide enough driveway. Commissioner Miller sympathized with Mr. Potoki but stated a zone change will not address the issues. She voiced support for the residential character of the neighborhood and stated commercial encroachment into the historic district is a concern. Commissioner Pearce agreed with Norton and Miller. He stated under the land use goals you need to have a public need to justify a zone change. He added if this property is rezoned to commercial at some point there will be pressure to redevelop the lot and intensify the use. Commissioner Thompson stated she can see how the impacts might be more tolerable to a commercially zoned property, but has a problem with the public need versus private need. She stated changing the comprehensive plan on a property by property basis is not something she is comfortable with and stated there is a workable solution through the CUP process. Mindlin agreed with the other commissioners and stated she is not seeing the public need in this situation. She stated it is very unfortunate that Mr. Potoki is having to deal with this situation but it has nothing to do with the zoning. She added there is a good background established for a 100% commercial use approved through the CUP process. Commissioner Brown agreed and stated there are other options to get this done. He stated the problems won't be solved by a zone change and this would just kick the can down the road. He stated the city has been a terrible property manager and recommended the city step up its efforts to address the problems occurring at this location.

Commissioners Dawkins/Brown m/s to recommend denial of PA-2016-00309. Roll Call Vote: Commissioners Brown, Dawkins, Miller, Norton, Pearce, Thompson, and Mindlin, YES. Motion passed 7-0.

ADJOURNMENT

Meeting adjourned at 8:45 p.m.

*Submitted by,
April Lucas, Administrative Supervisor*

**CITY OF
ASHLAND**
**ASHLAND PLANNING COMMISSION
STUDY SESSION
MINUTES
AUGUST 23, 2016**

CALL TO ORDER

Chair Melanie Mindlin 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
Melanie Mindlin
Haywood Norton
Roger Pearce
Lynn Thompson

Staff Present:

Bill Molnar, Community Development Director
Brandon Goldman, Senior Planner
April Lucas, Administrative Supervisor

Absent Members:

None

Council Liaison:

Greg Lemhouse, arrived at 7:15 p.m.

ANNOUNCEMENTS

Community Development Director Bill Molnar announced the upcoming Southern Oregon Planners Network conference and asked commissioners to notify staff if they would like to attend any of the sessions. He also announced Volunteer Appreciation Day at Oak Knoll Golf Course scheduled for Sunday, August 28.

Commissioner Mindlin noted she would be absent for the September 13 meeting and Vice Chair Pearce will be chairing.

PUBLIC FORUM

Huelz Gutcheon/2253 Highway 99/Comment on climate warming, zero net energy, and recommended solar panels be overseen by the Community Development Department.

DISCUSSION ITEMS

A. Cottage Housing Ordinance.

Community Development Director Bill Molnar provided the introduction. He stated the severity of Ashland's housing issues is quite extreme and construction costs continue to increase. He explained the city is continuing to look at opportunities to create incentives for different types of housing and staff has researched a number of different cottage housing ordinances from other municipalities. Mr. Molnar stated the ordinances have a lot in common but the primary issue each community must decide is what works best for maintaining the character of their existing single family neighborhoods.

Senior Planner Brandon Goldman provided a presentation on cottage housing that addressed housing development trends, land availability, potential cottage housing standards, and examples from Oregon and Washington. He recommended the commission consider how many cottage housing units per development would be appropriate, and stated the draft ordinance lists a minimum of 4 and a maximum of 16. The other draft standards include: 1) a requirement for 75% of cottages to be less than 800 sq.ft. 2) a maximum height of 18 ft. and a 1.5 story limitation, 3) setbacks and lot coverage that match the standards of the existing underlying residential zone, 4) private yards for each unit of at least 200 ft, and 5) 20% of the total lot area to be a usable central open space.

The commissioners shared following comments regarding the draft proposal:

- Comment was made that under unit garages may work well.
- Commission received clarification that a lot would need to be 1.75 acres in size to accommodate 16 units under the draft ordinance. If the lot was annexed and received density bonuses, 16 units could be accommodated on 1.25 acres.
- Comment was made that the intimacy of these types of developments might be lost if too many units are allowed.
- Staff clarified the draft language allows a higher number of units, but the size of the units would have to be smaller.
- Support was voiced for using a Floor Area Ratio (FAR) that allows flexibility on the bottom end and encourages more flexibility for smaller units.
- Comment was made suggesting a minimum of 800 sq.ft. and a maximum of 1,000 sq.ft.
- Statement was made that the minimum and maximum ratios for R-1-7.5 and R-1-5 should be the same, and for staff to reach out to developers to get an idea of what the ratio needs to be in order for these to be feasible.
- Staff commented that some communities have made these a Type I action and eased the land use approval process to encourage this type of development.
- Comment was made that one of the main policy concerns is the expectation people have living or purchasing property in a single family zone and recommending these developments not have too much impact on the character of the environment.
- Staff clarified there is not much remaining inventory in R-2 and R-3 multi-family zones and the land use ordinance already allows for these types of developments in those areas.
- Comment was made that under this proposal the density would not increase dramatically and it was noted you can already build a main house and an accessory dwelling unit on single family lots.
- Opinion was given that these types of developments should be a Type II action, at least at first, and then perhaps change to a Type I after a few years.
- Comment was made that the ordinance should set a maximum size limit.
- Opposition was voiced to a 800 sq.ft. minimum and comment was made that there are plenty of people who would like a 500 or 600 sq.ft. home and the city should make this possible.
- Comment was made that there is substantial inventory available for people who want larger homes, but they do not presently have an option for people who desire smaller homes.

