Council Business Meeting Agenda

ASHLAND CITY COUNCIL MEETING AGENDA
Tuesday, May 21, 2024
Council Chambers, 1175 E Main Street
(In-Person or Zoom Meeting Access)

Live stream via **rvtv.sou.edu** select RVTV Prime
Recorded meetings are available on our website.

Public testimony will be accepted for both public forum items and agenda items.
If you would like to submit **written testimony** or if you wish to **speak electronically** during the meeting, please complete the **Public Testimony Form** no later than **10 a.m.** the day of the meeting.

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5 p.m. Executive Session

Executive Session: To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing pursuant to ORS 192.660 (2)(i).

6 p.m. Regular Business Meeting*

I. **CALL TO ORDER**
   1. Land Acknowledgement**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **MAYOR'S/CHAIR OF THE COUNCIL ANNOUNCEMENTS/PROCLAMATIONS**
   1. Building Safety Month Proclamation

V. **APPROVAL OF MINUTES *****
   1. Minutes of the May 6, 2024 – Study Session Meeting
   2. Minutes of May 7, 2024 - Business Meeting

VI. **SPECIAL PRESENTATIONS**
   1. Guanajuato Sister City Ashland High School Introduction
   2. Ashland Parks Foundation Update

VII. **CITY MANAGER REPORT**

VIII. **PUBLIC FORUM (15 minutes – Public input or comment on City business not included on the agenda)**

IX. **CONSENT AGENDA**

1. Liquor License Approval for Le Petit Café & Creperie 10 Water St.
2. Liquor License Approval for O'Ryans Irish Pub 137 E Main St.
3. Liquor License Approval for Bestow 1606 Ashland St.
4. Oregon Department of Energy Grant Application Approval

X. **PUBLIC HEARINGS AND ORDINANCES**

1. First Reading - Ordinances 3238 and 3239 updating Building Code

XI. **UNFINISHED BUSINESS**

XII. **NEW BUSINESS**

1. Miscellaneous Fees
2. 3rd Quarter Financial Update
3. Climate: Natural Gas Ordinance Options/Discussion
4. Shelter Goals

XIII. **RESOLUTIONS AND CONTRACTS**

XIV. **OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS**

XV. **ADJOURNMENT OF BUSINESS MEETING**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's office at 541.488.6002 (TTY phone number 1.800.735.2900). Notification 72 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 I).

* Items on the Agenda not considered due to time constraints are automatically continued to the next regularly scheduled Council meeting [AMC 2.04.030.(D)(3)]

** **LAND ACKNOWLEDGEMENT**

We acknowledge and honor the aboriginal people on whose ancestral homelands we work—the Ikirakutsum Band of the Shasta Nation, as well as the diverse and vibrant Native communities who make their home here today. We honor the first stewards in the Rogue Valley and the lands we love and depend on: Tribes with ancestral lands in and surrounding the geography of the Ashland Watershed include the original past, present and future indigenous inhabitants of the Shasta, Takelma, and Athabaskan people. We also recognize and acknowledge the Shasta village of K'wakhakha - "Where the Crow Lights" - that is now the Ashland City Plaza.

***Agendas and minutes for City of Ashland Council, Commission and Committee meetings may be found at the City website, ashland.or.us/Agendas.asp.

CITY OF ASHLAND
Better Together

A Proclamation in Honor of Building Safety Month 2024

WHEREAS, the City of Ashland is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians – building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry – who work year round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety – our local code officials – who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Mission Possible," the theme for Building Safety Month 2024, encourages us all to raise awareness about building safety on a personal, local and global scale, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Tonya Graham, Mayor of the City of Ashland, Oregon, on behalf of the City Council, do hereby proclaim the month of May 2024 as Building Safety Month. Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

Dated this 22st day of Mayl 2024.

Tonya Graham, Mayor

Alissa Kolodzinski, City Recorder

Better Together

ASHLAND CITY COUNCIL
STUDY SESSION MINUTES
Monday May 6, 2024

Mayor Graham called the meeting to order at 5:30 p.m.

Mayor Graham and Councilors Hyatt, Dahle, Bloom, Hansen, DuQuenne and Kaplan were present.

1. **Public Input (15 minutes – Public input or comment on City business not included on the agenda)**

1. **Wildfire Season Preparation Review**

Presentation provided by Fire Chief Ralph Sartain, Emergency Management Coordinator Kelly Burns and Fire Marshall Mark Shay (see attached).

Sartain reported fire season officially begins June 1. The region between Redding and Roseburg is in good shape with water resources and the prediction is for a late fire season. The heavy tanker from Oregon Department of Forestry (ODF) will be replaced with two helicopters stationed in Medford. Sartain extended invitations to Ashland Fire Open House on May 31, 2024, from 2-6pm. Two new fire-fighting brush trucks and a restored ambulance put the department's fleet back to full for June, and the department will receive two new ambulances and a van for single-role EMS providers. Sartain received the Oregon State Fire Marshal's Grant for $35,000 to increase staff. This will increase minimum staffing to nine and add two additional brush companies for fire season. Sartain reported that in June the United States Forest Service (USFS) plans to be fully staffed and the Rogue River Hotshots and Siskiyou Rappelers will be ready. The tanker base staffed with federal resources will be ready June 1 for large complex fires. The Bureau of Land Management (BLM) plans to be fully staffed with fifty additional staff, has twelve prescribed burns planned before fire season begins, and has identified 140 abandoned vehicles to remove. ODF will have full staffing with dispatch hours between 0700-2200, and 17 detection cameras and 5 wildfire cameras online for June. The type-two helicopters will be available in Grants Pass and Medford, and a type-three helicopter with 8-person crew will be staffed in Medford. While there have been two before, only one single-seat small engine aircraft will be available in Roseburg. Three ODF Incident Management Teams will be available June 1 and will also rely on federal allocation of 23 large air tankers for our Northwest Region.

Hyatt asked about the lack of tanker allocation and Sartain responded it will be based on how season progresses. Dahle asked where the tankers will be, and Sartain responded the BLM will put its tanker in Medford but ODF replaced theirs with two helicopters.

Shay gave an update on Wildfire Mitigation & Preparedness:

Helicopter Logging Update

Logging is going well according to budget and timeline. The helicopter is back in service after a required and unavoidable Federal Aviation Administration inspection. There are 25 Acres

left of 147 total acres to treat at Siskiyou Mountain Park which is expected to take 3 days to finish. Shay reported 56 truckloads of logs have gone to the mill totaling about $141, 800 in revenue. Biomass was sold to the local mill in White City, and about 40 yards of material went to the Jackson Fuel Committee as low-income heat assistance. Trails in Siskiyou Mountain Park are now open. Lomakatsi is piling green debris and working with a biologist for habitat enhancements for the Pacific Fisher and Humbolt Marten and replanting plan for trees this fall. Logging will move to the City's forest lands around the water treatment plant, and should be completed before Memorial Day weekend allowing those trails to be open at that time. Graham asked which trees would be replanted, and Shay responded they will defer to the biologists for those recommendations. Hansen asked about the remaining logs along the trail. Shay spoke of the plan to bring all logs by helicopter to two landing pads where the trucks are loaded. Hansen and Graham asked about contingencies if the project is not finished by May 27th. Shay and Sartain clarified that due to the beneficial wet spring weather, work can continue with appropriate mitigation as necessary.

Community Wildfire Protection Plan (CWPP) Update Funding is from a USDA Forest Service Grant. A consultant has been hired and working groups have engaged public participation. A contract with Rogue Reconnaissance will conduct the risk assessment via drone with Lidar technology which will reduce subjectivity found in past assessments. This project is ongoing, and staff are incorporating this and other data in this CWPP in collaboration with Oregon State University and Boise State University.

Weed abatement Notices with an educational letter will be sent June 1 to hazard properties. This will be followed up with a pre-citation warning letter if there is no action. If there is still no action, there will be the potential for a citation and abatement. The timeframe between the first letter and potential citation and abatement is one month. The increased collaboration with City's Code Enforcement Officer allows for a more collaborative and consistent approach across the City and includes data tracking. Graham asked how to gain compliance on lands not in the City limits, and Shay responded they can persuade through letters requesting compliance. Graham and Sartain reflected on previous discussions with the County about creating a transition-zone around the City with some enforcement options, but this fell to the wayside during Covid. Sartain spoke this would be a topic for elected officials, and encouraged collaboration with Talent, Phoenix, Medford, and Central Point to discuss with County Commissioners to create such a buffer zone. DuQuenne and Hyatt asked about abatement on City owned properties and easements, and Scott Fleury was available to speak that it would be completed by the June 15 deadline.

CERT (Community Emergency Response Team) Fire is now using the retired fire battalion chief vehicle as the CERT vehicle which replaces an aged ambulance well beyond its service life. Recent CERT training expanded the pool of CERT vehicle drivers and trained 10 CERT volunteers to include fire rehabilitation activities which will free up firefighters. In June CERT will have an annual evacuation refresher in collaboration with Emergency Management and Police.

Ashland Wildfire Mitigation Project Fire has not been able to fill the Wildfire Risk Reduction Specialist position with a candidate that can perform all duties: site visits, public engagement, assessments, and processing federal paperwork. Currently the role is split

between a part-time temporary employee to work on backlog of federal paperwork and a fire employee for assessments and public engagement. This will allow the City to close out old projects, and this month can open new projects. 155 properties have been mitigated including 11 shake roofs replaced to date. The grant ends March 2025.
Bloom asked if the annual CERT exercise in June would include community involvement. Burns answered that CERT has done an annual evacuation drill with its teams for many years, and while it is a team exercise, it will be conducted in a residential area adjacent to a commercial area. Kaplan suggested information about the exercise go to public.
Graham spoke of the grant received to mitigate 1100 properties with a deadline of March 2025 and asked about contingencies if it is not met. Sartain spoke that an extension can be requested, but success will be dependent on securing a full-time employee.
Green debris drop off events in collaboration with Jackson County Emergency Management. April 27th Ashland event had about 100 vehicles dropping off about 180 cubic yards. The next event is May 11 which covers Jackson and Josephine counties.
Outreach and education They continue to use social media posts to inform the public, and a Smoke-wise workshop was held on May 2 in collaboration with the Ashland Chamber of Commerce for about 30 businesses. In collaboration with Emergency Management and Boise State University, two Wildfire workshops will be held on May 8th in person, and May 15 virtually at 6pm. Community Fire Education Day is on May 18th from 10-4 at Science Works and will include demonstrations, activities with kids and fire trucks to tour. On May 22, Ashland Senior Cener will host two DIY air filter classes, and an Ashland Fire and Rescue Open House is scheduled for May 31st at fire station 1 from 2-6 with station tours and trucks tours. On June 28th there will be Cleaner Air classes in Spanish developed for families with the Oregon Child Development Coalition. Each of those families will receive a new air purifier funded by an EPA and OSU grant. WRAP has merged with the CERT program, with 18 WRAP volunteers. New home assessment software comes out mid-May for fire staff and WRAP volunteers. This should help complete 10-20 assessments per month. ODF will host open houses later this summer for feedback on the latest revision on state wildfire hazard map.
Hyatt recognized excellent engagement from WRAP volunteers.
Emergency Management Program update
Burns spoke about the 50 Evacuation Zone signs that have gone up with 100 more planned to go up next year. The evacuation Zone Map has been expanded in collaboration with Ashland and Jackson County GIS teams to cover previous gaps. Burns spoke about regional coordination through an Emergency Operations Center, an upcoming Evacuations Summit for 2024, and increased outreach of the Citizen Alert system. Burns also spoke about efforts to increase individual preparedness through home evacuation drills and research projects.
DuQuenne asked about physical copies of Evacuation Maps, and Burns responded they have printed flyers of Evacuation Maps available and have partnered with OSF so their residents can have these posted in their apartments. Cotta said these are also going out in the utility billing handouts. Kaplan asked about choke points identified in evacuation time study in 2021 and any efforts to alleviate those. Burns said this was a topic for the Evacuation Task Force operational group consisting of Public Works, Streets, Fire, Police, and ODOT. With the GIS team, this group identified the top 15 pinch points which personnel may be sent to in the

event of an evacuation to help keep those points open. Kaplan asked about a back-up plan if Burns is not here during an emergency. Burns spoke about key personnel he is training on the Emergency Alert System and that he will be convening a class on that in June.
Hyatt asked about the City's relationship with ODOT and Burns responded that those relationships have been established with himself as well as Sartain and O'Meara.
Graham asked about families of first responders during an emergency and Burns spoke about a short to-do list for City employees to create a plan with their families.
Kaplan asked about plans for people who don't have a vehicle or have mobility issues. Burns spoke about an upcoming meeting regarding a proposal from OSU on this, but nothing definitive now. Burns encouraged all citizens, including those with transportation or mobility issues to create an evacuation plan. Burns is working with the Disaster Registry through City of Medford and the Rogue Valley Council of Governments to make sure those locations are pushed through to first responders.
Burns highlighted the regional cooperation with Southern Oregon University (SOU) and the Ashland School District (ASD) in creating an Emergency Operations Center at SOU. Burns spoke about the upcoming Evacuations Summitt 2024 partnering with Butte County officials who experienced two adjacent severe emergency episodes in 2017 to learn from their experiences with their Emergency Operations Center and what they did after.
Dahle asked where citizens can go for information instead of only relying on messages to come through from the City. Cotta spoke of learning from the Almeda Fire was that citizens would like regular updates going out, even without new information. The City now has a Public Information Officer (PIO) where consistent information can come from one centralized place. Burns suggested physical locations for posting information at City Hall and Fire Stations. Sartain added that 1700 AM is still controlled by the Fire Department would be available for the PIO to update from.

Paul Mozina/Ashland - spoke about a day when the weather was a sunny day and he was shocked by the chemtrails. Mozina spoke that climate engineering is going on and it is not a conspiracy theory. Mozina wanted the fire department to know the spray is a fire accelerant.

Graham spoke about the Almeda fire and learning from past experiences, and asked the public to step-up in matching the work that City Staff are doing to be prepared for fire season.

2. Water Treatment Plant Update

Public Works Director Scott Fleury reviewed the enterprise system project development process. Fleury explained how the Water Master Plan included public and Council engagement before adoption. The Ashland Water Advisory Committee had been involved in the last two Water Master Plans in 2012 and 2020, and prior to that, the Water Advisory Group was involved in the late 1990's and early 2000's. This committee worked with the City Council, who adopted the water master plan as the guiding document for that enterprise system. The subsequent capital improvement plan was adopted by Council as it moved through the budget process. The project initiation phase included a request for proposals, preliminary

and final engineering steps, and a construction administration phase. Finally, a construction contract would be secured for the construction phase of the project.
Fleury explained how project costs are developed through the life of the project and how the accuracy of costs increases through each phase. Fleury reviewed the Water Treatment Plant Project status which is at 100% design with plans, specifications, and estimates. The project will utilize a multi-barrier treatment approach and has planning approval. The project also has 100% funding including a notification of award from the Environmental Protection Agency for up to $75 Million, which may be reduced pending other grant applications. Fleury explained the current project cost estimate is between $55 and $71 million. Additional options for a solar array and battery storage system is at about $3 million and $1.5 million respectively, and can be decided upon or built at any time during or after the main project. Fleury explained the multi-barrier treatment approach for the new project that will handle the reservoir's algae blooms and how it is different from the current process.
Hyatt asked how the City would handle water deliveries without interruption during necessary shut-downs. Fleury spoke about 7 million gallons of potable water storage in the City's storage tank system. Water demand in winter is 1.5-2 million gallons a day while demand in summer is 5.5–6 million gallons a day. Water storage allows staff to take the plant offline for a limited amount of time depending on the season. The new water treatment plant would not need to be taken offline for maintenance. Hyatt asked about accessing the TAP system if needed and Fleury explained TAP only serves one half of the City and the quickest turnaround to utilize that water is about a day.
Dahle and Fleury summarized that shutting down the current plant and using stored water in the interim is expected to happen more frequently and to such a degree that it will not be considered dependable for water supply. Hansen and Fleury summarized that while the current plant has been handling algae blooms, blooms are projected to increase in frequency and intensity. Fleury spoke of the current process for handling these blooms has a risk of releasing toxins into the water, which would result in a Do Not Drink advisory, whereas the new plant would incorporate ozone treatment which would eliminate that risk. Graham and Fleury clarified that projections for intensified algae blooms will take place in the summer months when water demand and fire risk is the highest. Hyatt asked what it would take for ozone to be added to the current plant. Fleury explained the contractor estimated it at about $15 million due to the steepness of the site and that it would add a significant risk to damaging the current plant. DuQuenne asked how the new plant would impact the Climate and Energy Action Plan (CEAP) goals the City is aiming to meet by 2030. Fleury spoke about the alternative energy generation component to reduce the power consumption needs of the plant. The new plant will also be more efficient and will require less chemicals, reducing the environmental impact.
DuQuenne asked what will happen to the old plant. Fleury responded that the electronic and chemical equipment will be removed and the building will be utilized for office space.
Graham spoke about the Institute for Sustainable Infrastructure's Envision program, and Fleury responded the City is looking at meeting the gold standard for the program and spoke to the design components that increased scoring for that program goal.

Dahle commented that the alternatives for water treatment have already been considered. Fleury spoke of the process to reach the best outcome which is for a new plant.
Fleury spoke of the anticipated project impacts: 30 months of construction, 3-6 months of plant startup, and trucks up and down Granite Street. Granite Street would be closed during culvert replacement, and there would be parking impacts. Fleury will work with the Trail Association to maximize trail access during the project.
Kaplan asked how the water will get to the new plant, and Fleury detailed the utilization of a current pipeline. Fleury reviewed the project inception in 2012 when it was recommended as part of the Water Master Plan. The intention was to replace the existing plant over time by starting with a partial plant that could be expanded over time to eventually take the existing plant offline. In 2017, the recommendation was for a single plant that would replace the existing plant instead of operating two plants.
Dahle asked Fleury about the change in thinking with the water commission in 2016 to recommend this change of course. Fleury detailed the sense of urgency felt around meeting the peak demand projected for 2018 which was not realized until the drought in 2014-15. This along with the TAP intertie allowed a slowing of the process to consider what was best in the long run. The consideration became the significant cost savings in operating one plant instead of two as well as the maintenance savings from a new plant.
DuQuenne asked about the $18 Million in the water fund, and if the 5% meal tax could help pay for the wastewater treatment plant and could that be put on the ballot instead of rate increases to users. Cotta responded this is an option; however, a water rate increase is still needed to cover the increased operational costs.
Graham asked about emergency contingencies if the plant must shut down due to catastrophe. Fleury responded that TAP may provide some water service, and detailed existing plans for additional boosting pumps that could be used in conjunction with a portable water treatment plant that can do membrane filtration. This would all be in conjunction with water curtailment as an emergency plan during such a crisis. Fleury referred to the sediment burden experienced in the flood of 1974. The new plant is out of the flood zone. Fleury explained more about the TAP intertie option. The total maximum water delivery allowed is 3 million gallons a day and would represent increased water costs for delivery and storage. If Medford agreed to increase the maximum allowed water delivery, there would be a 5-year planning process and then 5-7 years of construction.
Fleury spoke about available funding options. The City has explored the EPA's Water Infrastructure Financing and Innovation Act (WIFIA) funding since 2021. Fleury explained this option would be utilized to repay expenditures as the project unfolds. Other options typically used for funding are Revenue and General Obligation Bonds where the City would receive the full amount up front and be immediately responsible for interest. The state-managed Safe Drinking Water Revolving Fund Loan is only designed to handle one to six million dollar projects. The City has applied for two other grants which are pending.
Hansen spoke to address any concerns about this process happening too quickly noting actions every year since 1991 and encouraged the public to read the packet.
DuQuenne asked how long it would take for repayment of this project. Fleury responded that the WIFIA program is a 35-year loan on money borrowed with no prepayment penalty.

Dahle asked if the increased cost over time is due to inflation or other factors.
Fleury spoke that in 2012 the cost was estimated at about $12 million but was for a 2.5-million-gallon treatment plant. In 2017 the estimate was for $22 million to rebuild the same plant in a new location. An estimate for the engineering in 2020 was for $35 million which had 30-60% accuracy. Then, the construction cost index for the Pacific Northwest had a 30% increase from 2021 until the fourth quarter of 2023.
Kaplan spoke of the WIFIA program as more flexible compared to bonds that require interest up front. With no prepayment penalty it allows for other methods to cover costs that may emerge moving forward. Fleury described additional flexibility in the WIFIA repayment such as interest only payments or balloon payments which are not available for bonds. Revenue pledges and full-faith-in-credit pledges were not appealing since that would be a tax basis for the whole community and creates obstacles as a general fund debt instead of an enterprise fund debt.
Fleury discussed the Cost-of-Service study completed in 2016. He spoke of currently negotiating for a cost of service update to be completed by the end of the year to drive budget discussions for the next biennium. Fleury emphasized the inclusion of a low-income assistance utility program in considering any new rate structure. The new plant also represents a potential revenue source by sending water to Talent and Phoenix through TAP.
Hasen asked if dam improvements would increase water to share through TAP. Fleury clarified it would not but would hold more water during winter months to provide water over a longer period. Dahle asked when rate increase discussions will happen and how they would align with the plant funding. Fleury anticipated by late summer to have this discussion with Council and the contractor. This will allow for incorporating feedback and to bring it back to Council by year end so they can proceed with the budget process.
Hansen asked when construction would start, and Fleury expected it to be in Spring of 2025.

3. Adjournment of Study Session

The meeting was adjourned at 8:35 p.m.

Respectfully submitted by:

City Recorder Alissa Kolodzinski

Attest:

Mayor Tonya Graham



Fire Season 2024
Preparedness summary

May 6, 2024

Fire Department & Emergency Management summary

- Ashland Fire & Rescue presentation
- Ashland Emergency Manager presentation

Firefighting Resource Availability

- Ashland Fire & Rescue
- Structural firefighting partners
- Wildland firefighting partners

Wildfire Mitigation & Preparedness

- Helicopter logging update



Wildfire Mitigation & Preparedness

- CWPP update
- Weed abatement process
- Expanded CERT training
- Ashland Wildfire Mitigation Project
- Green debris drop off events
- Outreach and education

QUESTIONS?

Emergency Management Program

Evacuations Work

- Evacuation Zone signs
- Evacuation Zone map expansion
- Evacuation Task Force

Regional Coordination:

- Emergency Operations Center work
- Evacuations Summit 2024
- Citizen Alert/Everbridge

Individual Preparedness:

- Home Evacuation Drills
- Research Projects

Emergency Management

Evacuations Work

Evacuation Zone signs

Coordination with Ashland GIS, Street Department. Plans and budget for more next year.

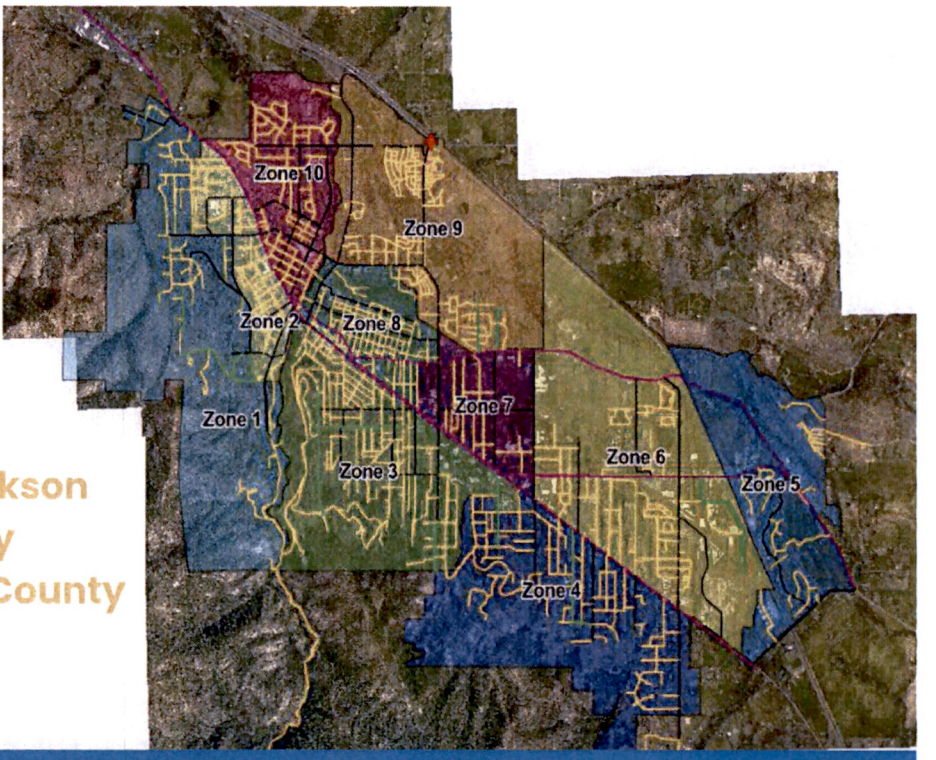


Emergency Management

Evacuations

Evac Zone map expansion.

Coordination with Jackson County Emergency Management, Jackson County GIS, Ashland GIS

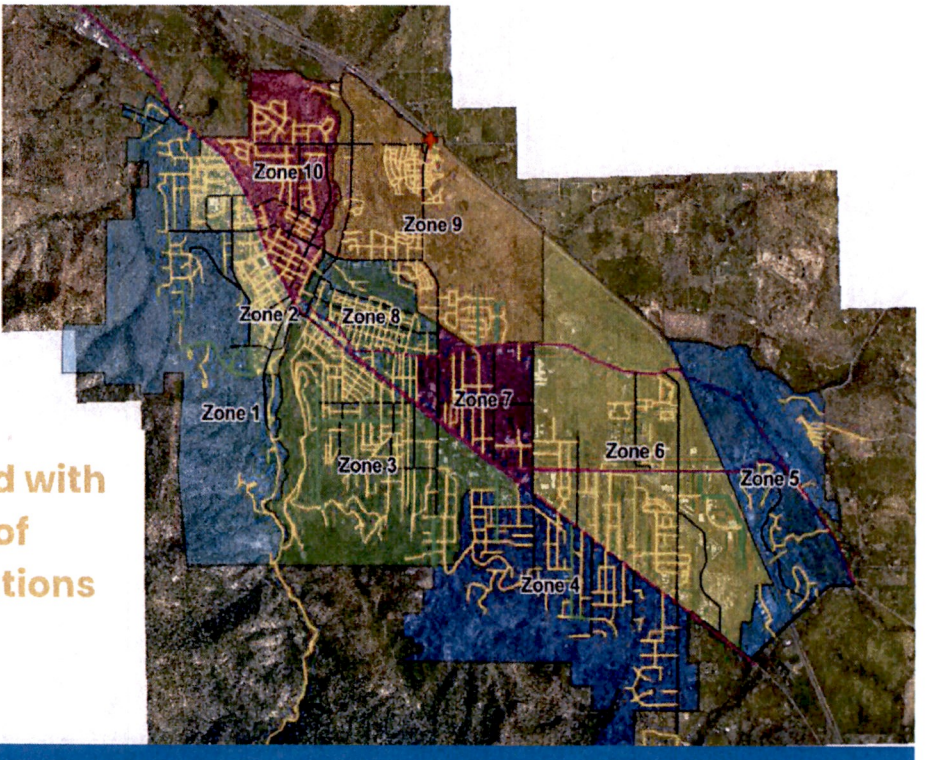


Emergency Management

Evacuations

Evacuation Task Force

Operational group tasked with solving the problem of managing mass evacuations



Emergency Preparedness

Regional Cooperation

Emergency Operations Center

Coordination with City, SOU, ASD. Ongoing work: training, exercises, and joint-policy development.



Emergency Preparedness

Regional Cooperation

Evacuations Summit 2024

Coordination with Butte County Officials and regional response agencies.



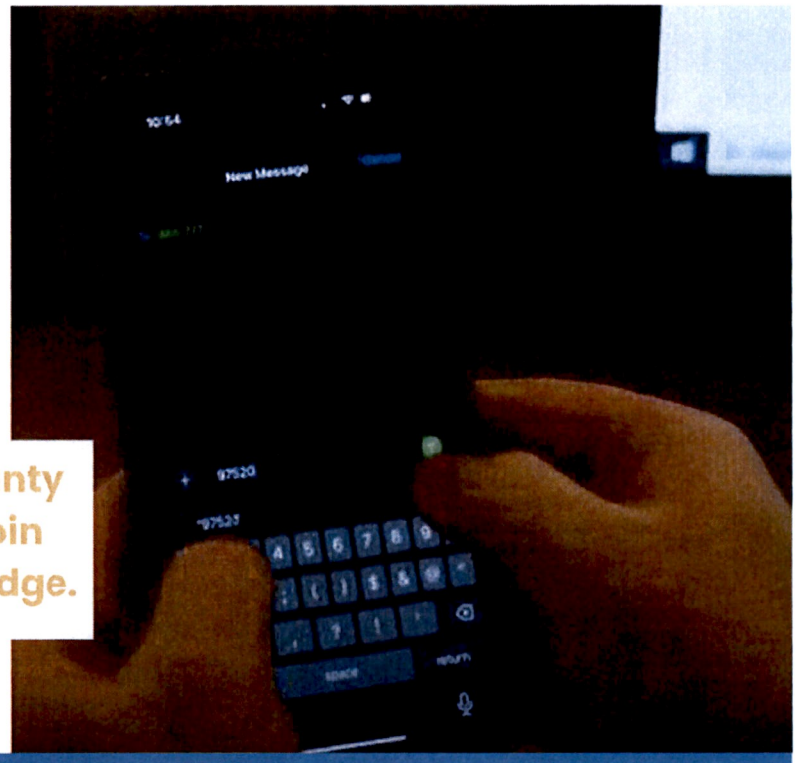
Emergency Preparedness

Regional Cooperation

Citizen Alert

Emergency Messages

Coordination with Jackson County emergency management to join alerts regional platform Everbridge.



Emergency Preparedness

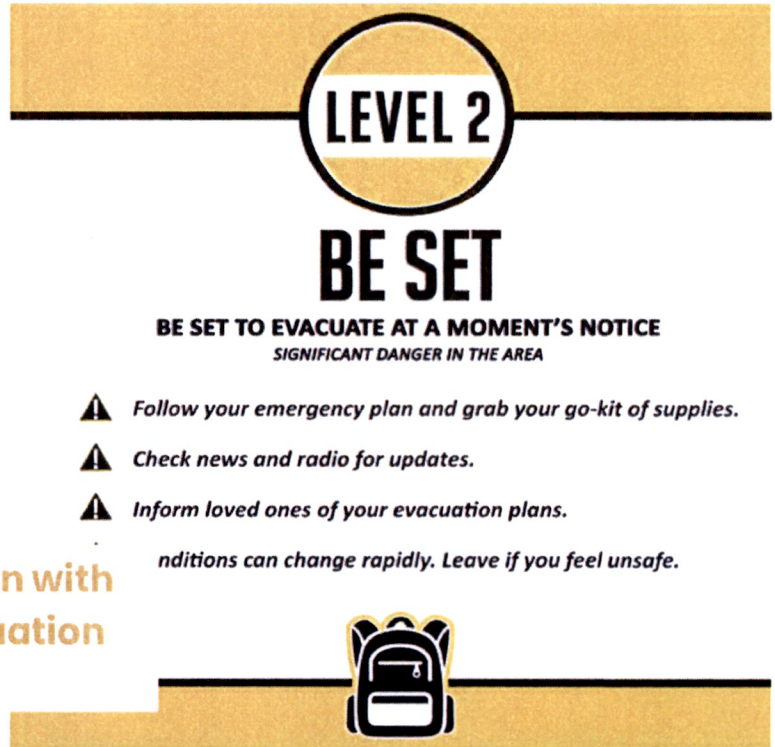
Individual Preparedness

Home evacuation drills

BSU Research project

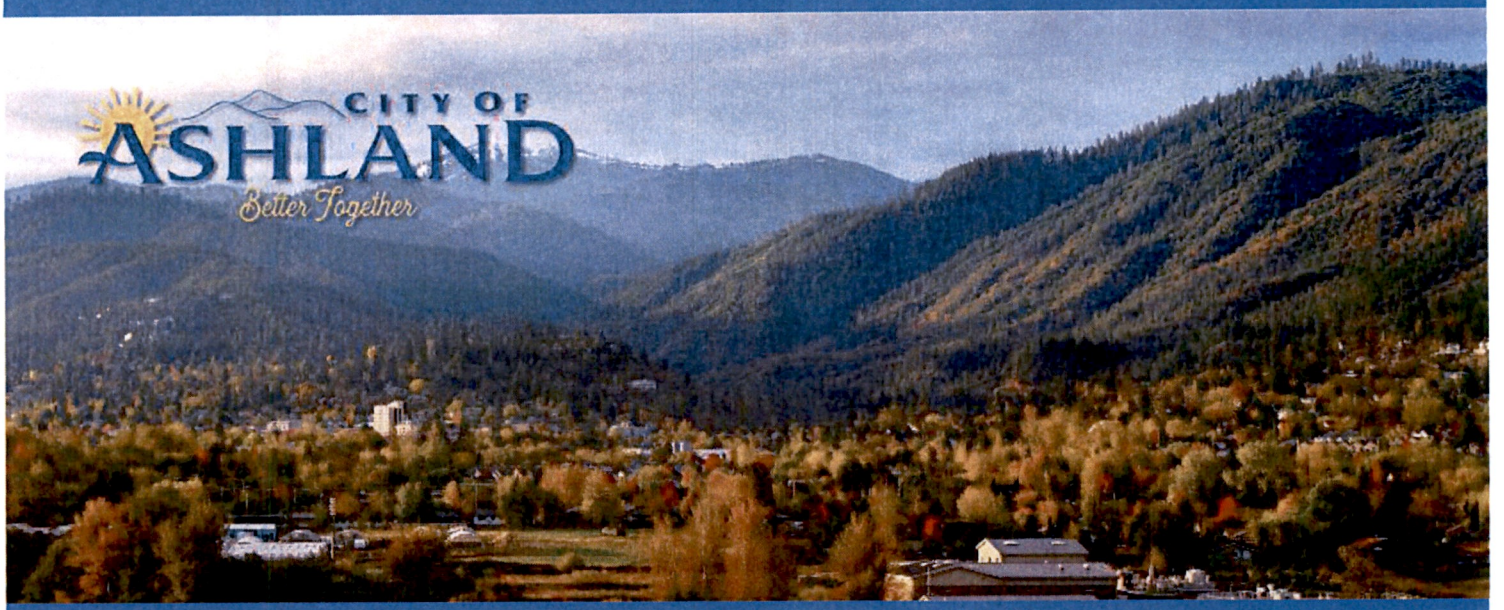
Public Outreach and Education

Exploring more collaboration with BSU and OSU in mass evacuation drills April/May 2025.



THOUGHTS, QUESTIONS, FEEDBACK?

Thank you for supporting emergency management efforts!



Water Treatment Plant Project Update

May 6, 2024 Council Study Session

Topics

Agenda

- General Project Development
- General Project Costing
- Water Treatment Plant Project Status
- Construction Impacts
- Why?
- Medford Water Commission – TAP
- Project Funding
- Water Rate Cost of Service

Project Development

Enterprise System Project Development - How

- **Cradle to Grave Process**
  - Project Development
    - System Master Plan
      - Citizen Appointed Committee
      - Public Meetings
      - Council Engagement - Feedback
      - Adoption
    - Capital Improvement Plan
      - 2/6-year development
      - Adoption by Council
    - Budget Process
      - Appropriations and Approval
  - Project Initiation
    - Request for Proposal
    - Preliminary Engineering
    - Final Engineering
    - Construction Administration
    - Construction Contract

Cost Estimating

Opinion of Cost– Development

- How are project costs developed?
  - Master Plan, 30%, 60%, 90%, 100%
  - Accuracy Increases Iteratively

Master Plan →

				Expected Range of Accuracy		
AACE Class	ANSI Classification	Typical Use	Project Definition	Low Expected Actual Cost	High Expected Actual Cost	Other Terms
Class 5	Order-of-Magnitude	Strategic Planning; Concept Screening	0% to 2%	-50% to -20%	+30% to +100%	ROM; Ballpark; Blue Sky; Ratio
Class 4		Feasibility Study	1% to 15%	-30% to -15%	+20% to +50%	Feasibility; Top-down; Screening; Pre-design
Class 3	Budgetary	Budgeting	10% to 40%	-20% to -10%	+10% to +30%	Budget; Basic Engineering Phase; Semi-detailed
Class 2	Definitive	Bidding; Project Controls; Change Management	30% to 75%	-15% to -5%	+5% to +20%	Engineering; Bid; Detailed Control; Forced Detail
Class 1		Bidding; Project Controls; Change Management	65% to 100%	-10% to -3%	+3% to +15%	Bottoms Up; Full Detail; Firm Price

Water Treatment Plant

Water Treatment Plant Project-Status

- Currently at 100% design
  - Plans, Specifications and Estimates
  - Multibarrier Approach
    - Ozone
    - Sedimentation
    - Filtration
    - Disinfection
- Planning Approval – Obtained Fall 2023
- Environmental Protection Agency – 100% funding
  - $75 Million Maximum Award*

  * (reduction pending grant awards)

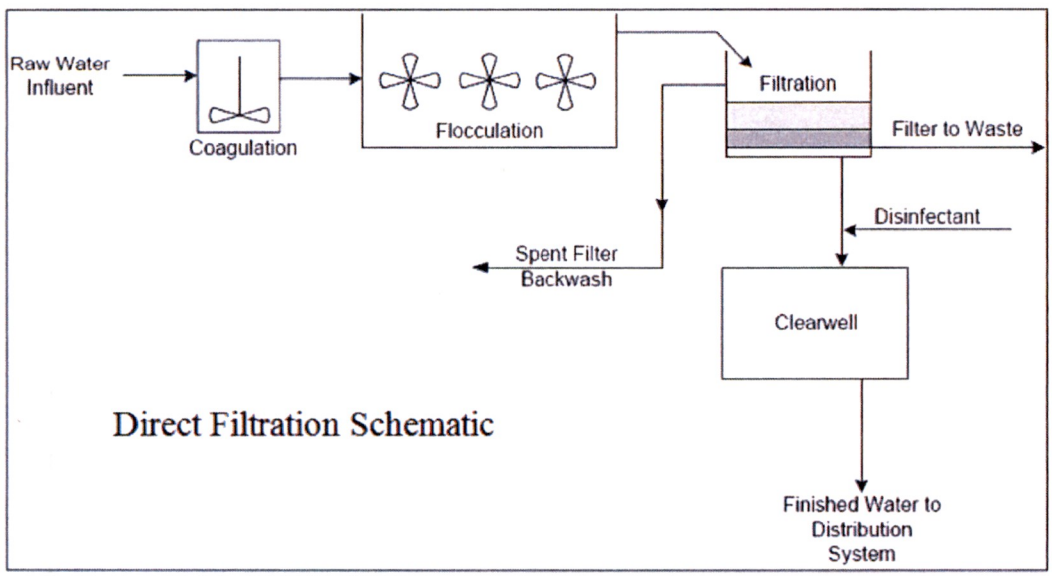
Cost Summary

Summary of Opinion of Probable Construction Cost		
High Range		Low Range
+15%	**Construction Costs**	-10%
$ 71,150,000	$ 61,869,000	$ 55,683,000
Summary of Opinion of Probable Construction Cost		
High Range		Low Range
+15%	**Solar Array Construction Costs**	-10%
$ 3,790,000	$ 3,295,000	$ 2,966,000
Summary of Opinion of Probable Construction Cost		
High Range		Low Range
+15%	**BESS Construction Costs**	-10%
$ 1,771,000	$ 1,540,000	$ 1,386,000