Council Liaison Greg Lemhouse addressed the commission and explained the city council has been interested in different housing types for a long time. He recommended the commission provide the council with a solid starting point, along with their reasoning, and stated it is easier to take something out than add on to it later.

Gil Livni/Commented that 500-600 sq.ft. is sufficient for a very nice one-bedroom unit, and 800 sq.ft. could accommodate a two-bedroom unit. He voiced his support for developing cottage housing standards and stated R-2 properties are expensive and you could not build and sell these types of units in that zone. Mr. Livni stated 16 units in a neighborhood might be shocking to some and suggested smaller units in smaller amounts. He stated people are very creative here and a cottage housing ordinance could allow people to develop properties that you can't do anything with right now. He added the prices in Ashland are continuing to rise due to the desirability of the area and the increasing cost of labor.

Final Comments

Commissioner Norton recommended the commission conduct site visits to gain a better perspective of the draft ordinance requirements. Commissioner Mindlin voiced her interest in a FAR approach and requested some examples of what this might look like. Commissioner Thompson agreed, and stated she would like to see the pros and cons of this approach. Commissioner Mindlin recommended they revisit the 20% open space requirement and questioned if this is the right number. She added the open space should not be too small, but this requirement needs to be viable. Commissioner Brown commented that this will not solve Ashland's housing problems, but it is another type of housing that should be added to the community as another choice.

OTHER BUSINESS

Councilor Lemhouse updated the commission on council's recent activities. He stated second reading of the CPAC amendment was passed, and the council also passed second reading of an ordinance to shift food and beverage tax money to repave roads and maintain open space.

ADJOURNMENT

Meeting adjourned at 8:40 p.m.

*Submitted by,
April Lucas, Administrative Supervisor*

BEFORE THE PLANNING COMMISSION
September 13, 2016

IN THE MATTER OF PLANNING ACTION #2016-00309, A REQUEST FOR A)
COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE FOR)
THE PROPERTY LOCATED AT 150 NORTH PIONEER STREET. THE CURRENT)
COMPREHENSIVE PLAN MAP DESIGNATION IS LOW DENSITY MULTI-)
FAMILY RESIDENTIAL AND THE ZONING IS R-2. WITH THE CURRENT) **FINDINGS,**
PROPOSAL, THE COMPREHENSIVE PLAN MAP DESIGNATION WOULD BE) **CONCLUSIONS, &**
CHANGED TO COMMERCIAL AND THE ZONING TO C-1. NO CHANGES TO) **RECOMMENDATIONS**
TO THE EXISTING SITE IMPROVEMENTS OR THEIR APPROVED USES ARE)
PROPOSED.)
)
)
)
)

OWNER/APPLICANT: Stan Potocki/City of Ashland)
-----)

RECITALS:

- 1) Tax lot #11800 of Map 39 1E 09BA is located at 150 North Pioneer Street and is zoned R-2 (Low Density Multi-Family Residential).

- 2) The applicants are requesting a Comprehensive Plan Map Amendment and Zone Change for the property located at 150 North Pioneer Street. The current Comprehensive Plan Map designation is Low Density Multi-Family Residential and the Zoning is R-2. With the current request, the Comprehensive Plan Map designation would be changed to Commercial and the Zoning to C-1. *No changes to the existing site improvements or their approved uses are proposed.*

- 3) Amendments of the Comprehensive Plan and Zoning Maps are addressed in AMC 18.5.9.020 “Applicability and Review Procedure” as follows:
 - B. *Type III. It may be necessary from time to time to make legislative amendments in order to conform with the Comprehensive Plan or to meet other changes in circumstances or conditions. The Type III procedure applies to the creation, revision, or large-scale implementation of public policy requiring City Council approval and enactment of an ordinance; this includes adoption of regulations, zone changes for large areas, zone changes requiring comprehensive plan amendment, comprehensive plan map or text amendment, annexations (see chapter 18.5.8 for annexation information), and urban growth boundary amendments. The following planning actions shall be subject to the Type III procedure.*
 1. *Zone changes or amendments to the Zoning Map or other official maps, except where minor amendments or corrections may be processed through the Type II procedure pursuant to subsection 18.5.9.020.A, above.*

2. *Comprehensive Plan changes, including text and map changes or changes to other official maps.*
3. *Land Use Ordinance amendments.*
4. *Urban Growth Boundary amendments.*

A change in the zoning designation for a property that also entails changing the property's underlying Comprehensive Plan designation, as proposed here, is considered a legislative amendment through the Type III procedure discussed in AMC 18.5.9.020.B above. A Type III procedure requires a hearing before the Planning Commission to yield a recommendation to Council and final approval through a hearing before the Council with adoption by ordinance. The Land Use Ordinance generally permits zone changes when it is found to be necessary in order to conform to the Comprehensive Plan or to meet other changes in circumstances or conditions, however Type III procedures are legislative decisions dealing with broader policy issues at Council discretion. While a change to the Comprehensive Plan Map is a legislative matter, the proposal here involves changes to the zoning of a single property and as such notice was nonetheless provided to surrounding property owners in keeping with the requirements of a quasi-judicial land use hearing.

4) The Planning Commission, following proper public notice, held a public hearing on August 9, 2016 at which time testimony was received and exhibits were presented. Subsequent to the closing of the hearing, the Planning Commission ultimately recommended that that the City Council deny the application.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS

2.1 The Planning Commission finds that it has received all information necessary to make a recommendation based on the Staff Report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that the proposal for a Comprehensive Plan Map Amendment and Zone Change fails to meet the criteria of necessity in AMC 18.5.9.020.B. and further finds that there is no public need or public benefit described in the Ashland Comprehensive Plan that would be addressed in approving the request.

2.3 The Planning Commission finds that in considering a similar request in 1992, the Council ultimately determined that the existing R-2 zoning provided an important buffer between the more intense C-1 uses to the south and the National Register of Historic Places-listed Railroad Addition Historic District residential neighborhood a short distance to the north, and that the Conditional Use Permit process provided adequate options for some measure of commercial use for the R-2 zoned commercial property. In addition, the Council determined that traffic increases from 1988 to 1992 were insufficient to warrant the zone change and that any change to the zoning should be looked at more comprehensively.

2.4 The Planning Commission finds that the City of Ashland Historic Commission considered the proposed amendments to the Comprehensive Plan Map designation and Zoning Map at their regular meeting on August 3, 2016 and following their deliberations, unanimously recommended that the City Council deny the proposal. The Historic Commission's recommendation indicated that the proposal represented a step in the gradual encroachment of commercial zoning into the historic residential neighborhood which could result in additional pressure to re-develop the property. Historic Commissioners suggested that such redevelopment pressure could ultimately result in significant changes to and/or the possible demolition of this historic contributing resource, the 'James W. Losher House.' The Historic Commission suggested that the concerns raised by the property owner would be better addressed with efforts targeted to mitigate the impacts of the parking lot, and that changing the underlying zoning from R-2 to C-1 would do little to alleviate the problems.

2.5 The Planning Commission finds that neighbors raised concerns that a change to commercial zoning would exacerbate existing traffic and parking issues, increase noise, and chip away at the residential character of the historic neighborhood by moving commercial uses closer to existing residences. Neighbors emphasized that re-zoning was not the solution, and suggested that a taller, more dense, sound-proof fence adjacent to the parking lot would help.

2.6 In considering the comments from the Historic Commission recommendation and the testimony from neighbors, the Planning Commission finds that the proposed amendments of to the Comprehensive Plan and Zoning Map designations could lead to the need for improved access to serve newly allowed commercial use of the site, and that this could result in pressure to widen the driveway to accommodate parking and circulation requirements and necessitate the removal of parts of the existing historic home. The Commission further finds that the amendments would adversely impact the character of the surrounding neighborhood by allowing commercial uses with greater intensity, larger structures, increased lot coverage, and removing a continuing residential presence from the property. The Commission finds that the property would be better suited to limited commercial uses permitted under the existing R-2 zoning through the Conditional Use Permit process which provides a greater measure of control while allowing for careful consideration of the neighborhood context.

The Commission further finds that while there has been an informal policy for some time that limited commercial uses allowed through the Conditional Use Permit process in residential neighborhoods should maintain a primary residential presence for compatibility with the character of their surrounding residential neighborhoods, the arguments made here in favor of a zone change would be better considered as arguments in favor of a Conditional Use without the requirement that a residential component be maintained on site. The Commission finds that this site would be uniquely suited to considering an appropriate commercial use through the Conditional Use Permit process without a required residential component.

SECTION 3. RECOMMENDATION

3.1 Based on the record of the Public Hearing on this matter, the Planning Commission recommends that the City Council deny Planning Action #2016-00309, the proposed Comprehensive Plan Map Amendment and Zone Change for the property located at 150 North Pioneer Street.

Planning Commission Recommendation

September 13, 2016
Date

Memo

DATE: September 7, 2016
TO: Ashland Planning Commission
FROM: Adam Hanks, Administration
Roxane Beigel-Coryell, Vice Chair CEAP ad-hoc Committee
RE: Climate and Energy Action Plan - Plan Update

Recognizing the key role that both the Planning and Transportation Commissions play in overlapping areas relating to climate change mitigation and adaptation, the Climate and Energy Action Plan ad-hoc Committee would like to present each Commission with an update on their work to date and to ensure that each Commission has an opportunity to connect with the project as the plan develops and is brought forward to City Council for review and ultimate adoption.

The presentation will provide background on the project starting with the Council's approval to move forward with the project and the creation of the ad-hoc committee, its work to date including the draft goals and targets presented to City Council on July 19, 2016, and its tasks ahead to meet the Council draft plan deadline of January 2017.

The committee has just begun the critical and significant step of reviewing, sorting and prioritizing potential implementation actions. The highest priority items will be identified and go through an initial cost/benefit analysis to determine cost effectiveness and anticipated carbon mitigation reduction potential or adaptation benefit potential to assist the ad-hoc committee and ultimately the Council in evaluating and implementing the plan.