Water Treatment Plant

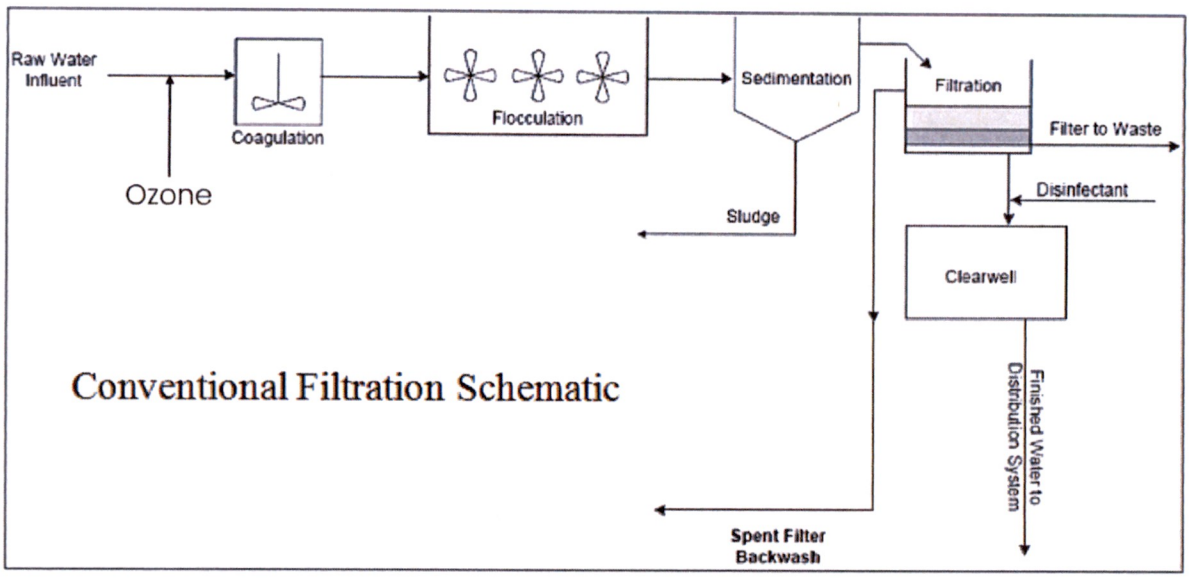
Water Treatment Plant – Process (current)



Direct Filtration Schematic

Water Treatment Plant

Water Treatment Plant Project-Process (new)



Conventional Filtration Schematic

Water Treatment Plant

Water Treatment Plant Project-Impacts

- Construction estimated at 30 months
- Plant startup and commissioning (3-6 months)
- Granite Street closed for culvert replacement
- Temporary parking reduction
- Trail system still accessible



Water Treatment Plant

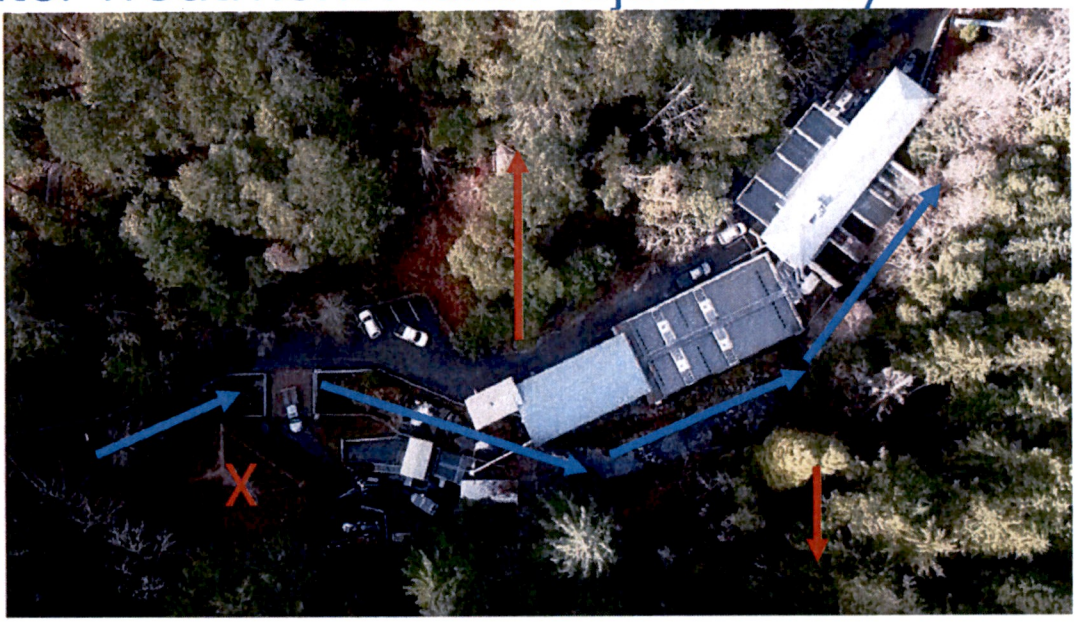
Water Treatment Plant Project-Why

- Replacing Ageing Infrastructure in Vulnerable Location
  - Existing Plant -1948 with upgrades in the 1990's
  - Risk Mitigation
    - Flood
    - Landslide
    - Earthquake
    - Water Quality Concerns (Algal Toxins, Turbidity)
  - Meet current and future demand

- Previously reviewed and presented alternatives to Council
  - Rehabilitate vs. New Construction

Water Treatment Plant

Water Treatment Plant Project – Why



Water Treatment Plant

Water Treatment Plant Project – Why



Floods

TAP Intertie

Medford Water Commission Connection

- Talent-Ashland-Phoenix Intertie
  - 2.13 MGD expandable to 3.0 MGD (maximum allowed under contract)
  - 1000 acre-feet of stored water
    - 325 million gallons
  - COA Annual usage = 1 billion
- TAP Water Cost
  - .101 cents/1000 gallons (summer)
  - .81 cents/1000 gallons (winter)
  - Lost Creek Storage Fee
  - Electrical & Misc. Fees

Water Treatment Plant Funding

- **Environmental Protection Agency**
  - Water Infrastructure Financing and Innovation Act (WIFIA)
  - Revenue Pledge for Repayment
- **Revenue Bonds**
  - Revenue Pledge for Repayment
- **General Obligation Bond**
  - Full Faith and Credit of the City
- **Safe Drinking Water Revolving Fund Loan**
  - State Managed Funding
  - Need Additional Sources to Combine
- **Grant Potential**
  - BIL-EC (Spring 2025)
  - SDWRF Loan/Principal Forgiveness (Spring 2025)

Cost of Service – Water

- Last Water Utility Cost of Service Completed in 2016
  - Creates a Defensible Rate Structure
  - Equitable over Customer Classes
- Recommend Updating
  - Equity and Progressive Structure (Commodity Charge)
  - Fully Allocate TAP Charges Correctly into Rate Structure
- TAP Improvements
  - Allow wholesale of water to Talent and Phoenix
    - Additional revenue

QUESTIONS?

ASHLAND CITY COUNCIL MEETING MINUTES
Tuesday May 7, 2024
Council Chambers, 1175 E Main Street

I. CALL TO ORDER

Mayor Tonya Graham called the meeting to order at 6:05 pm.

1. Land Acknowledgement**

Councilor Hyatt read the land acknowledgement.

II. PLEDGE OF ALLEGIANCE

Councilor Kaplan led the pledge of allegiance.

III. ROLL CALL

Mayor Graham, Councilors Hyatt, Bloom, Dahle, Kaplan, DuQuenne and Hansen were present.

IV. MAYOR'S/CHAIR OF THE COUNCIL ANNOUNCEMENTS

1. Historic Preservation Proclamation

Mayor Graham read the proclamation into the record.
Historic annual awards will be presented on May 18, 2024.

2. Asian American Heritage Proclamation

Mayor Graham read the proclamation into the record.

Graham spoke about the approaching fire season. Events this month that support residents to prepare include a free green debris drop-off at the Ashland transfer station on Saturday May 11, 2024. Wildfire Education Day is May 18, 2024, and Ashland Fire and Rescue is holding its open house on May 31, 2024. There are also a series of Air Filter events, and details are on the City of Ashland Website.

V. APPROVAL OF MINUTES ***

1. Minutes of the April 12, 2024 – Council Retreat
2. Minutes of the April 15, 2024 – Study Session Meeting
3. Minutes of April 16, 2024- Business Meeting

Councilor Bloom/Dahle m/s to approve the minutes.
Roll Call Vote: Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle and Hansen, YES. Motion passed.

VI. SPECIAL PRESENTATIONS

1. Childcare Ad Hoc Committee update

Councilor Paula Hyatt introduced Heidi Hill Executive Director of the Ashland YMCA and receiver of one of the Early Childhood Affordability grant awards. Hill thanked the Council on behalf of the YMCA and especially the families served. Hill reported the YMCA USA provides 80% of childcare in the United States. It was new for the Ashland YMCA to step into this identified service gap for both quality early learning and all-day care. This helped working families provide quality care in the face of the post-pandemic childcare shortage. The YMCA worked with the Ashland School District to co-locate early learning experiences for children 3-

5 in schools they will hopefully attend one day. The Ashland YMCA Board was generous in building the capacity for the program, and the City of Ashland's grant was significant in realizing the program's success. The program was able to stand up 40 new slots with the City's grant. Hill also expressed appreciation for the extension to utilize these funds through the summer to support its all-day care at the Walker Elementary site for working families.

Ad hoc Committee on Affordable Childcare and Early Childhood Development members Paula Hyatt, Lisa Verner, and John Love gave a committee update (see attached).

Hansen asked what the Community Development department could do to help. Verner mentioned planning support in co-locating care and housing and Hyatt spoke of a conditional use permit or change of zoning. Kaplan asked about how to increase available providers to meet the identified demand. Hyatt referred to the grant program recommendations that aim to increase capacity.

Bloom and Dahle thanked the Committee, Hill and the YMCA. Graham spoke about the League of Oregon Cities (LOC) conference where it was shared there would be about a one-month turnaround in late spring or early summer between when awards are announced and when they close. Graham asked how the City could move into a position to be awarded funding from the LOC this year or next. Love responded about infrastructure grants coming out this summer, and he has been in contact with the Director of Policy and Research in the department of Early Learning and Care who is administering that funding. Infrastructure funding is rare and could open possibilities for businesses with employees to provide space for childcare classrooms. Love said he is working with the Chamber and local businesses on that. Graham encouraged the committee to move towards advocacy, project development, and to explore if the Economic Development Specialist could assist with this program. Cotta responded this seemed appropriate and suggested reaching out to the City's grant writing firm. Graham spoke about the correlation between people who cannot work due to childcare issues and those who want to provide childcare but cannot find employees and referenced Oregon's new rapid training programs as potential help with that. Hyatt spoke that RCC (Rogue Community College) is looking for about $70,000 to stand up a program to bring 10 lead teachers and 30 support staff into this field, however there is no guarantee that Ashland would receive the benefit of those who go through that program. Hyatt asked if the Committee should proceed according to its presented recommendations, and Graham encouraged the committee to let the Council know anything they can do to assist with the advocacy for this program.

VII. **CITY MANAGER REPORT**

Interim City Manager Sabrina Cotta provided the City Manger's Report (see attached). Kelly Burns, City's Emergency Management Coordinator, met with Southern Oregon University's (SOU) Board of Trustees to review the Intergovernmental Agreement between the City, SOU, and the Ashland School District (ASD). Burns will present to local businesses on May 8, 2024, about emergency preparedness. The May newsletter is now available on the website, and the new website is being finalized with a launch date of May 22, 2024. Cotta spoke of a recent

Wall-Raising Celebration of the affordable housing units built by Habitat for Humanity of the Rogue Valley in the Beach Street subdivision and mentioned six more units will be platted in the coming weeks. Cotta spoke of a Wildfire Preparedness Workshop on May 8 and 15. A new single-role staffing team will roll out June 8 to relieve the EMS call volume. Cotta spoke of new City staff: Colton Cochran is the new Purchasing Specialist, Rob Halbritter is the new Facilities Supervisor who is working on new custodial services.

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VIII. **PUBLIC FORUM (15 minutes – Public input or comment on City business <u>not</u> included on the agenda)**

McKenna Presly/ Talent- Presly read a list of cities who have called for a ceasefire
Sam Inada/Ashland – Inada advocated for a ceasefire
Sheryl Astalos/Medford- Astalos continued the list of cities who have called for a ceasefire
Keana/Medford- Thanked the Council for speaking about Asian Heritage Month, and about Native Hawaiians. Keana stated there is no treaty with the US and Hawaii and asked for an immediate ceasefire. Requested a list of investments with a request divestment.
Shekina McCullough/Ashland-McCullogh advocated for Climate and Clean Air Policy Package (CCAPP) with 115 postcards in support.
Kiera Ortiz/Ashland-spoke of coming for over a year in advocacy for passing the CCAPP to support the Climate and Energy Action Plan (CEAP) passed by the City eight years ago
Leah Samelson/Ashland-advocated for the CCAPP as a necessary step forward that directly addresses emission in a measured way
Dave Helmich/Ashland- sent an open letter regarding deficiencies and inconsistencies in the water treatment plant process.
Amanda Morehouse/Central Point-Advocated for the City to divest from anything that would support the war, and advocated for a ceasefire resolution
Ancient Hatfield/Ashland-asked for commitment to pass a ceasefire resolution for peace
Jamie Powell/Ashland -stood while asking for a ceasefire resolution. Spoke of students at SOU scared to speak up due to threat of suspension, asking the City's Peace Officers to help.
Tony Foster/Ashland- spoke that there is no excuse for doing nothing, and advocated for a ceasefire resolution
Maroun Auguero/Ashland-spoke on behalf of Rogue Climate for divestment of taxpayer dollars towards any war efforts, and for passage of a ceasefire resolution

IX. **CONSENT AGENDA**

1. Advisory Committee Reappointments
2. Committee Appointments
    a. Housing and Human Services Advisory Committee (HHSC)
    b. Public Arts Advisory committee (PAAC)
    c. Climate and Environmental Policy Advisory Committee (CEPAC)
3. Liquor License Approval for ARCO AMPM #7023 2380 Hwy 66

Councilor Hyatt/Dahle m/s to approve consent agenda as presented.

Discussion: No Discussion

Graham thanked community members that have renewed their terms to serve on the various advisory committees for the City: Montana Hauser will serve on the HHSAC, Liz Atkinson and Russell Copley will join the PAAC, and Eric Enmark will join the CEPAC

Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.

X. PUBLIC HEARINGS

XI. UNFINISHED BUSINESS

1. 2200 Ashland St. Ad Hoc Committee Appointments

Graham spoke about the City Council desire to put together an Ad Hoc Committee to develop a master plan for the facility and property at 2200 Ashland Street. Graham reviewed the applications received which represented a well-rounded committee for appointment. Bloom spoke that twelve members are recommended and asked how many applicants there were in total. Graham replied there were twelve.

Councilor Kaplan/Hansen m/*s* to approve the appointment of Allison Wildman, Avram Sacks, Bob Altaras, Debbie Neisewander, Jason Houk, Matthew McMillan, Maverick McCoy, Rachel Jones, Rhonda Lee, Ruth Coulthard, Trina Sanford, Wendy Tanner to the 2200 Ashland St. Master Plan Ad Hoc Committee.

Discussion: Kaplan thanked Graham for interviewing the candidates and thanked the applicants for stepping up. Hansen spoke of being grateful to this group of citizens for assisting with this committee, and DuQuenne appreciated the diversity represented.

Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.

XII. NEW BUSINESS

1. Playwright Walk Initiative

Presentation provided by Brandon Goldman, Director of Community Development and Jennifer Chenoweth, Associate Planner with the City (see attached). Goldman spoke that this project was brought to the City by Barry Thalden who formed a cohesive group including members of the Ashland Chamber of Commerce (ACC), Oregon Shakespeare Festival (OSF), Southern Oregon University (SOU), and Oregon Center for the Arts (OCA) and well as members of the Ashland Public Arts Advisory Committee and the Historic Preservation Committee. This group developed the project concept and implementation recommendations. Features of the project include bronze plaques set into sidewalks along designated routes. The project will encourage locals and tourists to explore Ashland and is a collaboration between local organizations. Goldman spoke that Initial funding would come from Barry and Kathryn Thalden, followed by community-based support and donations. Barry Thalden spoke about how the idea of the playwright walk formed from his experience with a similar walk in Iowa City. Thalden spoke of wanting to support projects that bring the four pillars of the city together that he described as the City, SOU, ACC and OSF. Ken Engelund

spoke in support of the program that both the Public Arts and Historic Preservations committees unanimously recommended the project to Council. Engelund thanked the Thaldens for their generosity in offering this project.

Councilor Dahle/Bloom m/s to approve the Playwright Walk initiative as presented, allowing the use of City property and public rights of way for its implementation, and to accept the future plaques into the City's public art collection.

Discussion: Dahle spoke about this as an important project to share with our residents and citizens. Bloom, DuQuenne, and Kaplan thanked Thalden and everyone who put this project together. Graham added that many of the public arts requests have come from the community and thanked City staff for receiving these projects and moving them forward.

Roll Call Councilors Hyatt, Bloom, Kaplan, DuQuenne, Dahle, and Hansen, YES. Motion passed.

2. Reestablishing the Municipal Audit Commission

Finance Director Marianne Berry spoke about reestablishing the Municipal Audit Committee to provide independent review and oversight of the City's financial reporting processes, internal controls, and independent auditors. The City's contract with its independent auditor Moss Adams ended and a Request for Proposals (RFP) for audit services was sent out. The only proposal received was from Moss Adams, and this contract was extended for two years. The Municipal Audit Committee would be made up of members appointed by City Council and would consist of four voting members: The Mayor or a Councilor, one budget committee member, and two citizens. Berry asked that preference be given for finance or accounting experience, especially government or public sector accounting experience. Berry also welcomed any aspiring soon-to-be-graduating accounting student who would like experience in municipal finance. Berry spoke that the application deadline would be 3rd week in June and asked for direction to put together applications for Council review.

Cotta spoke about the lack of responses from other potential auditors as an issue felt by many organizations experiencing employee scarcity.

Kaplan asked about the Ashland Municipal Code that requires the two at large members be citizens. Bloom asked if they should consider residency or qualifications. Hansen asked about the historical context and if the City is out of compliance. Berry responded that currently City Council is acting as the audit committee. Berry said best practice would be an independent body from Council, Moss Adams, and City management. McGeary clarified that the City is not out of compliance due to the AMC wording. Hyatt reviewed the history of how this was deferred to Council and recommended the forming of this body. Cotta asked for Council direction. DuQuenne spoke in favor of those who live within the municipal boundaries of Ashland. Kaplan agreed and would like to change the reference from citizen to resident.

Graham clarified direction to staff: At-large members are to be those residents who live within the municipal boundary.

Berry reminded the Council they also need to select one member from the Council body and one member from the budget committee. Kaplan reminded Council that budget committee has members who terms have lapsed, so it needs reforming also. Hyatt asked about the first meeting with Moss Adams. Berry responded it has already taken place and hoped to have

selected members by the first meeting of July so subsequent meetings can be set. Graham spoke in favor of an open voting process to select the applicants.

XIII. ORDINANCES, RESOLUTIONS AND CONTRACTS

XIV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

Bloom- RVCOG is looking for a board member for the Jackson County Library District. Shady Cove has a new Administrator. SOU has a grant application in for more solar. Gold Hill is working on water plant funding. RV Sewer is looking at a 4-5 year Gold Hill connection project.

Hyatt – Planning commission continues to do great work.

Dahle – May 18, 2024, is the Historic Preservation Award celebration at Railroad Park. Airport Day is back on June 8, 2024, from 8 am to 3 pm. The Public Works department has done a great job renovating the municipal airport.

Kaplan-CEPAC had more public meeting work sessions to discuss specific topics such as home energy scores, small engines, and transportation issues. Jackson County Continuum of Care has begun discussions about a two-year strategic plan for the County and has established working groups: one on Homelessness Management Information Center, and the other on Coordinated Entry. Kaplan shared that he accepted an invitation to serve on the advisory committee for the Institute for Applied Sustainability at SOU, which was initiated about a year ago through a donation from the DeBoer family.

DuQuenne- Recalled a summit at Ashland Hills for housing. Pam Marsh had asked how to keep people in their homes to prevent homelessness. DuQuenne spoke of reassignments with SERJAC, and mentioned June 11 is a Juneteenth celebration in front of Churchill Hall on SOU campus.

Hansen-Transportation Advisory Committee meeting was held on April 18 and discussed the effectiveness of signage, as it was distracted driving month. Hansen mentioned the approval of the Vision Zero resolution and the action plan around that. The bicycle parking inventory is almost complete, and the committee received a Transportation System Planning (TSP) update and discussed grant opportunities. Streets for Everyone had their 1st Friday bike rally sponsored by Ashland Food Coop who has a Bicycle Rewards Program. Hansen thanked the groups coordinating continued use of the bike trails.

Graham asked how the Community Liaison assignments were going. Graham and Kaplan met with OSF staff. Graham and DuQuenne met with SOU President Bailey. DuQuenne spoke about a walkthrough in February with Dahle of the old Ashland Cinema building and a subsequent feasibility study convened at SOU with Bailey and some SOU professors and students. Students were encouraged by the idea of development on the southside of Ashland for a venue and were excited to offer student input.

Hansen attended a well-attended fundraiser at the Noble Fox for the East Main pump track, an APRJ project, and spoke about the A-line and flourishing mountain biking community.

Graham spoke to the group about a climate ordinance coming in June and Cotta spoke that Chad Woodward, the City's Climate and Energy Analyst, will present to council on May 21 to

review the spectrum of options from incentives to taxes/bans. He will be Looking for council direction so he can engage with legal and bring it back for more discussion.

XV. ADJOURNMENT OF BUSINESS MEETING

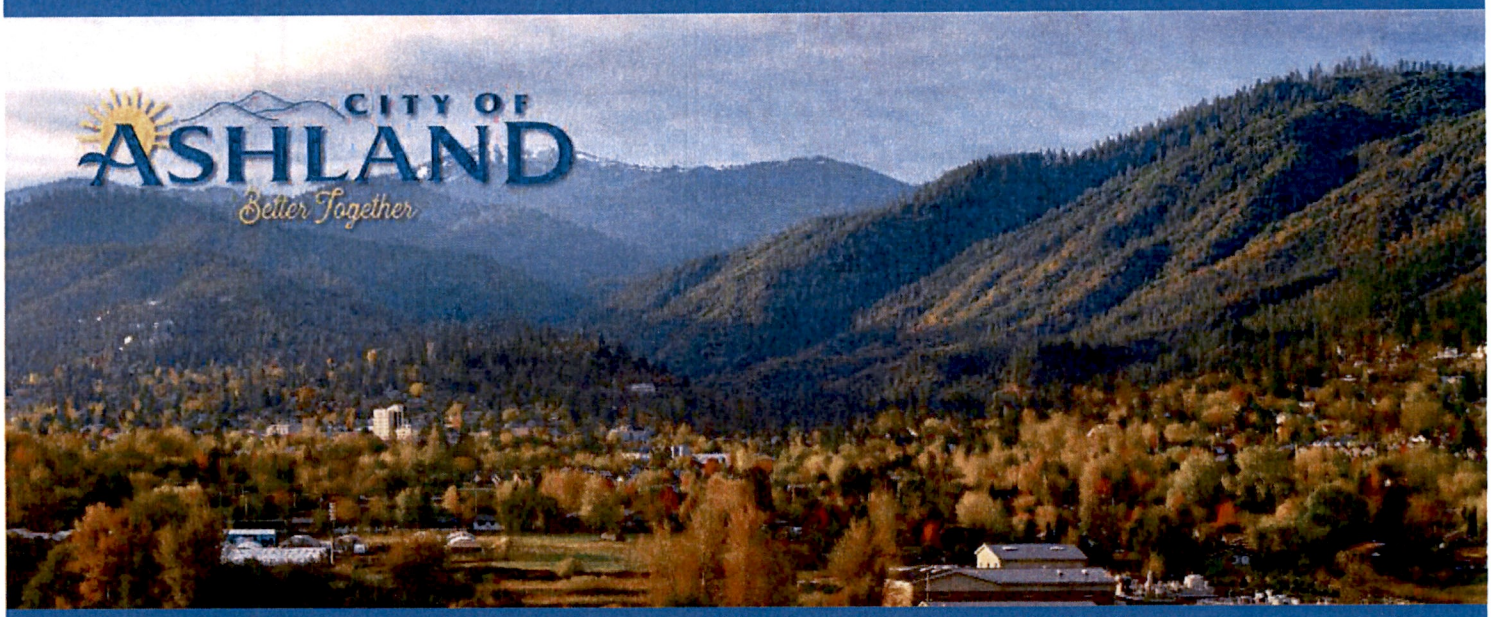
Meeting adjourned at 8:29 pm.

Respectfully Submitted by:

City Recorder Alissa Kolodzinski

Attest:

Mayor Tonya Graham



Ad Hoc Committee on Affordable Child Care and Early Leaning: Progress Report and Update

May 7, 2024

MISSION

Create a network of early learning care options within our community, supportive of Ashland working families, the Ashland economy, and most importantly our children.

Ashland Early Learning Environment

Full Time Programs	Part-Time Programs	Full Time Toddler Care	Part Time Toddler Care
8	*21**	*2*	*2***

*Some programs are not advertised and are strictly word of mouth. Therefore, the research may not have captured 100% of providers.

** At least two have an "early preschool" designation and separate pricing structure for this care, more offerings may be available on an as needed basis, but the service is not advertised.

Ashland's Early Learning Environment

STRENGTH: Plentiful Part-Time Care Options

- Many part-time options for a variety of educational philosophies:
  - Waldorf, Montessori, Play Based, Outdoor, etc.
- Part-time programs skew toward morning offerings

CHALLENGES: Service Gaps, Aside From Cost

- Availability of toddler and infant care
- Availability of care for children with special needs
- Providers struggling to staff their programs

Challenge of Cost for Early Learning & Childcare

- Full-Time (8 or more hours per day, 5 days per week)
  - $1,000 to $1,200 per month
- Part-Time (at least 4 hours a day, 3-5 days a week)
  - $680 per month
- Most benefits offered through the State of Oregon require families to qualify as at or below 200% of the Federal Poverty Line
- 200% FPL for a single parent with one child = $40K/ year and for a family of four = $60K

AFFORDABILITY GAP: Cost of care is prohibitive for many making more than 200% FPL.

Funding Resources: Inadequate & Limited

- ERDC Employment Related Day Care: State Benefit
  - Qualification criteria vary
  - Most qualifying families make at or below 200% of the Federal Poverty Level
- Preschool Promise Fully subsidized early learning for preschool aged children
  - Qualifying families make at or below 200% of the Federal Poverty Level
  - Preschool Promise is not currently available in Ashland
- Head Start & Early Head Start Subsidized childcare & early learning for children 0-5
  - Qualifying families make 100% or less of the Federal Poverty Level
- Sliding Scale Scholarships
  - Program Specific: Multiple child discount, grant funding

Why We Care: Early Learning & Childcare Are Tools for Building Strong Economies & Healthy Communities

- The **strength of our workforce** is directly connected to early learning and childcare availability.
- Access to affordable early learning and childcare **supports local businesses**.
- Childcare and **stable housing** for families with young children are directly connected.
- Lack of childcare and early learning programs is an **equity** issue.

Local Level Early Learning Successes

Ashland City Council created an ad hoc committee to study the local childcare landscape

- Researched and compiled an Ashland specific program census
- Defined Ashland's early learning and childcare environment
- Developed near term recommendations, and next steps, to build a network of supportive care opportunities for Ashland's working families

Established the Early Childhood Affordability pilot grant program

- Goal: Support community access to early learning, strengthen our local economy, support working families and our children

Added over 40 slots locally in the past year

- Local partners like the Ashland Family YMCA and small in-home programs have added over 40 slots to the city's inventory of early learning and childcare in the last year

Early Childhood Affordability Grant Pilot Program

Grant Partners – Families Served

- 37 Families Served, 38 children total
- Average Scholarship for the 23/24 school year $2,700
- Average cost of annual full-time care = $12,000 - $14,400
- Scholarship dollars enabled one partner to refocus $80K toward start-up costs and establish infrastructure supportive of future programming

Recommendations from our Partners

- Increase access to a greater variety of care programs
- Funding supportive of staff training & retention would be highly valuable to sustaining programs long term
- Adjust the timing of grant funding awards to the spring
- Allow funding use for full 12 months not just the 9-month school year

Ad Hoc Committee Recommendations

Near Term Opportunities – Prioritization

- Increase Accessibility:
  - Engage with local businesses, assess their needs and identify potential partnerships
  - Increase public awareness of programs currently in Ashland
- Program Expansion:
  - Explore strategies for collocating childcare with affordable housing initiatives
  - Work with Community Development to facilitate land use processes

Ad Hoc Committee Recommendations

Early Childhood Affordability Grant Pilot Program

- Process Recommendation for the Early Childhood Affordability Grant Program:
  - Leverage the Housing and Human Services grant application and review model.
  - Applications received and reviewed by the Affordable Childcare and Early Learning Ad Hoc Committee.
  - Upon completion of review, the team develops award recommendations.
  - Recommendations are presented to the Ashland City Council for final approval and determination of grant awards.

Ad Hoc Committee Recommendations

Early Childhood Affordability Grant Pilot Program

- Grant Program Format Recommendation
  - Continue sliding scale scholarship grant program and incorporate partner feedback where appropriate:
    - Award 24/25 dollars for a 12-month term vs. "school year" term
    - Award grants sooner – tentatively August
  - Expand grant applications to programs seeking Investment in increased capacity for existing programs:
    - Infrastructure
    - Special needs inclusive programming and behavioral support
    - Toddler programming
    - Staffing demands

Discussion

State Level Early Learning Legislation

$171K of additional ERDC Support:

- The recent short session included passage of funding to support the significant demand for Employment Related Day Care benefits, and
- help address the significant ERDC waitlist.

$50M For Early Learning Infrastructure Funding (approved 2023)

- Intended to support childcare infrastructure via grants and/ or loans
- $25M in 2024 and $25M in 2025
- Agencies may apply once the rule making process is completed, Anticipate late spring/ early summer 2024 for applications

$5M via HB 4158:

- Support for the Childcare Infrastructure Fund
- Establishes the Home and Small Center Childcare Fund, and
- Directs the Oregon Business Development Department to administer a grant program assisting childcare facilities that serve a maximum of 75 children, for the purpose of establishing or expanding childcare infrastructure.

City Manager's Report

5.7.2024

CITY MANAGER'S OFFICE:

- **Kelly Burns,** Emergency Management Coordinator, presented to the Southern Oregon University (SOU) Board of Trustees in April to provide an overview of the **Intergovernmental Agreement that created the joint Emergency Operations Center** between SOU, the Ashland School District and the City.
- On May 8, **Kelly** is presenting to local business leaders on **business emergency preparedness.** This opportunity is through the Ashland Chamber of Commerce.
- Staff released an **RFP** (Request for Proposal) for **Severe Weather Shelter Services and Dust to Dawn public camping area**. The deadline for proposals is May 8. We would like to welcome our new Procurement Specialist, **Colton Cochran**!
- The **May 2024 City Newsletter** is available at **ashland.or.us/Communications.**
- Work on the **new website** continues. The new site will be presented to Council on May 20, and we launch the new site on May 22.

COMMUNITY DEVELOPMENT:

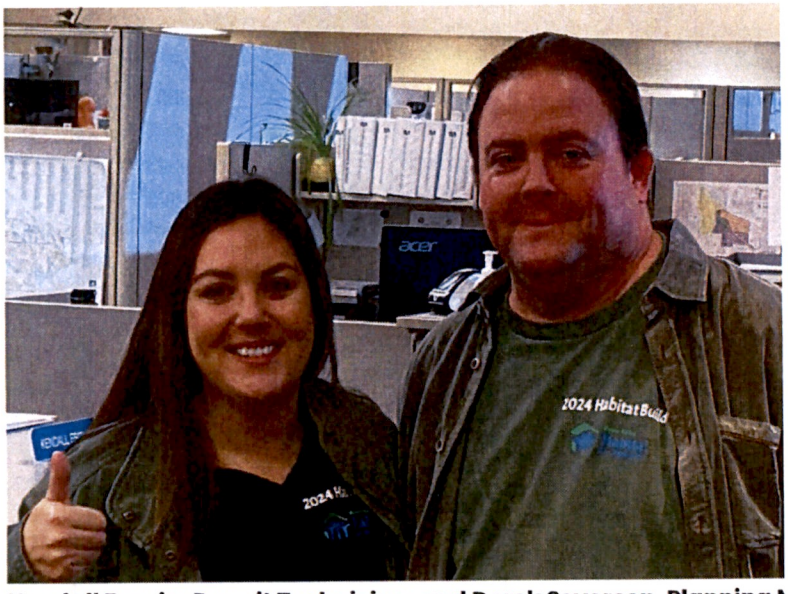
- Planning staff recently participated in the Wall Raising Celebration for the 80th and 81st affordable housing units constructed by Habitat for Humanity of the Rogue Valley. These units are the first two of eight required affordable units in the Beach Creek Subdivision; the remaining six units will be constructed with the third and final phase of the subdivision, which is expected to be platted in the next couple weeks. See the **Ashland News article** from April 25.



Brandon Goldman, Community Development Director, helps with the wall-raising.

Better Together

City Manager's Report



Kendall Escuin, Permit Technician, and Derek Severson, Planning Manager, are sporting the "2024 Habitat Build" t-shirts designed by Regan Trapp, Permit Clerk II, to raise funds to support Habitat through the Oregon Permit Technicians Association.

FIRE:

- **Brian Hendrix,** Adapted Communities Coordinator; and **Kelly Burns** are working to present a **Wildfire Preparedness Workshop** on May 8 and 15 at SOU. The workshop is hosted by Fire Adapted Ashland and Boise State Hazard and Climate Resilience Institute.
- The new EMS singe role staff are scheduled to start June 8.

PARKS & RECREATION:

- Parks has cancelled a portion of the city contract with Pathways and has hired a small Facilities Team to do all parks public restroom cleaning and trash. Importantly, to reduce incidents of vandalism, the team will be locking restrooms every night and unlocking them in the morning. The annual cost of maintaining our own team is ~80K less than using contractors.
- Interim Parks Director Eldridge has completed four small group "Lunch with Leslie," sessions with Parks and Recreation staff. These were opportunities for staff to enjoy a free lunch together and share their challenges and opportunities at APRC.
- The Ashland Japanese Garden has re-opened after an Ashland Parks Foundation funded project to improve water quality in the Koi pond. A new bead filter, ultraviolet disinfection, Koi "exerciser" jet manifold and an additional pump have been added to the system.
- On May 5, Children's Day at the Japanese Garden took place. "Kodoma no Hi," or "Children's Day" is a Japanese national holiday, celebrated since the 12th century. It is meant to respect children's individuality and to celebrate their happiness. Every year on this date, families raise "koinbori," or carp-shaped windsocks, with different colored carp for different members of the family. Koi, a type of carp, swim vigorously against strong currents and even climb waterfalls. Celebrating the strong carp symbolizes asking children to grow strong and healthy.

- Ashland Senior Center now has a portable electric wheelchair charger, courtesy of United Way. This pilot program is starting in Southern Oregon with the goal of reaching communities across the globe. Learn more and see other local participating locations at **wheelchaircharging.com**.

PUBLIC WORKS:

- **Rob Halbritter** is our new Facilities Supervisor. Rob will be implementing changes, including how we handle our custodial services.
- Our **Wastewater Treatment Plant (WWTP) Outfall Relocation Project** has gone through testing to ensure it was built to the requirements of the Approved Contract Documents. Additional Performance Evaluation was completed to validate that the effluent pipeline and outfall are functioning as intended. Outfall dye testing was performed by documenting effluent discharge mixing into Bear Creek during flow events. The Effluent Pipeline will effectively convey authorized discharges from the WWTP to Bear Creek going forward. Special thanks to **Jacobs Engineering**; **Chance Metcalf**, Senior Engineering Project Manager for Public Works; **Ben Russell**, Wastewater & Water Reuse Supervisor for Public Works; **Rickey Fite**, Senior GIS Analyst for the Department of Innovation and Technology (DOiT); and **Jamie Blankenship**, GIS Technician for DOiT.

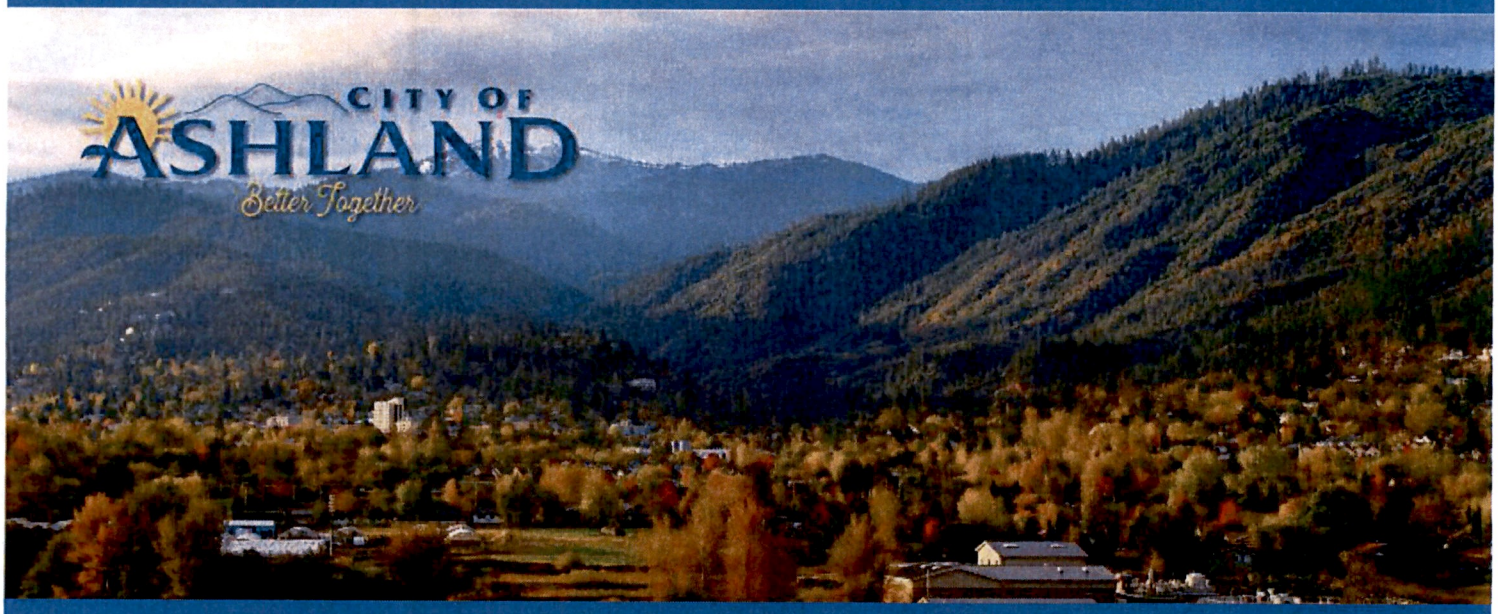


City Manager's Report



WHAT'S COMING UP in MAY?