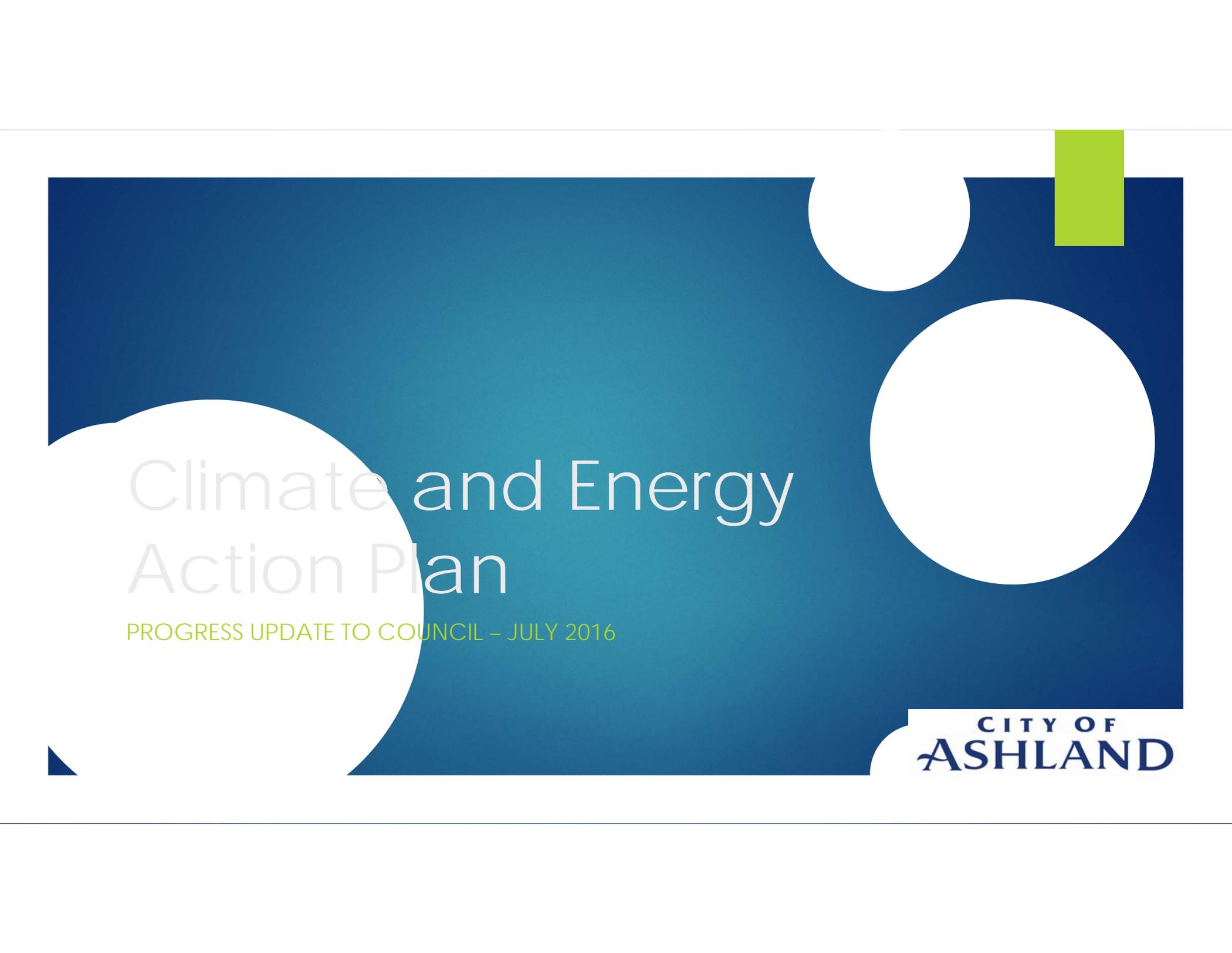
It is the intent of the ad-hoc Committee to include both the Planning and Transportation Commission in this evaluation process as many identified actions will likely require one or both of the Commission's review, deliberation and recommendation for ultimate implementation.

For those interested in supplemental plan information, including the following:

- Local Green House Gas Inventory 2011-2015
- Local Climate Trends and Projections
- Public Open House #1 – Community Feedback and Input
- Overall Plan Development Timeline
- Ad-hoc Committee scope and members