- **Rogue Valley Bird Day** at North Mountain Park on Saturday, May 11, 8 a.m. to Noon – RogueValleyBirdDay.net
- **Green Debris, be fire-free day (for FREE!)** on Saturday, May 11, 8:30 a.m. to 3:30 p.m. at the Valley View Transfer Station – ashland.or.us/GreenDebris
- **Marking Ashland Places** on Saturday, May 18, 10 a.m. to Noon at Railroad Park – More on this and Historic Preservation week at ashland.or.us
- **Community Garden Open House** at Ashland Creek Park on Saturday, May 18, 10 a.m. to Noon



Playwright Walk

City Council
5/7/2024

Introduction and Purpose

- Playwright Walk concept overview
- Purpose of presentation: Seek Council approval of the Playwright Walk concept, and acceptance of plaques into the Public Art inventory once completed.



Overview of the Playwright Walk



Photo: Example of Lit Walk plaque set in sidewalks in Iowa City, Iowa

Features:

- Bronze plaques set into sidewalks along designated routes.
- Encourage locals and tourists to explore Ashland.
- Collaboration between local arts organizations to develop the plaques.

Overview of the Playwright Walk

- Diversity: Showcases a diverse range of playwrights and periods, with quotes reflecting on the human condition
- Economic Vibrancy: The project promotes economic vibrancy through increased foot traffic and engagement.

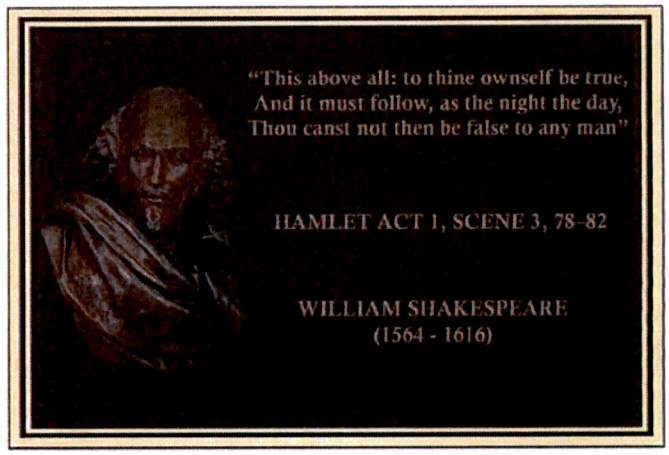


Photo: Mockup example plaque prepared by Oregon Shakespeare Festival staff (February 2024).

Overview of the Playwright Walk

•Broader Community Impact: Ties into city's core values such as belonging, inclusion, equity, and quality of life.

•Funding: Initial funding by Barry and Kathryn Thalden, followed by community-based support and donations.

- •Non-city initiated/funded project, avoids complex procurement procedures.



Photo Examples of Lit Walk plaques set in sidewalks in Iowa City, Iowa

Advisory Committee Reviews

Public Arts Advisory Committee – March 21, 2024
The Public Arts Advisory Committee endorses the Playwright Walk Project as a gift to the City from philanthropists, Barry and Kathryn Thalden, according to AMC 2.29.110 and as outlined in the attached Concept Plan. PAAC recommends approval *[of the project's concept]* to the City Council and to include that the final plaques be accepted into the Public Art Collection.

Historic Preservation Advisory Committee – April 3, 2024
Motion passed unanimously to support the concept of the Playwright Walk with the expectation that HPAC will be involved in the review and advisory process for the final prototype plaque prior to its installation on the Playwright Walk.

Participant Organizations

CITY OF ASHLAND
Better Together

Southern OREGON UNIVERSITY

Oregon Shakespeare Festival

ASHLAND
CHAMBER OF COMMERCE

OREGON CENTER FOR THE ARTS

QUESTIONS?

Council Business Meeting

May 21, 2024

Agenda Item	Approval of Liquor License for Le Petit Café & Creperie	
From	Alissa Kolodzinski	City Recorder
Contact	recorder@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☐ Presentation ☐ Consent ☐ Public Hearing ☐ New Business ☐ Unfinished Business ☐	

SUMMARY

This is a request for approval of a liquor license application for Le Petit Café & Creperie at 10 Water Street.

POLICIES, PLANS & GOALS SUPPORTED

AMC Chapter 6.32 Liquor License Review

BACKGROUND AND ADDITIONAL INFORMATION

This is an application for a New Outlet – Limited On-Premises

FINANCIAL CONSIDERATIONS

N/A

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

Ashland Fire, PD and Planning support this application.

I move to approve the liquor license for Le Petit Café & Creperie.

REFERENCES & ATTACHMENTS

Attachment 1: Application

Better Together

OREGON LIQUOR & CANNABIS COMMISSION

LIQUOR LICENSE APPLICATION

Attn: Kerrick Gooden
OLCC endorsement

Instructions

1. **Complete and sign** this application.
2. Prior to submitting this application to the OLCC, send the completed application to **the local government for the premises address** to obtain a recommendation.
   - If the premises street address is within a city's limits, the local government is the city.
   - If the premises street address is not within a city's limits, the local government is the county.
3. You can submit the application to the OLCC if:
   1. You have WRITTEN documentation showing the date the local government received the application or;
   2. The local government has provided you their recommendation.

ALL forms and documents must be a **PDF** attachment

4. **Email the PDF application that contains the local government recommendation or proof of submission** to: OLCC.LiquorLicenseApplication@oregon.gov.
5. **Do not** include any license fees with your application packet (fees will be collected at a later time).
   When it's time to pay the license fee you must pay the full yearly fee for the current license year (the license fee will not be prorated). If you pay in the last quarter of your license year you must also pay the yearly fee for the next license year.

License Request Options - *Please see the general definitions of the license request options below:*

- **New Outlet:** The licensing of a business that does not currently hold an active liquor license.
- **Change of Ownership:** The request to completely change the licensee of record at a licensed business.
- **Greater Privilege:** The request to change from an Off-Premises to a Limited or Full On-Premises Sales license **OR** from a Limited to Full On-Premises Sales license.
- **Additional Privilege:** The licensee currently holds an active liquor license at the premises and that same licensee would like to request to add an **additional** different liquor license type at that same premises location.

Additional Information

Applicant Identification: Please review OAR 845-006-0301 for the definitions of "applicant" and "licensee" and OAR 845-005-0311 to confirm that all individuals or entities with an ownership interest (other than a waivable ownership interest, per OAR 845-005-0311[6]) in the business have been identified as license applicants on this document. If you have a question about whether an individual or entity needs to be listed as an applicant for the license, discuss this with the OLCC staff person assigned to your application.

Premises Address: This is the physical location of the business and where the liquor license will be posted.

Applicant Signature(s): Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.
If an applicant listed in the applicant information box on page 2 is an entity (such as a corporation or limited liability company), at least one member or officer of the entity must sign the application.

Applicant/Licensee Representative(s): In order to make changes to a license or application or to receive information about a license or application by someone other than the applicant/licensee you must:
- Complete the Authorized Representative and submit with the application.

For help with this application or any related documents or processes, email olcc.alcohollicensing@oregon.gov.

LIQUOR LICENSE APPLICATION

Check the appropriate license request option:

☑ New Outlet | ☐ Change of Ownership | ☐ Greater Privilege | ☐ Additional Privilege

Select the license type you are applying for.

More information about all license types is available online.

Full On-Premises

- ☐ Commercial
- ☐ Caterer
- ☐ Public Passenger Carrier
- ☐ Other Public Location
- ☐ For Profit Private Club
- ☐ Nonprofit Private Club

Winery

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th

Brewery

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd

Brewery-Public House

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd

Grower Sales Privilege

- ☐ Primary location
- Additional locations: ☐ 2nd ☐ 3rd

Distillery

- ☐ Primary location

Additional tasting locations: (Use the DISTT form HERE)

☑ **Limited On-Premises**

☐ **Off Premises**

☐ **Warehouse**

☐ **Wholesale Malt Beverage and Wine**

LOCAL GOVERNMENT USE ONLY

LOCAL GOVERNMENT
After providing your recommendation, return this form to the applicant **WITH** the recommendation marked below

Name of City OR County (not both)

Please make sure the name of the Local Government is printed legibly or stamped below

Date application received:

Optional: Date Stamp Received Below

☐ Recommend this license be granted

☐ Recommend this license be denied

☐ No Recommendation/Neutral

_____ _____

Printed Name **Date**

_____

Signature

Trade Name

LIQUOR LICENSE APPLICATION

APPLICANT INFORMATION

Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.

Name of entity or individual applicant #1:	Name of entity or individual applicant #2:
Le Petit Cafe & Creperie	Sierra Campbell
Name of entity or individual applicant #3:	**Name of entity or individual applicant #4:**
Dax Willard	

BUSINESS INFORMATION

Trade Name of the Business (name customers will see):
Le Petit Cafe & Creperie

Premises street address (The physical location of the business and where the liquor license will be posted):
10 Water St

City:	Zip Code:	County:
Ashland	97520	Jackson

Business phone number:	Business email:
530·559·6868	Sierramoon@hotmail.com

Business mailing address (where we will send any items by mail as described in OAR 845-004-0065[1].):
200 Timberlake Drive

City:	State:	Zip Code:
Ashland	OR	97520

Does the business address currently have an OLCC liquor license?	Does the business address currently have an OLCC marijuana license?
☐ Yes ☑ No	☐ Yes ☑ No

APPLICATION CONTACT INFORMATON – Provide the point of contact for this application. If this individual is not an applicant or licensee, the Authorized Representative Form must be completed and submitted with this application.

Application Contact Name: Sierra Campbell

Phone number:	Email:
[redacted]	[redacted]

LIQUOR LICENSE APPLICATION

TERMS

- "Real property" means the real estate (land) and generally whatever is erected or affixed to the land (for example, the building) at the business address.
- "Common area" is a privately owned area where two or more parties (property tenants) have permission to use the area in common. Examples include the walking areas between stores at a shopping center, lobbies, hallways, patios, parking lots, etc. An area's designation as a "common area" is typically identified in the lease or rental agreement.

ATTESTATION – OWNERSHIP AND CONTROL OF THE BUSINESS AND PREMISES

- Each applicant listed in the "Application Information" section of this form has read and understands OAR 845-005-0311 and attests that:

1. At least one applicant listed in the "Application Information" section of this form has the legal right to occupy and control the real property proposed to be licensed as shown by a property deed, lease, rental agreement, or similar document.

2. No person not listed as an applicant in the "Application Information" section of this form has an ownership interest in the business proposed to be licensed, unless the person qualifies to have that ownership interest waived under OAR 845-005-0311.

3. The licensed premises at the premises street address proposed to be licensed either:
   a. Does not include any common areas; or
   b. Does include one or more common areas; however, only the applicant(s) have the exclusive right to engage in alcohol sales and service in the area to be included as part of the licensed premises.
      - In this circumstance, the applicant(s) acknowledges responsibility for ensuring compliance with liquor laws within and in the immediate vicinity of the licensed premises, including in portions of the premises that are situated in "common areas" and that this requirement applies at all times, even when the business is closed.

4. The licensed premises at the premises street address either:
   a. Has no area on property controlled by a public entity (like a city, county, or state); or
   b. Has one or more areas on property controlled by a public entity (like a city, county, or state) and the public entity has given at least one of the applicant(s) permission to exercise the privileges of the license in the area.

LIQUOR LICENSE APPLICATION

Applicant Signature(s): Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.

If an applicant listed in the applicant information box on page 2 is an entity (such as a corporation or limited liability company), at least one member or officer of the entity must sign the application.

- Each applicant listed in the "Application Information" section of this form has read and understands OAR 845-006-0362 and attests that:

1. Upon licensure, each licensee is responsible for the conduct of others on the licensed premises, including in outdoor areas.
2. The licensed premises will be controlled to promote public safety and prevent problems and violations, with particular emphasis on preventing minors from obtaining or consuming alcoholic beverages, preventing over-service of alcoholic beverages, preventing open containers of alcoholic beverages from leaving the licensed premises unless allowed by OLCC rules, and preventing noisy, disorderly, and unlawful activity on the licensed premises.

I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application, are true and complete.

Applicant name	Signature	Date
Sierra Campbell	Sierra L. Campbell	4/25/24

Applicant/Licensee Representative(s): If you would like to designate a person/entity to act on your behalf you must complete the Authorized Representative Form. You may submit the form with the application or anytime thereafter. The form must be received by the OLCC before the representative can receive or submit information for the applicant.

Please note that applicants/licensees are responsible for all information provided, even if an authorized representative submits additional forms on behalf of the applicant.

Council Business Meeting

May 21, 2024

Agenda Item	Approval of Liquor License for O'Ryans Irish Pub	
From	Alissa Kolodzinski	City Recorder
Contact	recorder@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☐ Presentation ☐ Consent ☐ Public Hearing ☐ New Business ☐ Unfinished Business ☐	

SUMMARY

This is a request for approval of a liquor license application for O'Ryans Irish Pub DBA Symposia LLC at 137 E Main St.

POLICIES, PLANS & GOALS SUPPORTED

AMC Chapter 6.32 Liquor License Review

BACKGROUND AND ADDITIONAL INFORMATION

This is an application for a Change of Ownership – Full On-Premises

FINANCIAL CONSIDERATIONS

N/A

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

Ashland Fire, PD and Planning support this application.

I move to approve the liquor license for O'Ryans Irish Pub DBA Symposia LLC.

REFERENCES & ATTACHMENTS

Attachment 1: Application

Better Together

OREGON LIQUOR & CANNABIS COMMISSION

LIQUOR LICENSE APPLICATION

Instructions

1. **Complete and sign** this application.
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   - If the premises street address is within a city's limits, the local government is the city.
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ALL forms and documents must be a **PDF** attachment

4. **Email the PDF application that contains the local government recommendation or proof of submission** to: OLCC.LiquorLicenseApplication@oregon.gov.
5. **Do not** include any license fees with your application packet (fees will be collected at a later time).
   When it's time to pay the license fee you must pay the full yearly fee for the current license year (the license fee will not be prorated). If you pay in the last quarter of your license year you must also pay the yearly fee for the next license year.

License Request Options - *Please see the general definitions of the license request options below:*

- **New Outlet:** The licensing of a business that does not currently hold an active liquor license.
- **Change of Ownership:** The request to completely change the licensee of record at a licensed business.
- **Greater Privilege:** The request to change from an Off-Premises to a Limited or Full On-Premises Sales license **OR** from a Limited to Full On-Premises Sales license.
- **Additional Privilege:** The licensee currently holds an active liquor license at the premises and that same licensee would like to request to add an **additional** different liquor license type at that same premises location.

Additional Information

Applicant Identification: Please review OAR 845-006-0301 for the definitions of "applicant" and "licensee" and OAR 845-005-0311 to confirm that all individuals or entities with an ownership interest (other than a waivable ownership interest, per OAR 845-005-0311[6]) in the business have been identified as license applicants on this document. If you have a question about whether an individual or entity needs to be listed as an applicant for the license, discuss this with the OLCC staff person assigned to your application.

Premises Address: This is the physical location of the business and where the liquor license will be posted.

Applicant Signature(s): Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.
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Applicant/Licensee Representative(s): In order to make changes to a license or application or to receive information about a license or application by someone other than the applicant/licensee you must:

- Complete the Authorized Representative
  and submit with the application.

For help with this application or any related documents or processes, email olcc.alcohollicensing@oregon.gov.

LIQUOR LICENSE APPLICATION

Check the appropriate license request option:

☐ New Outlet | ☒ Change of Ownership | ☐ Greater Privilege | ☐ Additional Privilege

Select the license type you are applying for.

More information about all license types is available online.

Full On-Premises

- ☒ Commercial
- ☐ Caterer
- ☐ Public Passenger Carrier
- ☐ Other Public Location
- ☐ For Profit Private Club
- ☐ Nonprofit Private Club

Winery

- ☐ Primary location

Additional locations: ☐2nd ☐3rd ☐4th ☐5th

Brewery

- ☐ Primary location

Additional locations: ☐2nd ☐3rd

Brewery-Public House

- ☐ Primary location

Additional locations: ☐2nd ☐3rd

Grower Sales Privilege

- ☐ Primary location

Additional locations: ☐2nd ☐3rd

Distillery

- ☐ Primary location

Additional tasting locations: (Use the DISTT form **HERE**)

☐ **Limited On-Premises**

☐ **Off Premises**

☐ **Warehouse**

☐ **Wholesale Malt Beverage and Wine**

LOCAL GOVERNMENT USE ONLY

LOCAL GOVERNMENT
After providing your recommendation, return this form to the applicant **WITH** the recommendation marked below

Name of City OR County (not both)

Please make sure the name of the Local Government is printed legibly or stamped below

Date application received:

Optional: Date Stamp Received Below

☐ Recommend this license be granted

☐ Recommend this license be denied

☐ No Recommendation/Neutral

Printed Name _____ Date _____

Signature _____

O'Ryans Irish Pub

Trade Name

LIQUOR LICENSE APPLICATION

O'Ryans Irish Pub

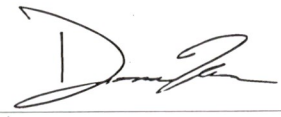
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2. The licensed premises will be controlled to promote public safety and prevent problems and violations, with particular emphasis on preventing minors from obtaining or consuming alcoholic beverages, preventing over-service of alcoholic beverages, preventing open containers of alcoholic beverages from leaving the licensed premises unless allowed by OLCC rules, and preventing noisy, disorderly, and unlawful activity on the licensed premises.

I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application, are true and complete.

Dominique Nieto		05/09/2024
Applicant name	Signature	Date
Applicant name	Signature	Date
Applilcant name	Signature	Date
Applicant name	Signature	Date

Applicant/Licensee Representative(s): If you would like to designate a person/entity to act on your behalf you must complete the Authorized Representative Form. You may submit the form with the application or anytime thereafter. The form must be received by the OLCC before the representative can receive or submit information for the applicant.

Please note that applicants/licensees are responsible for all information provided, even if an authorized representative submits additional forms on behalf of the applicant.

Council Business Meeting

May 21, 2024

Agenda Item	Approval of Liquor License for Bestow LLC	
From	Alissa Kolodzinski	City Recorder
Contact	recorder@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☐ Presentation ☐ Consent ☐ Public Hearing ☐ New Business ☐ Unfinished Business ☐	

SUMMARY

This is a request for approval of a liquor license application for Beslow LLC at 1606 Ashland St.

POLICIES, PLANS & GOALS SUPPORTED

AMC Chapter 6.32 Liquor License Review

BACKGROUND AND ADDITIONAL INFORMATION

This is an application for a Change of Ownership – Limited On-Premises

FINANCIAL CONSIDERATIONS

N/A

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

Ashland Fire, PD and Planning support this application.

I move to approve the liquor license for Bestow LLC.

REFERENCES & ATTACHMENTS

Attachment 1: Application

Better Together

OREGON LIQUOR & CANNABIS COMMISSION

LIQUOR LICENSE APPLICATION

Instructions

1. **Complete and sign** this application.
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   1. You have WRITTEN documentation showing the date the local government received the application or;
   2. The local government has provided you their recommendation.

ALL forms and documents must be a **PDF** attachment

4. **Email the PDF application that contains the local government recommendation or proof of submission** to: OLCC.LiquorLicenseApplication@oregon.gov.
5. **Do not** include any license fees with your application packet (fees will be collected at a later time).
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License Request Options - *Please see the general definitions of the license request options below:*

- **New Outlet:** The licensing of a business that does not currently hold an active liquor license.
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- **Additional Privilege:** The licensee currently holds an active liquor license at the premises and that same licensee would like to request to add an **additional** different liquor license type at that same premises location.

Additional Information

Applicant Identification: Please review OAR 845-006-0301 for the definitions of "applicant" and "licensee" and OAR 845-005-0311 to confirm that all individuals or entities with an ownership interest (other than a waivable ownership interest, per OAR 845-005-0311[6]) in the business have been identified as license applicants on this document. If you have a question about whether an individual or entity needs to be listed as an applicant for the license, discuss this with the OLCC staff person assigned to your application.

Premises Address: This is the physical location of the business and where the liquor license will be posted.

Applicant Signature(s): Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.
If an applicant listed in the applicant information box on page 2 is an entity (such as a corporation or limited liability company), at least one member or officer of the entity must sign the application.

Applicant/Licensee Representative(s): In order to make changes to a license or application or to receive information about a license or application by someone other than the applicant/licensee you must:

- Complete the Authorized Representative
  and submit with the application.

For help with this application or any related documents or processes, email olcc.alcohollicensing@oregon.gov.

LIQUOR LICENSE APPLICATION

Check the appropriate license request option:

☐ New Outlet | ☒ Change of Ownership | ☐ Greater Privilege | ☐ Additional Privilege

Select the license type you are applying for.

More information about all license types is available online.

Full On-Premises

- ☐ Commercial
- ☐ Caterer
- ☐ Public Passenger Carrier
- ☐ Other Public Location
- ☐ For Profit Private Club
- ☐ Nonprofit Private Club

Winery

- ☐ Primary location

Additional locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th

Brewery

- ☐ Primary location

Additional locations: ☐ 2nd ☐ 3rd

Brewery-Public House

- ☐ Primary location

Additional locations: ☐ 2nd ☐ 3rd

Grower Sales Privilege

- ☐ Primary location

Additional locations: ☐ 2nd ☐ 3rd

Distillery

- ☐ Primary location

Additional tasting locations: (Use the DISTT form **HERE**)

☒ **Limited On-Premises**

☐ **Off Premises**

☐ **Warehouse**

☐ **Wholesale Malt Beverage and Wine**

LOCAL GOVERNMENT USE ONLY

LOCAL GOVERNMENT
After providing your recommendation, return this form to the applicant **WITH** the recommendation marked below

Name of City OR County (not both)

Please make sure the name of the Local Government is printed legibly or stamped below

Date application received:

Optional: Date Stamp Received Below

☐ Recommend this license be granted

☐ Recommend this license be denied

☐ No Recommendation/Neutral

Printed Name _____ Date _____

Signature _____

Bestow

Trade Name

LIQUOR LICENSE APPLICATION

APPLICANT INFORMATION

Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.

Name of entity or individual applicant #1:	Name of entity or individual applicant #2:
Bestow LLC	
Name of entity or individual applicant #3:	Name of entity or individual applicant #4:

BUSINESS INFORMATION

Trade Name of the Business (name customers will see):

Bestow

Premises street address (The physical location of the business and where the liquor license will be posted):

1606 Ashland St.

City:	Zip Code:	County:
Ashland	97520	Jackson

Business phone number:	Business email:
2089360029	bestowplants@gmail.com

Business mailing address (where we will send any items by mail as described in OAR 845-004-0065[1].):

1606 Ashland St.

City:	State:	Zip Code:
Ashland	OR	97520

Does the business address currently have an OLCC liquor license? ☒ Yes ☐ No	Does the business address currently have an OLCC marijuana license? ☐ Yes ☒ No

APPLICATION CONTACT INFORMATON – Provide the point of contact for this application. If this individual is not an applicant or licensee, the Authorized Representative Form must be completed and submitted with this application.

Application Contact Name:

[redacted] [redacted]

LIQUOR LICENSE APPLICATION

TERMS

- "Real property" means the real estate (land) and generally whatever is erected or affixed to the land (for example, the building) at the business address.
- "Common area" is a privately owned area where two or more parties (property tenants) have permission to use the area in common. Examples include the walking areas between stores at a shopping center, lobbies, hallways, patios, parking lots, etc. An area's designation as a "common area" is typically identified in the lease or rental agreement.

ATTESTATION – OWNERSHIP AND CONTROL OF THE BUSINESS AND PREMISES

- Each applicant listed in the "Application Information" section of this form has read and understands OAR 845-005-0311 and attests that:

1. At least one applicant listed in the "Application Information" section of this form has the legal right to occupy and control the real property proposed to be licensed as shown by a property deed, lease, rental agreement, or similar document.

2. No person not listed as an applicant in the "Application Information" section of this form has an ownership interest in the business proposed to be licensed, unless the person qualifies to have that ownership interest waived under OAR 845-005-0311.

3. The licensed premises at the premises street address proposed to be licensed either:
   a. Does not include any common areas; or
   b. Does include one or more common areas; however, only the applicant(s) have the exclusive right to engage in alcohol sales and service in the area to be included as part of the licensed premises.
      - In this circumstance, the applicant(s) acknowledges responsibility for ensuring compliance with liquor laws within and in the immediate vicinity of the licensed premises, including in portions of the premises that are situated in "common areas" and that this requirement applies at all times, even when the business is closed.

4. The licensed premises at the premises street address either:
   a. Has no area on property controlled by a public entity (like a city, county, or state); or
   b. Has one or more areas on property controlled by a public entity (like a city, county, or state) and the public entity has given at least one of the applicant(s) permission to exercise the privileges of the license in the area.

LIQUOR LICENSE APPLICATION

Bestow

Applicant Signature(s): Each individual listed in the applicant information box on page 2 (entity or individuals applying for the license) must sign the application.

If an applicant listed in the applicant information box on page 2 is an entity (such as a corporation or limited liability company), at least one member or officer of the entity must sign the application.

- Each applicant listed in the "Application Information" section of this form has read and understands OAR 845-006-0362 and attests that:

1. Upon licensure, each licensee is responsible for the conduct of others on the licensed premises, including in outdoor areas.
2. The licensed premises will be controlled to promote public safety and prevent problems and violations, with particular emphasis on preventing minors from obtaining or consuming alcoholic beverages, preventing over-service of alcoholic beverages, preventing open containers of alcoholic beverages from leaving the licensed premises unless allowed by OLCC rules, and preventing noisy, disorderly, and unlawful activity on the licensed premises.

I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application, are true and complete.

Applicant name	Signature	Date
Aimee Cork		5/13/24

Applicant/Licensee Representative(s): If you would like to designate a person/entity to act on your behalf you must complete the Authorized Representative Form. You may submit the form with the application or anytime thereafter. The form must be received by the OLCC before the representative can receive or submit information for the applicant.

Please note that applicants/licensees are responsible for all information provided, even if an authorized representative submits additional forms on behalf of the applicant.

Council Business Meeting

May 21, 2024

Agenda Item	**Climate: Oregon Dept. of Energy EECBG Application Approval**	
From	Chad Woodward	Climate & Energy Analyst
Contact	Chad.woodward@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☐ Presentation ☐ Consent ☒ Public Hearing ☐ New Business ☐ Unfinished Business ☐	

SUMMARY

Staff request the Council's ratification of approval to apply for the Oregon Department of Energy's (ODOE) Energy Efficiency Community Block Grant (EECBG). Pursuant to Administrative Policy 11-01-04 I sought the City Manager's approval due to a deadline that did not allow for prior council review. In accordance with the policy, I now seek ratification of the City Manager's approval to apply for the grant detailed below.

My proposal to ODOE is for $100,000 and contains two main components:

1. Continue funding our Carshare Program for two more years (in a new location to comply with location requirements of the grant)
    a. Benefits:
        i. Provides equitable access to using EV's
        ii. Allows a platform for people to try before they buy
        iii. Can reduce the need for a household to either have a car or need an additional car
        iv. Will be located in the federally designated Justice40 zone
        v. Will enable the city more data to assess future options
2. Incentivize Home Energy Score inspections to local home inspectors
    a. This will jumpstart our volunteer program for Home Energy Scores in the rogue valley.

These projects were both tailored to meet the unique Justice40 requirement. Additionally, I have designed these programs to require minimal staff input. The first carshare project will plug into our existing car share program where the management is done by contract with Forth Mobility. The second project will plug into our existing incentives program where knowledge and infrastructure already exist. Marketing and outreach channels will exist with our partners on Home Energy Score, the Rogue Valley Association of Realtors.

Better Together

POLICIES, PLANS & GOALS SUPPORTED

CEAP Goals Supported

Overall Goal 1. Reduce Community GHG Emissions.
Overall Goal 2. Prepare Ashland to be more resilient to climate change.?

CEAP Strategies Supported

- Direction for the Home Energy Score is specifically outline in Ashland's Climate and Energy Action Plan
    - BE-2-2. Require building energy scores to identify and incentivize cost-effective energy efficiency improvements.
- Home Energy Scores support the following elements of the Ashland's Climate and Energy Action Plan
    - Overall Goal 1: Reduce Community GHG Emissions.
    - Overall Goal 2. Prepare Ashland to be more resilient to climate change.
    - Strategy BE-1. Support cleaner energy sources.
    - Strategy BE-2. Encourage increased building energy efficiency.
    - Strategy BE-4. Improve demand management.
    - Strategy CC-1. Educate and empower the public.
    - Strategy CM-1. Reduce consumption of carbon-intensive goods and services.
    - Strategy CM-2. Support sustainable and accessible local production and consumption.
    - Strategy PHSW-2. Promote a sustainable local economy that minimizes emissions and vulnerability.
    - ULT Goal 2. Reduce community & City employee vehicle miles travelled.
    - ULT Goal 3. Improve vehicle efficiency and expand low-carbon transport, including within the City's fleet.
    - ULT Goal 4. Support local and regional sustainable growth.
        - ULT-1-4. Evaluate the feasibility of expanded local transit options.
    - PHSW Goal 1. Protect public health from air pollution and climate impacts.
    - BE-1-2. Promote switching to lower-carbon fuels.

Supports City of Ashland conservation and sustainability programs
Comprehensive Plan – Housing Element 6.08. Environmental stewardship and sustainability

- Housing Element 6.10 - Policy 20: Promote building and site design that supports energy efficiency, renewable energy generation, and water conservation in new residential developments.

BACKGROUND AND ADDITIONAL INFORMATION

N/A

FISCAL IMPACTS

Minimal fiscal impacts, as the carshare project is fully developed and will only need a sign moved to the new location and a new contract signed.

The Home Energy Score incentive will fit well within the existing incentive workflow we have created. Advertising and outreach will be done via direct marketing options already developed.

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

Approve the application for the grant in the hopes to move forward Climate and Energy Action Plan goals, strategies and actions.

REFERENCES & ATTACHMENTS

ODOE Opportunity Announcement for the EECBG: https://www.oregon.gov/energy/Incentives/Documents/2024-03-08-EECBG-OA.pdf

Council Business Meeting

May 21, 2024

Agenda Item	First Readings and a Public Hearing on Ordinance 3238, an ordinance adopting amendments to Chapters 15.04; 15.10; 15.16; 15.20; and 15.36 of Title 15 "Buildings and Construction", and Ordinance 3239 amending section 2.22.101 "Established Membership of the Building Board of Appeals" of Title 2 "Administration" of the Ashland Municipal Code.	
From	Brandon Goldman Steven Matiaco	Community Development Director Ashland Building Official
Contact	Brandon.goldman@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☐ Presentation ☐ Consent ☐ Public Hearing ☒ New Business ☐ Unfinished Business ☐	

SUMMARY

Council is requested to hold a public hearing regarding the review and adoption of ordinances to amend Ashland Municipal Code Title 15 "Buildings and Construction Code", Chapters 15.04, 15.10, 15.16, 15.20, and 15.36, and Chapter 2.22 "Building Board of Appeals" to align with and reference current Statue, improve language governing the appeals process, provide direction and process for stop work orders, increase premise identification requirements to align with the Fire Code, adopt FEMA standards to ensure continued eligibility for federal flood insurance, disaster recovery funds, and mitigation grants, and to ensure that buildings and structures within the city limits are constructed and maintained in a manner that ensures the safety, health, and welfare of all residents, staff, and visitors of the city.

POLICIES, PLANS & GOALS SUPPORTED

- **Quality of life that underpins the City's economic vibrancy**
  - The amendments ensure safe and standardized construction, enhancing the overall living environment and supporting Ashland's economic growth.
- **Environmental resilience, including addressing climate change and ecosystem conservation**
  - By aligning with FEMA standards and updating regulations, the amendments promote flood resilience and help protect the local ecosystem from climate-related impacts.
- **Public safety, including emergency preparedness for climate change risk**
  - The updates to the building code, especially in the Dangerous Buildings and Flood Damage Prevention sections, improve the city's ability to respond to emergencies and mitigate risks associated with climate change.
- **Quality infrastructure and facilities through timely maintenance and community investment**
  - The amendments facilitate the maintenance and improvement of infrastructure by ensuring that buildings and other structures comply with current safety and quality standards.

BACKGROUND AND ADDITIONAL INFORMATION

The proposed amendments to the City of Ashland's Municipal Code aim to enhance community safety and compliance with updated building code regulations. These changes include the local adoption of regulations for various structures previously exempted by state code, the establishment of a appeal and

board member qualification processes, the introduction of a section for addressing dangerous buildings, revised procedures for issuing Stop Work Orders, updates to flood damage prevention to meet FEMA standards, and alignment of plumbing and electrical codes with current state laws and rules. Specific changes are more fully discussed below and presented in the Draft Ordinances 3.238 and 3239.

15.04.10 "Code Adoption": Under the adoption of the 2019 Oregon Structural Specialty Code (OSSC), and the 2021 Oregon Residential Specialty Code (ORSC), the State Building Code exempted the regulation and requirements for permits for retaining walls, fences, tanks, cell phone towers, flag poles, ground mount solar, signs, and swimming pools unless adopted ay a municipality's local ordinance. Prior to this exemption, these items have been regulated by the City of Ashland's Building department under the State Building Code, and since the State Building Codes recent exemption of these matters, the City has not been able to require permits or regulate them under the Building Code. It is the staff's opinion that these matters should be adopted locally to better address the safety of the community.

15.04.200 "Board of Appeals" and 2.22.111 "Established Membership: Amendments to these separate but related sections are intended to provide requirements for information to be included in the notice of appeal and to list qualification requirements for members of the board of appeals to ensure that the board was made up of members with knowledge and experience in the different disciplines of building systems, governed by building codes.

15.04.205 "Dangerous Buildings": This section is a new addition to Chapter 15.04. Previously, up until 2019, issues addressed in this section were managed under the statewide building code. The recent changes now permit local adoption of these regulations. The purpose of this section is to provide a remedy for buildings or structures which could potentially endanger the life, limb, health, property, safety, or welfare of the general public and occupants of the building by requiring the building or structure to be repaired, vacated, or demolished when it meets one of the definitions of a dangerous building, outlined within the ordinance. Additionally, this section clarifies the noticing procedures and requirements for obtaining a warrant to enter a property when City building inspectors are not invited to assess damage, typically following incidents such as a fire, earthquake, or other natural hazards.

15.04.250 "Notice of Noncompliance and Violation": This section was amended to include provisions for the issuance of a Stop Work Order. Stop Work Orders were previously citable from Chapter 1 of the Building Code, and are no longer included in the current adopted State Building Code. The proposed amendments to this section outline when a Stop Work Order can be issued, procedures for issuing the order, when the work can resume, violations for when work continues unauthorized, and the process for appeals.

15.10 "Flood Damage Prevention Regulations": The Federal Emergency Management Agency (FEMA) amended the National Flood Insurance Program management standards which requires updates to local regulations to ensure continued eligibility for federal flood insurance, disaster recovery funds, and mitigation grants. The amendments to this Chapter are for the purposes of aligning with the most current standards recently amended by FEMA and to enhance flood resistance, protect property, and ensure the safety and welfare of the City's residents and businesses within flood-prone areas.

15.16 "Plumbing Code" and 15.20 "Electric Code": Amendments to these Chapters include revisions to Oregon Administrative Rules (OAR's) and Oregon Revised Statutes (ORS's) to align with current Statutes and Rules.

15.36 "Numbering of Buildings": Amendments to this Chapter were done to provide consistency with the Oregon Fire Code, which is adopted locally under the "Fire Prevention Code" Chapter 15.28.

FINANCIAL CONSIDERATIONS

The ordinance amendments proposed, which concern the local adoption of building codes for various structures, are anticipated to have minimal fiscal or budgetary impact on the City. These changes primarily involve re-instituting permit requirements that the Building Department previously managed under the State building code. Since Building Division staff are already trained in these regulations, no additional training costs will be incurred. For residents and businesses, the impact will remain consistent with the period before the statewide exemption by the State Building Code went into effect. Thus, these amendments are expected to result in only minor increases in staff workload and associated costs.

Section 15.04.205 "Dangerous Buildings" is a new part of Chapter 15.04. This ordinance is expected to be rarely used, so it won't significantly affect staff time overall. Any costs for fixing, demolishing, or cleaning up a building site deemed dangerous will be the property owner's responsibility and will vary with each situation.

Section 15.10, "Flood Damage Prevention Regulation," was updated to meet the latest standards of FEMA's National Flood Insurance Program. These changes ensure the city remains eligible for federal flood insurance, disaster recovery funds, and mitigation grants. Without these updates, the city could lose access to FEMA assistance.

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

Staff recommends that the City Council approve First Reading of the attached draft ordinance for adoption of amendments to Title 15 of the Ashland Municipal Code

Potential Motion

Two separate motions are necessary due to two distinct Ordinances being presented for consideration:

- I move to approve First Reading of Ordinance 3238, AN ORDINANCE AMENDING CHAPTERS 15.04; 15.10; 15.16; 15.20; AND 15.36 OF TITLE 15; (or as amended); and schedule Second Reading for June 18, 2024.

- I move to approve first reading of ordinance 3239, AN ORDINANCE TO AMEND SECTION 2.22.101, "ESTABLISHED MEMBERSHIP' OF THE BUILDING BOARD OF APPEALS, CHAPTER 2.22; (or as amended); and schedule Second Reading for June 18, 2024.

If the City Council decides not to adopt the proposed amendments to Ashland's building code, the City will not be able to regulate the items mentioned above. Additionally, failing to adopt the floodplain amendments included in Ordinance 3239 could lead to a lower FEMA rating for the Flood Insurance Rate Map (FIRM) at the next FEMA audit, impacting Ashland's standing and benefits under FEMA's programs.

REFERENCES & ATTACHMENTS

- Proposed Ordinance No. 3238
- Proposed Ordinance 3239

ORDINANCE NO. 3238

AN ORDINANCE TO AMEND THE BUILDINGS AND CONSTRUCTION CODE OF TITLE 15 OF THE ASHLAND MUNICIPAL CODE; AMENDING CHAPTERS 15.04; 15.10; 15.16; 15.20; and 15.36.

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~**bold lined through**~~, and additions are **bold underlined.**

WHEREAS, the building official wishes to amend the Ashland Municipal Buildings and Construction Code to ensure that all buildings within the city limits are constructed and maintained in a manner that guarantees the safety, health, and welfare of all residents, visitors, and those involved in construction activities; and

WHEREAS, the State of Oregon Building Codes Division allows jurisdictions to adopt local building codes specific to the jurisdiction's needs that were previously removed from the state building codes authority and made optional by local adoption, empowering the City of Ashland to tailor its Building Codes to better address local environmental, safety, and community priorities; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has amended the National Flood Insurance Program management standards requiring updates to local regulations to ensure continued eligibility for federal flood insurance, disaster recovery funds, and mitigation grants; and

WHEREAS, the City of Ashland recognizes the importance of adopting these standards to enhance flood resistance, protect property, and ensure the safety and welfare of its residents and businesses within flood-prone areas; and

WHEREAS, the City Council of the City of Ashland conducted a duly advertised public hearing on the above-referenced amendments on May 21, 2024; and

WHEREAS, the City Council of the City of Ashland , following the close of the public hearing and record, deliberated and conducted first and second readings approving adoption of this Ordinance in accordance with Article 10 of the Ashland City Charter; and

WHEREAS, the City Council of the City of Ashland has determined that in order to protect and benefit the health, safety, and welfare of existing and future residents of the City, it is necessary to amend Chapter 15 of the Ashland Municipal Code in the manner proposed.