Visit www.ashland.or.us/climateplan





Climate and Energy Action Plan

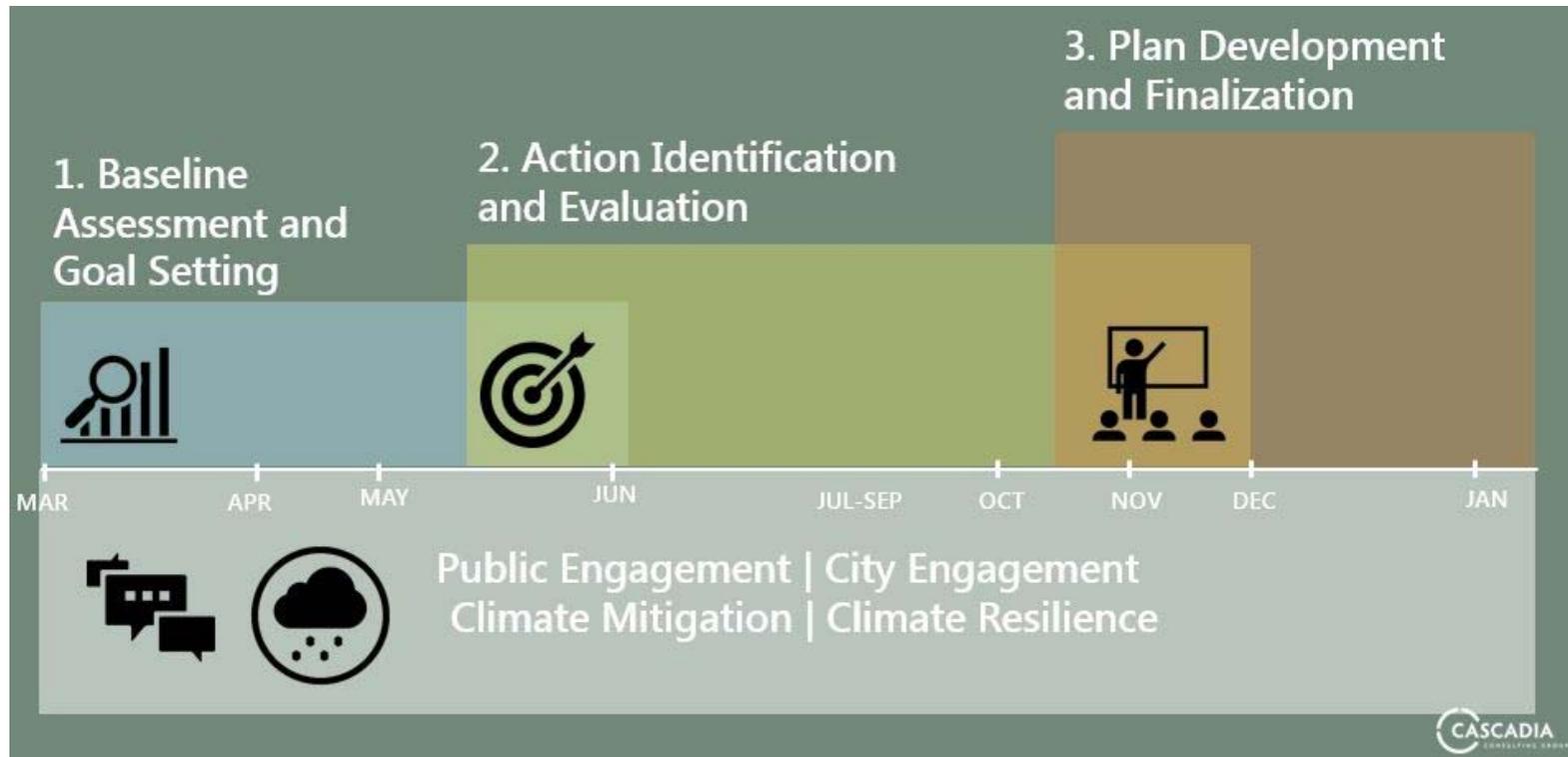
PROGRESS UPDATE TO COUNCIL – JULY 2016

CITY OF
ASHLAND

Ad-hoc Committee – Scope of Work

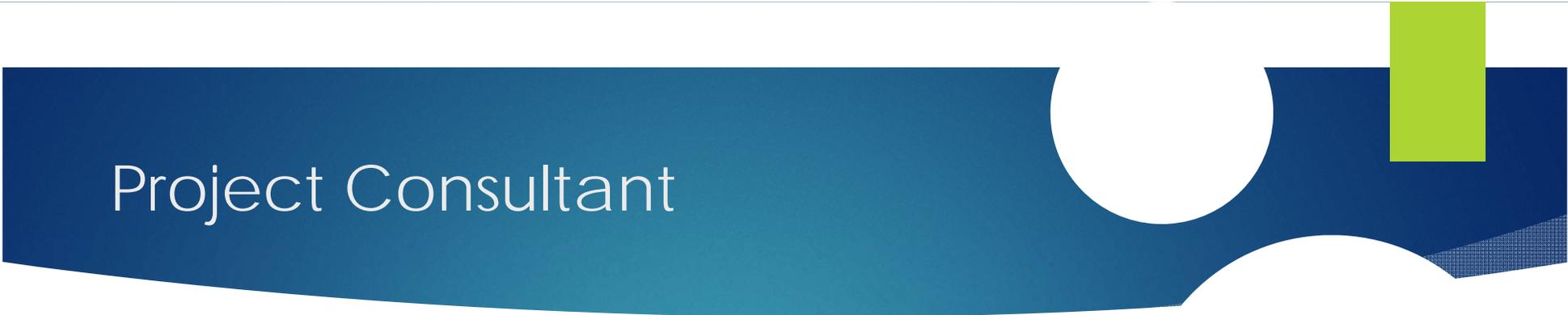
- **Develop a set of recommendations to protect people and resources from the ongoing impacts of climate change**
- **The draft plan shall include targets and strategies to reduce greenhouse gas emissions in Ashland**
- **Targets and strategies shall consider cost, feasibility, community acceptance and likelihood of success, with emphasis on voluntary measures for community action**
- **Plan shall include specific, measurable actions that citizens and local businesses and institutions can undertake upon adoption of the plan**