SECTION 1. Ashland Municipal Code Title 15.04 Building and Construction is hereby amended as follows:

15.04.010 Code Adoption

A. The current versions of the following building codes are adopted as a part of this chapter and are further referred to in this title as "the specialty codes."

1. The Oregon Structural Specialty Code **(OSSC)** as defined in OAR 918-460-0010, ~~**and including Appendices J and G.**~~
2. The Oregon Plumbing Specialty Code **(OPSC)** as defined in OAR 918-750-0110.
3. The Oregon Mechanical Specialty Code **(OMSC)** as defined in OAR 918-440-0010.
4. The Oregon Residential Specialty Code **(ORSC)** as defined in OAR 918-480-0010, including ORSC R327.4.

a. The provisions of Oregon Residential Specialty Code (ORSC) R327.4.1 are not herein adopted except that the following ORSC R327.4.1 shall apply within the City of Ashland: ORSC R327.4.1, Qualifying lots of record. Qualifying lots of record shall meet all the following:

(1) Be located in a wildlife hazard zone as identified by the local municipality using criteria established by the Oregon Department of Forestry. The local municipality is not required to include all areas identified by the Oregon Department of Forestry as wildfire hazard zones. The zone shall be detailed in the local adopting ordinance.

b. The City of Ashland Building Official has discretion to waive the requirements of ORSC R327.4 for any particular property upon making a written

determination that the purposes of ORSC R327.4 have been achieved through substantial compliance with its standards.

5. The Oregon Electrical Specialty Code as defined in OAR 918-305-0100.
6. The Oregon Energy Efficiency Specialty Code as defined in OAR 918-460-0500.

B. ~~**The current Oregon-adopted version of the following code is adopted as a part of this chapter except those portions of this code which conflict with or overlap the specialty codes:**~~

~~**1. The International Existing Building Code as published by the International Code Council, a copy of which is on file with the Building Official. (Ord. 3198, amended, 06/01/2021; Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006)**~~

B. The following matters are adopted locally and are regulated under the current Oregon Specialty Codes.

1. **Retaining walls**
    a. **Exception 1: Retaining walls 4 feet or less in height, measured from the bottom of the footing to the top of the wall that do not support ascending slopes exceeding 3:1 (33 percent).**
    b. **Exception 2: retaining walls that do not support a non-soil surcharge.**
2. **Fences**
    a. **Exception 1: Fences constructed of wood and similar materials not over 7 feet (2134 mm) high, fences constructed of masonry, concrete and similar materials not over 4 feet high, and typical field fencing not over 8 feet (2438 mm) high when constructed of woven wire or chain link. Exception: all barriers around swimming pools require a permit.**
    b. **This ordinance does not preclude the requirements of other departments such as Planning, and Fire departments.**
3. **Tanks located outside of a building or structure that contain hazardous materials as defined by the current adopted Oregon Structural Specialty Code and in proximity to buildings and structures regulated by such code as to create a hazardous condition to occupants of a building shall be regulated by the City of Ashland Building Department.**

a. **To determine such hazardous conditions, Chapter 4 of the current adopted Oregon Structural Specialty Code and referenced standards, as well as applicable sections of the current state adopted fire code, shall be used for determining adequate separation type and quantities of hazardous materials contained in tanks for the purpose of maintaining safety to the occupants of a given building or structure.**

b. **Other tanks located outside, where the result of a structural failure could impose a detrimental load on a building or structure, shall also be regulated by the City of Ashland Building Department.**

c. **The scope of regulation for such tanks shall be limited to structural support of tanks. When determined that hazardous conditions are present, structural support of such tanks shall accommodate all applicable loads as prescribed in Chapter 16 of the current adopted Oregon Structural Specialty Code and referenced standards.**

d. **Requirements scoped in the current adopted specialty codes, such as for tanks containing heating oil, shall be regulated by the applicable adopted codes.**

e. **This ordinance does not preclude the requirements of other departments such as Planning, Fire and DEQ.**

4. **Cellular phone, radio, television, and other telecommunication and broadcast towers shall be regulated in accordance with this ordinance.**

   a. **Such towers and support structures that are existing and not attached to or supported by a regulated building shall not be regulated by the Building Code.**

   b. **All new towers and support structures shall be regulated by the current adopted Oregon Structural Specialty Code and referenced design standards to address all imposed structural loads.**

   c. **Existing cell towers supported by a building or structure with proposed added or shifted loads that cause an increase in gravity loading by more than 5% shall be analyzed by an Oregon licensed design professional to address the proposed loading. The existing structure and its addition, acting together**

as a single structure, shall be shown to meet the requirements of Chapter 16 of the current adopted Oregon Structural Specialty Code and referenced standards. Any existing lateral load-carrying structural element whose demand-capacity ratio, with the addition considered, is not more than 10% greater than its demand-capacity ratio with the addition ignored, shall be permitted to remain unaltered.

d. **Existing support structures and equipment that are relocated to another area of the regulated building shall be regulated as a new tower or support structure in accordance with the current adopted Oregon Structural Specialty Code.**

5. **Flag poles not attached to a regulated building that exceed 25' in height.**
   a. **Flag poles extending to a height of more than 25' above the supporting grade shall be designed in accordance with the current adopted Oregon Structural Specialty Code.**
   b. **Flag poles attached to or supported by a regulated building or structure shall be designed for attachments to the building in accordance with the current adopted structural specialty code. The building, whether new or existing, shall be analyzed and designed to accommodate all imposed loads in accordance with the applicable current adopted specialty codes.**
   c. **This ordinance does not preclude the requirements of other departments such as Planning.**
6. **Ground-mounted photovoltaic systems 10 feet or greater in height measured to the highest point of the installations and any ground mounted system where public access is permitted under the structure shall meet the requirements of Chapter 16 of the current adopted Oregon Structural Specialty Code and referenced standards.**
7. **Signs shall be regulated in accordance with Appendix H of the Oregon Structural Specialty Code.**
   a. **This ordinance does not preclude the requirements of other departments such as Planning and the Oregon Department of Transportation (ODOT).**
8. **The design and construction of inground swimming pools.**

a. **Structural drawings for construction of swimming pools other than aboveground swimming pools shall be certified by an Oregon registered engineer or an Oregon licensed architect. Calculations for such drawings shall be provided and be in accordance with the design criteria established and outlined in Chapter 3 of the current ORSC, or Chapter 16 of the current OSSC.**

C. The following matters are adopted locally and are outside the statutory authority of the Oregon Specialty Codes.

1. **Appendix G of the most recent International Building Code (IBC) for Flood-Resistant Construction.**
2. **Appendix J of the most recent International Building Code (IBC) for Grading.**

15.04.020 City Code Administration

The City shall provide for the administration of a plan checking, permit and inspection program for structural, mechanical, plumbing work and electrical work. This City program is applicable to public buildings, including state buildings, as well as private buildings. (Ord. 2925, amended, 04/18/2006; Ord. 2685, amended, 1992; Ord. 1825, amended, 1974)

15.04.030 Building Official Designated

The City Manager shall designate a City employee to carry out the functions and duties of the Building Official as described in the Oregon 2004 Structural Specialty Code, unless such individual is a Department Head, in which case such designation shall be by the Mayor with confirmation by the City Council. Such person shall be state certified as a Building Official in all the codes adopted by this chapter, and may delegate portions of responsibility as may be deemed necessary. Designation by the City Manager of the Building Official shall be done in writing in a document filed with the City Recorder. (Ord. 3192 § 113, amended, 11/17/2020; Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006)

15.04.090 Building Permits Generally

Permits shall be obtained as required by the specialty codes. General contractors shall obtain all permits for a given job at one time. No building permit that would result in the construction of new structures, or the enlargement or change in use of existing structures shall be issued prior to the presentation of an approved zoning permit to the Building Official by the applicant. Such zoning permit shall be issued by the Planning Director, or a designee, and shall verify that the contemplated project is in accord with all applicable zoning and planning regulations. It shall also set forth any special conditions to be met by the applicant prior to issuance of a Certificate of Occupancy or any other planning and zoning related conditions to be enforced by the Building Official. The issuance and continued validity of any building permit issued by the City of Ashland shall be contingent on compliance by the applicant with all applicable city, county, state, or other regulations. On properties or in areas designated to be of significant historical value or interest applications for building permits, not requiring review by the Planning commission pursuant to Title 18 of the Municipal Code, shall be referred to the Ashland Historic **Preservation Advisory Committee** ~~**Commission**~~ for review and recommendations, who shall have a period of time not to exceed seven days to complete such review and recommendations. (Ord. 2925, amended, 04/18/2006; Ord. 2775, amended; Ord. 2712 § 2, amended, 1993; Ord. 2685, amended, 1992; Ord. 2037 § 3, amended, 1979; Ord. 1981 § 6, amended, 1978)

15.04.092 Building Permits LEED Certified Priority Plan Check

1. New buildings and existing buildings whose repair, alteration or rehabilitation costs exceed fifty percent of their replacement costs, that will be pursuing certification under the Leadership in Energy and Environmental Design Green Building Rating System (LEED) of the United States Green Building Council shall receive top priority in the plan check processing.
2. Applicants wishing to receive priority plan check processing shall provide the following documentation with the building permit submittals demonstrating the completion of the following steps in the working towards LEED certification.
    a. Hiring and retaining a LEED Accredited Professional as part of the project team throughout design and construction of the project.

b. The LEED checklist indicating the credits that will be pursued. Building permit submittals must clearly specify the materials, systems and strategies they will use to achieve the credits in the plans submitted to the City of plan check approval.

3. A final report shall be prepared by the LEED Accredited Professional and presented to the City upon completion of the project verifying that the project has met, or exceeded, the LEED standard. (Ord. 3035, added, 08/17/2010)

15.04.095 Building Permits – Required Street Dedications

In issuing building permits for proposed buildings, dedication of abutting streets shall first be made to the City of Ashland as follows:

A. *Dedication of Streets – Public Need.* Whenever a property owner requests a building permit, land partition or subdivision approval, and such proposed use of the land or division of the land causes a public need for increased street right-of-way, the property owner shall dedicate such additional right-of-way to the City of Ashland before approval is given for the subdivision, land partition or application for a building permit. In determining public need the following factors shall be considered:

1. Accommodation of increased traffic generated by the development;
2. The ability to provide traffic circulation to neighboring properties in order to make the most economic use of land, thereby fulfilling the intent of the City Comprehensive Plan and State Planning Code;
3. The health, safety, and welfare of future residents of the area, if the area is developed through flag partitions or other piecemeal, irregular means, causing inadequate access; and
4. Such other factors as may be found relevant during consideration of a particular application.

B. *Dedication of Streets – Width established.* Whenever a property owner requests approval of a land partition, subdivision or building permit, and the property abuts on a street shown on Exhibit "A" attached to Ordinance No. 2012 which is hereby incorporated herein, and the street at that location is not dedicated to the widths required by Section 18.80.020.B of this Code, approval of the application shall only be granted after the property owner has dedicated such

required additional right-of-way to the City of Ashland. For purposes of this Section, all streets not designated on Exhibit "A" as arterial or collectors shall be designated as minor streets.

C. *Dedication of Streets – New Streets.* Whenever a property owner requests approval of a land partition, subdivision or building permit, and the property abuts on a planned street which has been adopted by resolution of the Planning Commission as a part of a precise street plan for an area, approval of the application shall only be granted after the property owner has dedicated such required right-of-way to the City of Ashland.

D. *Setbacks.* All setbacks required under Title 18 of this code shall be measured from the new right-of-way line established pursuant to Subsections A through C, above. (Ord. 2925, amended, 04/18/2006; Ord. 2052 § 6, amended, 1979)

15.04.100 Inspections Required

Inspections shall be called for and made as provided in the specialty codes. (Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006)

15.04.105 Barrier Removal Improvement Plans, Liens

A. The Building Official may approve a Barrier Removal Improvement Plan authorized under ORS 447.241 when:

1. All requirements of that statute are met and approved by the building official;
2. The approval by the building official is made in writing together with the date of the approval; and
3. The value of the improvements required by the plan are entered into the City lien docket as provided in section 15.04.105.B or adequate security is deposited by the plan applicant as provided in section 15.04.105.C.

B. Unless adequate security is deposited as provided in section 15.04.105.C, the value of the improvements required by the plan shall be chargeable as a lien upon the property subject to the plan. The City recorder shall enter in the City lien docket a statement of the value of the plan improvements together with a description of the plan improvements, the name of the owners of the property and the date of the approval of the plan by the building official. Upon such entry in the lien docket, the amount so entered shall become a lien upon the property.

1. The determination of value for the plan improvements shall be made by the building official. Such determination shall include the value of all construction work necessary to

accomplish the plan, as well as all finish work, painting roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. The value shall also include the cost of future inspections by the Building Official to determine if the plan is being or has been met.

2. Upon completion of the plan improvements, the building official shall certify to the City recorder that all improvements have been made. Upon such certification, the City recorder shall remove the lien on the property from the lien docket.

3. Upon partial completion of the plan improvements, the building official, when requested by the property owner or plan permittee, shall certify to the City recorder that plan improvements have been partially made. The certification shall state the value of improvements yet to be made and the City recorder shall amend the lien docket to reflect such value.

4. If the plan is not completed according to its terms, the City may proceed to foreclose the lien in the manner provided by the general law in the State of Oregon for the collection of real property liens. No foreclosure suit shall be filed, however, unless the property owner is first given 30-days written notice specifying the nature of the incompletion and an opportunity for the owner to complete the plan within such 30-day period.

C. The plan applicant may provide adequate security in a sum equal to the value of the improvements required in the plan to secure performance of the plan in lieu of the lien described in section 15.04.105.B. Adequate security includes but is not limited to a surety bond furnished by a surety company authorized to do business in Oregon or an irrevocable letter of credit from a bank doing business in Oregon or such other security as the may be approved by the director of finance. (Ord. 2925, amended, 04/18/2006)

15.04.115 Conversion to For Purchase Housing

Structures being converted from multiple-family rental unit use to for-purchase housing in multi-family zones shall conform to Oregon Structural Specialty Code Chapter 34 Existing Structures, including but not limited to, structural, mechanical, plumbing, and fire/life safety, in effect at the time of conversion, and a building permit shall be obtained for such conversion. Specifically, it shall be unlawful for the owner or his agent of multi-family residential units to convert said units

and common areas to condominium ownership without prior approval of the building official. Review of components identified in Oregon Structural Specialty Code Chapter 34 Existing Structures shall precede such approval. Owner shall notify tenants that the City Building Division may be performing inspections of units and request entry for such purpose. After completion of the review, a report of items to be brought into compliance, if any will be provided to the owner or his agent by the Ashland Building Official. Any and all corrective measures and related construction permits with approved final inspections shall be completed prior to sale of units identified in the report. Physical improvement or rehabilitation of units and common areas are subject to the limitations of ORS 100.315. Conversion is also subject to requirements of AMC Chapter 10.115. The fee schedule for the conversion review shall be established by resolution of the City council. (Ord. 3043, amended, 12/21/2010; Ord. 2938, amended, 05/01/2007; Ord. 2925, amended, 04/18/2006)

15.04.185 Heat Pumps and Mechanical Devices

A. Permit Requirement. No person shall install a commercial or residential heat pump, air conditioning unit, or similar mechanical device prior to submitting a permit application to the Building Official and receiving approval. (Ord. 3038, amended, 11/07/2010; Ord. 2925, amended, 04/18/2006)

15.04.190 Underground Utilities

A. Underground Utilities Required. In conjunction with the issuance of a building permit for a new electrical service all on-site utility lines, including but not limited to, electric, communications, and cable television, shall be installed underground. For the purpose of this section, appurtenances and associated equipment such as, but not limited to, surface-mounted terminal boxes and meter cabinets, and terminations for concealed ducts in an underground system, may be placed above ground.

B. Underground Utilities – Exceptions. Underground utilities need not be installed in the following instances:

1. Any replacement or relocation of a service on a lot when it does not necessitate any increase in the number of existing overhead lines and/or utility poles;

2. Any increase in service size if no additional overhead lines and/or utility poles are required; or

3. Single-family dwellings, when utility poles exist along property lines, or abutting streets, except for underground facilities required by Section 18.80.060 of the Ashland Municipal Code; provided, that a service panel and stubbed conduit shall be installed to convert to underground utilities at a future date.

C. Underground Utilities – Cost. The applicant for service shall be responsible for all trenching and backfilling, and shall pay to the City the connection fees specified in Section 14.16.090 of this Code.

D. Underground Utilities – Rules and Regulations. The City Council may, by resolution, adopt rules and regulations governing the installation and allocation of costs for underground utility extensions as a condition of building permit issuance. (Ord. 2925, amended, 04/18/2006; Ord. 2148 § 1, amended, 1981; Ord. 2052 § 7, amended, 1979)

15.04.192 Location of Electric Meters

In conjunction with the construction of new residential structures, electric meter bases shall be installed on the side of the structure, nearest the City's service point and nearest the front of the structure as practicable, unless an alternate location is approved by the Director of Electric Utilities. On corner lots, the meter base may be located on the rear of the structure, nearest the City's service point and nearest the side street as practicable. No meter installation shall cause service entrance conductors to enter a structure without a service disconnecting means at the closest point of entry as described in the National Electrical Code Article 230-70. (Ord. 2925, amended, 04/18/2006; Ord. 2712 § 4, amended, 1993; Ord. 2282 § 1, amended, 1983)

15.04.200 Board of Appeals - Appeal Process

A. Appeal Procedure. Any: (a) final decision relating to the suitability of alternate materials and methods of construction or (b) final decision of the demolition review committee or (c) an interpretation or final decision by the building official, including the imposition of administrative penalties, with regard to the City of Ashland Building Code may be appealed to the Building Board of Appeals in conformance with procedures provided in the applicable section of the building code. Appeals shall be filed in the City Administration offices by the deadline.

The Notice of Appeal shall state all of the following:

(i) The name and address of the appellant;

(ii) The specific code provision or rule being appealed;

(iii) The reason the building official's determination is incorrect; and

(iv) The appellant's desired outcome on appeal.

An appeal shall include the applicable appeal fee or deposit as applicable. Failure to strictly comply with the applicable appeal requirements, including but not limited to time for filing and payment of the applicable appeal fee, if any, shall be a jurisdictional defect and shall subject the appeal to summary dismissal in accordance with paragraph B of this section. When the specific applicable code does not contain an appeal timeframe, the time to appeal a decision (including administrative penalty) or interpretation shall be 15 days, unless an order to vacate has been posted, in which case it shall be within 10 days. The board of appeals may charge an unsuccessful appellant the cost of the appeal, including the cost of a hearing officer, if the board makes findings that the appeal is frivolous and either finds against the appellant after a hearing or dismisses the appeal. Failure to pay the costs within 60 days of receipt of said billing shall result in a lien on the appellant's property.