Project Timelines and Meeting Highlights



Project Timelines and Meeting Highlights

Ad-Hoc Committee Actions	Date
Review/Edit Consultant RFP	Oct-Dec 2015
Review bids/Select Consultant	Dec-Jan 2016
Review GHG Inventory	Feb 2016
Review Public Involvement Plan	March 2016
Held Open House #1 and Online Survey	May 2016
Committee/City Staff Workshop #1	May 2016
Develop Vision, Goals & Targets	March –July 2016



Project Consultant

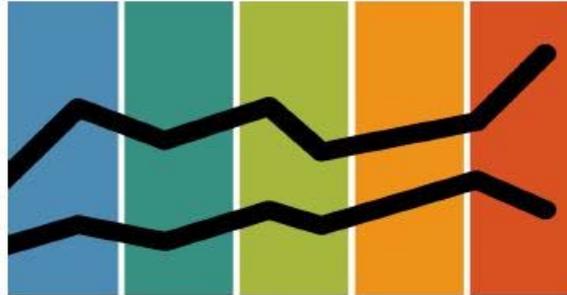
Cascadia Consulting Group

- Climate, Sustainability and Environmental consulting since 1993
- Experience with public, institutional, corporate and non-profit clients
- Project Lead - Andrea Martin
- Project Team
 - Oregon Climate Change Research Institute at OSU
 - Jeff Golden - Golden Communications, Ashland
 - Jill Simmons, former director of Seattle's Office of Sustainability/Environment
 - Dave Van't Hof, sustainability advisor to former Oregon Governor Kulongoski

Local Data and Public Input



Greenhouse Gas Inventory
Community and City Operations
Results, Analysis and Recommendations



CITY OF ASHLAND, OREGON

Climate Trends & Projections

FINAL REPORT
AUGUST 23, 2016



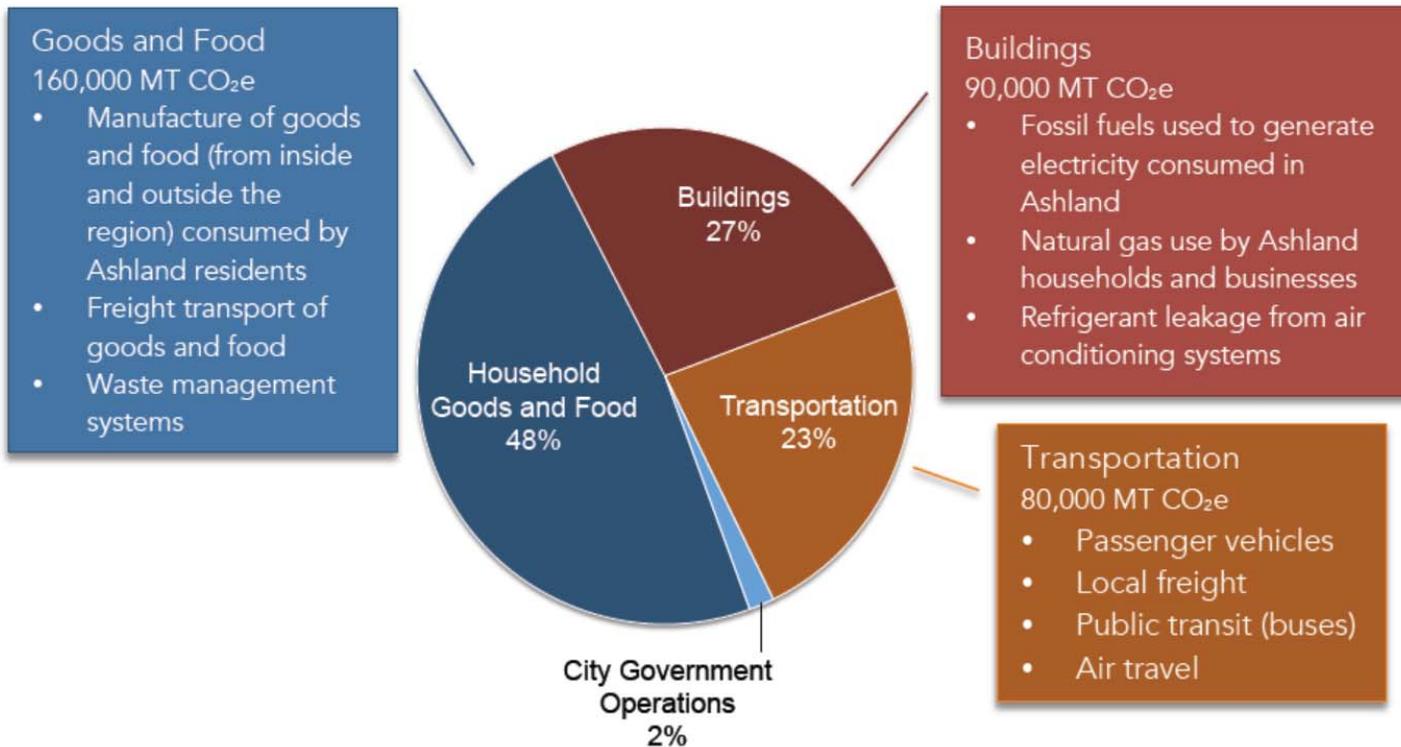
**Climate and Energy Action Plan:
Baseline Public Input Summary**

Cascadia Consulting Group
June 2016
[DRAFT]



CITY OF
ASHLAND

Green House Gas (GHG) Inventory



Climate Trends and Analysis



Temperature Increase and Extreme Heat

+8°F
increase in average temperature

+12°F
increase in the hottest day of the year

+90
more days a year of warm spells



Wildfire Risk

IN WESTERN US:

+30%
increase in probability of large wildfires**

IN WESTERN WA & OR:

-40 year
decrease in average time between fires***

Increased burn acreage



Heavy Rainfall and Drought Risk

+1 day
increase in days with more than 20 mm of precipitation*

+1 in
increase rainfall during the heaviest rain days*

+6 day
increase in the longest dry spells*

More winter precipitation



Changes to Snowpack and Water Availability

IN THE MIDDLE ROGUE SUBBASIN:

-86%
decline in April 1 snowpack

More precipitation as rain instead of snow
Earlier spring snowmelt
Higher winter streamflow
Lower summer streamflow

*Some models show decreases

**Stavros, Abatzoglou, Larkin, McKenzie, & Steel, 2014
*** Sheehan, Bachelet, & Ferschweiler, 2015

Public Open House #1 (May 24, 2016)

Overarching Trends

- The Ashland public sees a **strong need for ambitious action**—such as reaching a carbon neutrality or 100% renewable goal—and would like to see the community held accountable through an **ordinance**.
- **Water availability** is a top concern among climate change impacts, and **energy** and **transportation** are highest priority sectors for reducing emissions.
- The most commonly cited priority actions include enhanced **bike lanes and public transit, renewable energy requirements and incentive programs, public education and outreach**, and **water conservation programs**.
- Attendees noted a need for **diversity** and engagement of **vulnerable populations** in the public involvement process.

Preliminary Goal and Target

- Climate and Energy Action Plan is built to achieve a desired outcome (Goal/Target)
- Actions support and accomplish year over year progress towards goal/target
- Goal/target to be reviewed on five year cycles beginning in 2022 (5 yrs from plan adoption)

Preliminary plan goal and target:

Be a carbon neutral community by 2047 (30 yrs from plan adoption)
(Using a sector based calculation methodology)

Sector Based vs. Consumption Based

Sector based Methodology

- Includes local emissions from building energy uses, transportation energy use, methane emissions from waste and fugitive leakage of refrigerants

Consumption based Methodology

- Includes all sector based emissions but also includes emissions generated outside of the community from the production of the goods, foods and services consumed by Ashland residents



Community Action Impact

The community has greater control over the sector-based emissions sources, as well as better data, which is why these emissions are typically the primary accounting methodology used to set emissions mitigation goals.

While the community does not control the means of production for the majority of goods, foods, and services it consumes, there is local control and choice in the quantity of demand, types of products and vendors who supply the products.

Aaron Toneys, Good Company, Ashland GHG Inventory February 2016

Carbon Offsets as a Mitigation Strategy

Carbon Offset Defined:

A unit of carbon dioxide-equivalent (CO₂e) that is reduced, avoided or sequestered to compensate for emissions occurring elsewhere (World Resources Institute)

Practical Use and Benefit:

Offsets can be purchased on a verified market as a replacement or augmentation to direct local actions that mitigate (reduce) the total carbon emissions calculated through the accepted protocol used in the 2016 GHG Inventory.

- Cost of offsets vary by:
 - Category (biomass, land-use, forest, etc)
 - Desired co-benefits
 - Regulatory influences
 - Supply & Demand

City Operations Goals/Targets

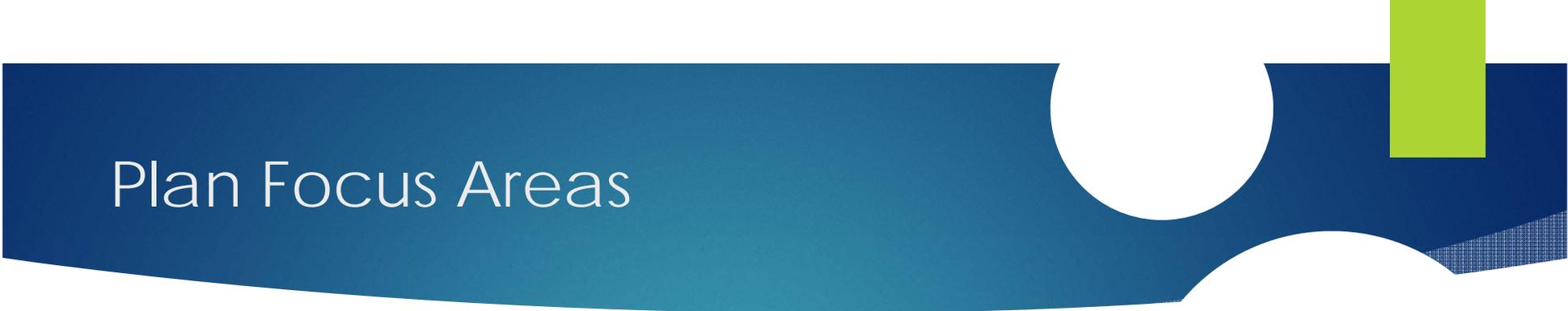
- A subset of the overall plan goal and target
- While City operations GHG contributes approximately 2% to total community GHG emissions, mitigation goals/targets demonstrates City leadership
- Many mitigation strategies result in a positive return on investment resulting in lower operating costs(reduced fuel, electricity purchases, etc)

Preliminary plan goal and target:

No specific recommendation yet, but will likely be aggressive in timeline and contain targets for reduction in both fossil fuel consumption and overall GHG reduction

Plan Format

- All calculations for goals/targets, emission reductions, progress towards targets will utilize a base year of **2015** – Most current and complete data
- Intermediate plan targets will be set and scheduled on five year increments from the data of plan adoption (2022, 2027, 2032, 2037, 2042, 2047)
- Plan will contain a regular reporting schedule (likely annual) and protocol for consistent tracking of progress at the individual action level, by focus area and overall
- Plan will identify actions by focus area, action type (policy, City Ops, community, etc), lead entity and by implementation timing (short, mid, long)



Plan Focus Areas

- Buildings and Energy
- Urban Form, Land use and Transportation
- Consumption and Materials Management
- Health and Social Systems
- Natural Systems

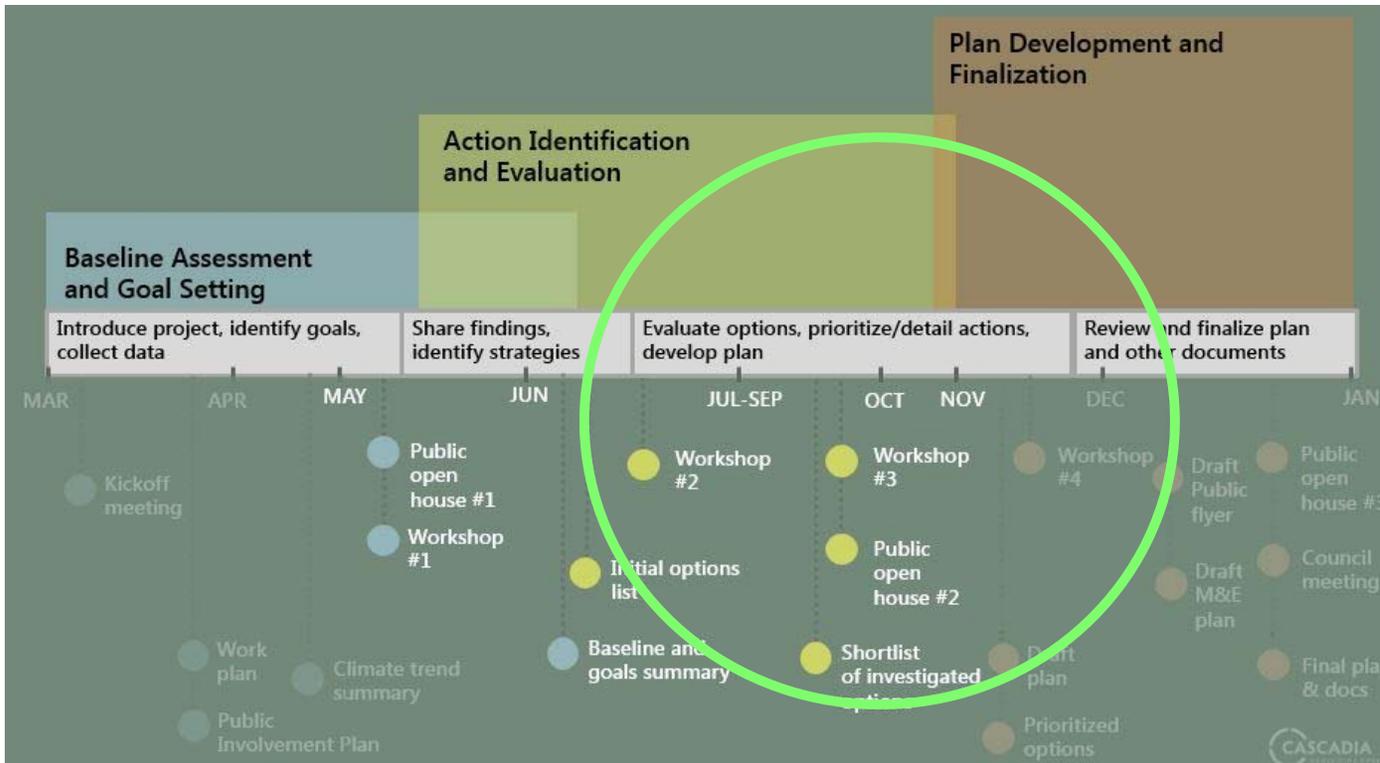
Ordinance Considerations

- Select community and ad-hoc committee interest in adopting goals and targets, along with other key plan elements by ordinance

Issues under consideration by committee

- Value of ordinance for goals/targets adoption
 - Stronger than policy or resolution
 - Requires a notice and public hearing to modify
- Timing of ordinance request
 - Before draft plan presentation/adoption by Council
 - As first implementing action after plan adoption

Next Steps



Upcoming Committee Tasks

- Ordinance Discussion
- Consumption related goal/target Discussion
- Evaluate Potential Actions
- Adaptation Strategies
- More public input – Open House #2, online survey, etc