B. Scheduling. The building official shall schedule a meeting of the board within 30 working days of the filing of the appeal. The board of appeals shall determine at this meeting whether to grant a hearing or dismiss the appeal. The appeal shall be dismissed if the board finds that the appeal does not meet the criteria in paragraph A of this section. If the appeal is dismissed, the building official's decision is final. The hearing shall be held as soon as reasonable, after the board meeting. The decision and findings shall be mailed to all persons who appeared before the Board. The Administrator of the State Building Codes Division shall be furnished copies of decisions interpreting state building code requirements. (Ord. 3003, amended, 02/18/2010; Ord. 2925, amended, 04/18/2006; Ord. 2878, amended, 12/04/2001)

C. Qualification requirements for members of the board of appeals. The board of appeals shall consist of five individuals, one from each of the following professions or disciplines:

1. **Registered design professional with architectural experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.**
2. **Registered design professional with structural engineering experience.**
3. **Registered design professional with mechanical and plumbing engineering experience or a mechanical or plumbing contractor with at least ten years' experience.**
4. **Registered design professional with electrical engineering experience or an electrical contractor with at least ten years' experience.**
5. **Registered design professional with fire protection experience or a contractor or superintendent with at least ten years' experience and can demonstrate a general knowledge of fire protection requirements.**

The Building Official shall have the authority to waive some of the stated qualification requirements for members of the board of appeals when, in the Building Officials professional opinion, the individual has adequate knowledge and experience to fill the seat as a board member for a specific profession or discipline.

15.04.205 Dangerous Buildings

A. PURPOSE. It is the purpose of this Chapter to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by these Codified Ordinances or otherwise available by law, whereby buildings or structures which endanger the life, limb, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished. The purpose of this Chapter is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected, benefited, or targeted by the terms of this Chapter.

B. DANGEROUS BUILDING DEFINED. For the purpose of this Chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a "Dangerous Building", provided that such conditions or defects endanger the life, health, property or safety of its occupants or the public.

1. **Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.**
2. **Whenever the walking surface of any aisle, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.**
3. **Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half (1 ½) times the working stress or stresses allowed in the Oregon State Structural Specialty Code ("OSSC") for new buildings of similar structure, purpose or location.**
4. **Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the OSSC for new buildings of similar structure, purpose or location.**
5. **Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.**
6. **Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the OSSC for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the OSSC for such buildings.**
7. **Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.**
8. **Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose**

of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. **Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.**
10. **Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.**
11. **Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.**
12. **Whenever the building or structure has been so damaged, or has become so dilapidated or deteriorated, or has been vacated and unsecured as to become (i) an attractive nuisance to children; (ii) a harbor for squatters or criminal activity; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful acts.**
13. **Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the OSSC, or of any law or ordinance of this State or jurisdiction relating to the condition, location or structure of buildings.**
14. **Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.**
15. **Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities,**

or otherwise, is determined by the County's Health and Human Services Department, the Oregon Department of Environmental Quality, or the Building Official, to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. **Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistant construction, faulty or inadequate electric wiring or equipment, gas connections or heating apparatus, chimneys or other cause, is determined by a fire marshal, fire district, or Building Official to be a fire hazard.**
17. **Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned and unsecured for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.**

C. ENFORCEMENT AND INTERPRETATION.

1. **The Building Official and the Building Official's designees are authorized to enforce the provisions of this Chapter. Subject to the procedures provided in this Chapter for review by the Municipal Judge or Hearings Officers, and on appeal by any court, the Building Official shall have the power to render interpretations of this Chapter and adopt and enforce policies in order to carry out its provisions.**

D. RIGHT OF ENTRY; INSPECTION WARRANTS.

1. **Right of Entry. The Building Official may enter property, including the interior of structures, at all reasonable times whenever an inspection is necessary to enforce any building regulations, or whenever the Director has reasonable cause to believe that there exists in any structure or upon any property any condition which makes such property substandard as defined in any building regulations. In the case of entry into areas of property that are plainly enclosed to create**

privacy and prevent access by unauthorized persons, the following steps shall be taken:

a. **Occupied Property. If any structure on the property is occupied, the Building Official shall first present proper credentials and request entry. If entry is refused, the Building Official may attempt to obtain entry by obtaining an inspection warrant;**

b. **Unoccupied Property: if the property is unoccupied, the Building Official shall contact the property owner, or other persons having charge or control of the property, and request entry. If entry is refused or if the Building Official is unable to locate the owner, the Building Official may attempt to obtain entry by obtaining an inspection warrant.**

c. **Hazardous Properties: if the Building Official or Fire Marshall (or their designees) believe a hazardous condition exists that have immediate and exigent health and safety consequences for the public, City officials may, upon properly identifying themselves, enter the property for the sole purpose to secure, remedy, and abate the immediate hazardous condition.**

    i. **Following the abatement, the Building Official shall notify the owner, or other persons having charge or control of the property, of the emergency abatement and follow any fee assessments according to AMC 2.31.040.**

    ii. **Entry for hazardous properties should be for the sole purpose to remedy the immediate and exigent circumstances of the hazardous condition. Further investigation of a building complaint will necessitate either consent of the occupant or owner, or an inspection warrant.**

2. **Grounds for Issuance of Inspection Warrants; Affidavit.**

    a. **Affidavit. An inspection warrant shall be issued by either the Municipal Judge or the Hearings Officer , or by a court of competent jurisdiction only upon cause, supported by affidavit, particularly describing the applicant's status in applying for the warrant, the statute, ordinance or regulation requiring or authorizing the inspection or investigation, the property to be**

inspected or investigated and the purpose for which the inspection or investigation is to be made including the basis upon which cause exists to inspect. In addition, the affidavit shall contain either a statement that entry has been sought and refused, or facts or circumstances reasonably showing that the purposes of the inspection or investigation might be frustrated if entry were sought without an inspection warrant.

b. **Cause. Cause shall be deemed to exist if reasonable legislative or administrative standards for conducting a routine, periodic or area inspection are satisfied with respect to any building or upon any property, or there is probable cause to believe that a condition of nonconformity with any building regulation exists with respect to the designated property, or an investigation is reasonably believed to be necessary in order to discover or verify the condition of the property for conformity with building regulations.**

c. **Issuance. If the Municipal Judge or Hearings Officer is satisfied that cause for the inspection or investigation exists and that the other requirements for granting the application are satisfied, the Municipal Judge or Hearings Officer shall issue the warrant, particularly describing the person or persons authorized to execute the warrant, the property to be entered and the purpose of the inspection or investigation. The warrant shall contain a direction that it be executed on any day of the week between the hours of 8:00 a.m. and 6:00 p.m., or where the Municipal Judge or Hearings Officer has specially determined upon a showing that it cannot be effectively executed between those hours, that it be executed at any additional or other time of the day or night.**

d. **Police Assistance. In issuing an inspection warrant on unoccupied property, including abatement warrants, the Municipal Judge or Hearings Officer may authorize any peace officer, as defined in Oregon Revised Statutes, to enter the described property to remove any person or obstacle and assist the Building Official or representative of the department inspecting the property in any way necessary to complete the inspection.**

3. **Execution of Inspection Warrants.**

a. **Execution of the Warrant. In executing an inspection warrant, the person authorized to execute the warrant shall, before entry into the occupied premises, make a reasonable effort to present the person's credentials, authority and purpose to an occupant or person in possession of the property designated in the warrant and show the occupant or person in possession of the property the warrant or a copy thereof upon request.**

b. **Return. An inspection warrant must be executed within 10 working days of its issue and returned to the Municipal Judge or Hearings Officer by whom it was issued within 10 working days from its date of execution. After the expiration of the time prescribed by this subsection, the warrant unless executed is void.**

E. DANGEROUS BUILDING DECLARED VIOLATION AND NUISANCE SUBJECT TO ABATEMENT.

1. **It shall be a violation for any person to erect, construct, enlarge, alter, repair, move, improve, convert, equip, use, occupy, or maintain a Dangerous Building or cause or permit the same to be done without obtaining a permit to do so.**
2. **All buildings or portions thereof which are determined after inspection by the Building Official to be dangerous as defined in this Chapter are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this Chapter.**

F. NOTICE, CITATION, AND ORDER TO IMMEDIATELY VACATE.

1. **All notices for a violation of this Chapter shall be issued in accordance with Section 15.04.250 of these Codified Ordinances and shall be served on the owner of the building in accordance with Section 15.04.260 of these Codified Ordinances. A copy of the notice described in subsection (2) of this Section shall be attached to the citation.**
2. **In addition to a citation served in accordance with subsections (1) and (4) of this Section, the Building Official shall cause a notice to be posted in a conspicuous location on the building or structure that contains:**

a. **A statement that the Building Official has found the building to be a Dangerous Building with a brief and concise description of the conditions found to render the building dangerous.**

b. **The information required to be placed in citations by subsection 15.04.260 (B) of these Codified Ordinances.**

c. **A statement that the building or structure must be immediately vacated and secured against entry immediately and that it is a Class A Violation to enter or occupy the building if the Building Official makes such a determination in accordance with Section (F) of this Chapter.**

d. **A statement that the building or structure may be demolished or removed if the Building Official has made such a determination in accordance with Section (F) of this Chapter.**

3. **A citation for a violation of this Chapter shall be served on all persons with a recorded interest in the real property, as reflected in the County's Recording Office records, if the Building Official has determined that the building or structure should be demolished or removed. Such service shall be provided in accordance with Section 15.04.250 and 15.04.260 of these Codified Ordinances.**

G. ORDER TO IMMEDIATELY VACATE DANGEROUS BUILDING; ORDER TO DEMOLISH OR REMOVE BUILDING.

1. **If, due to the condition of the building or structure, the Building Official determines that occupation or entry into a Dangerous Building constitutes an immediate threat to the life, limb, or safety of an individual, the Building Official may order that the building be immediately vacated and secured against entry. Such an order shall remain in place until the building has received a certificate of occupancy or until the Municipal Judge a Hearings Officer has dissolved such an order.**

2. **If the Building Official has determined that a Dangerous Building should be immediately vacated and secured against entry and has posted notice in accordance with subsection (E)(2) (c) of this Chapter, it shall be a Class A Violation for any person to enter the building except for an individual licensed to**

engage in the work necessary to remediate the dangerous condition(s). It shall be a Class A Violation for any person to remove or destroy the notice posted in accordance with subsection (E)(2) (c) of this Chapter until the building has been demolished, removed, or a certificate of occupancy has been issued for the building.

3. **If, due to the condition of the building or structure, the Building Official determines that the existence of the building constitutes an immediate threat to human life, limb, safety, or health, or if the building constitutes an immediate threat to adjacent property, the Building Official may order that the building be demolished or removed in a time period not longer than 60 days from the date of citation and posting of notice in accordance with subsection (E)(2) (d) of this Chapter.**

H. HEARINGS PROCEDURE AND PENALTIES.

1. **Except as provided in this Section, all hearings on citations for violations of Section (D) of this Chapter shall be conducted before the Municipal Court or a Hearings Officer in accordance with the procedures set forth in Chapter 2.30.20 and 15.04.200 of these Codified Ordinances.**
2. **If the Building Official has determined that the building should be immediately vacated in accordance with section (F)(1) of this Chapter or demolished or removed in accordance with subsection (F)(3) of this Chapter, any person provided with service of the citation or notice may request that a hearing take place on a date sooner than the time set for a hearing on the citation and notice. Upon such a request, the hearing shall take place as soon as practicable.**
3. **In addition to the penalties provided for in Section 15.04.260 of these Codified Ordinances, upon a finding by the Municipal or a Hearings Officer that the building is dangerous the Municipal Judge or Hearings Officer must order that the Dangerous Building be remediated within a reasonable time. Unless the Judge or Hearings Officer orders that the Dangerous Building be demolished or removed upon a finding upholding the Building Official's determination under subsection (F)(3) of this Chapter, a Dangerous Building may be remediated by**

repair, rehabilitation, demolition, removal, or by vacating and securing the building against entry. If the Municipal Judge or Hearings Officer orders that the Dangerous Building be demolished or removed, the Judge or Hearings Officer must explain the basis for the determination. If the Building Official has ordered that the Dangerous Building be immediately vacated in accordance with subsection (F)(1) of this Chapter, the Municipal Judge or Hearings Officer must make written findings upholding or dissolving such an order.

4. **If a Dangerous Building remains un-remediated following the expiration of the time set for remediation by the Municipal Judge or Hearings Officer, the defendant may be cited for a continuing violation and the Building Official may remediate the building without further hearing and the actual costs of such remediation shall be charged to the building's owner(s) and may become a lien against the subject property.**
5. **Nothing in this Chapter should be construed to eliminate the need for any permit(s) required to remediate a Dangerous Building.**

15.04.210 Demolition or Relocation of Structures

A. For purposes of sections 15.04.210 through 15.04.218, the following terms, phrases, words and their derivations mean:

1. *Demolition.* To raze, destroy, dismantle, or any act or process that may cause partial or total destruction of a structure where less than 60% of the structure's external walls will be retained in place; or where less than a majority of the facade will remain.
2. *Facade.* The front or principal face(s) of a building, excluding an attached garage of a residential structure, sometimes distinguished from the other faces by elaboration of architectural or ornamental details and often serving as the primary entrance.

B. Except as provided in section 15.04.210.D, a permit is required before any structure, or part of a structure as defined in subsection A.1 above, can be demolished or relocated. The permit fees for demolition or relocation of a structure will be set by resolution of the council.

C. No demolition or relocation permit is required:

1. For structures of less than 500 square feet in size.
2. For relocation of a structure upon the same lot.

3. To demolish a building declared to be dangerous under the Uniform Code for the Abatement of Dangerous Buildings pursuant to section 15.04.010.B.

D. In addition to the enforcement provisions of this Title, the City Attorney may, or upon order of the City Council shall, immediately commence action or proceedings for the prevention of the demolition or relocation of a structure in the manner provided by law, and may take such other steps and apply to such courts as may have jurisdiction to grant such relief as will prevent the demolition, moving, removal, or damage to a building or structure, or using property contrary to the provisions of this Title. The remedies provided for in this section shall be cumulative and not exclusive.

1. For any demolition or relocation in violation of sections 15.04.210 to 15.04.218, the court shall also have the authority to order the person convicted of the violation to rebuild or restore the structure to its appearance prior to the demolition or to move and restore the building to its original site.

2. For any flagrant violation, the court may impose a fine up to and including the assessed market value of the structure demolished or relocated. A flagrant violation is an act by a person who, after being notified of a violation, intentionally continues it. (Ord. 2925, amended, 04/18/2006; Ord. 2858, amended, 06/20/2000)

15.04.212 Demolition Review Committee

The Demolition Review Committee shall be the same as the Board of Appeals as established in section 15.04.200. (Ord. 2925, amended, 04/18/2006; Ord. 2878, amended, 12/04/2001; Ord. 2866, amended, 02/06/2001; Ord. 2858, amended, 06/20/2000; Ord. 2852, added, 01/21/2000)

15.04.214 Approval Process

Applications for demolition or relocation permits will be processed as follows:

A. A complete application must be submitted to the Building Official and must include all of the required information for the specific action requested. The application must be signed by one or more property owners of the property where the structure is located. The application must be accompanied by the appropriate application fee.

B. Within fourteen (14) days after receipt of a complete application, the Building Official will approve, approve with conditions, or deny the application unless such time limitation is extended

with the consent of the applicant. Notice of the decision of the Building Official will be mailed to the applicant within seven days of the decision.

C. If the application is approved, or if the application is denied and the applicant desires a hearing before the Demolition Review Committee, the applicant must post and publish a notice of the decision. The notice must be posted on the property in such a manner as to be clearly visible from a public right-of-way and be posted within five (5) business days of the date the applicant received the decision. In addition, the notice must be published in a newspaper of general circulation within the City at least seven (7) days prior to the date requests for hearing must be filed.

D. The applicant or any person may request a hearing before the Demolition Review Committee by filing a request for a hearing with the Building Official. The request for a hearing must:

1. Be in writing and be filed within ten (10) days of the date of the decision, if the request is by the applicant. Otherwise the request must be filed within ten days of the date the notice is posted or seven (7) days after the notice is published, whichever date is later.
2. Contain the specific grounds for which the decision should be reversed or modified, based on the applicable demolition or relocation standards.

E. The following information is required to be contained in the notices required by this section:

1. Notice of the decision by the Building Official described in subsection B above is to contain the following information:

a. The decision of the Building Official and the date of the decision.

b. The requirements of the applicant for posting and publishing notice of the decision.

c. A statement that no hearing will be held before the Demolition Review Committee unless specifically requested.

d. A statement that a request for a hearing by the applicant must be made within 10 days of the date the applicant received the decision and that a request for a hearing must include:

(i) The name and address of the applicant;

(ii) The file number of the demolition or relocation application; and

(iii) The specific grounds for which the decision should be reversed or modified, based on the applicable demolition or relocation standards.

2. The posted and published notices described in subsection C above must contain:

a. A brief description of the approval and the application file number;

b. The phone number and address of the Building Official;

c. The date the notice was posted; and

d. A statement that anyone who objects to the approval must file a request for a hearing on a form furnished by the Building Official, by a date not more than 10 days from the date the notice was posted or seven days from the date the notice was published in the newspaper, whichever date is later.

F. If a request for a hearing is timely received, the Demolition Review Committee will conduct a hearing at least fifteen (15) days, but not more than thirty (30) days, from the date of the request.

G. Notice for hearings before the Demolition Review Committee will be published in a daily newspaper of general circulation within the City at least ten (10) days prior to the hearing and mailed to the applicant or authorized agent at least ten (10) days prior to the hearing. In addition, a notice must be posted on the property by the applicant in such a manner as to be clearly visible from a public right-of-way at least ten (10) days prior to the date of the hearing. The applicant must certify, for the record of the hearing, that the posting was accomplished. The posted notice must contain a brief description of the proposal, the time, date and place of the hearing, and the phone number and address for contact with the Building Official.

H. Within fifteen (15) days of the hearing, or within fifteen (15) days of the receipt of the report described in AMC 15.04.216.A.1 is received, whichever date is later, the Demolition Review Committee shall issue its decision in writing and mail it to the applicant and all persons who appeared and spoke at the hearing.

I. The decision of the Demolition Review Committee may be appealed to the City Council by the applicant or someone who spoke at the hearing. In addition, the City Council may review the decision on its own motion. The decision is appealed by filing a notice of appeal with the City Manager. The appeal fee, as set by resolution of the City Council, must accompany the notice of appeal. The appeal must be filed within fifteen (15) days of the date the decision of the committee is mailed. The appeal notice must contain:

1. The appellant's name and address;

2. A reference to the decision sought to be reviewed;

3. A statement that the appellant is the applicant or someone who appeared and testified at the hearing;

4. The date of the decision being appealed; and

5. The specific grounds for which the decision should be reversed or modified, based on the applicable standards.

J. The notice of appeal, together with notice of the date, time and place of the hearing on the appeal by the Council will be mailed to those who appeared at the hearing before the Demolition Review Committee at least twenty (20) days prior to the hearing. The appeal before the Council shall be a de novo hearing based solely on the evidence in the record made before the Demolition Review Board. The applicant shall have the burden to prove the standards have been met. The Council may affirm, reverse or modify the decision and may approve or deny the request, or grant approval with conditions. The City Council shall make findings and conclusions, and make a decision based on the record before it as justification for its action. The City Council shall cause copies of a final order to be sent to all persons participating in the appeal. (Ord. 3192 § 114, amended, 11/17/2020; Ord. 2925, amended, 04/18/2006; Ord. 2858, amended, 06/20/2000; Ord. 2852, added, 01/21/2000)

15.04.216 Demolition and Relocation Standards

A. For demolition or relocation of structures erected more than forty-five (45) years prior to the date of the application:

1. The applicant must demonstrate that either subsection A.1.a or b of this section applies:

a. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property. In determining whether an economically beneficial use can be made of the property, the Demolition Review Committee may require the applicant to:

(i) Furnish an economic feasibility report prepared by an architect, developer, or appraiser, or other person who is experienced in rehabilitation of buildings that addresses the estimated market value of the

property on which the building lies, both before and after demolition or removal; or

(ii) Market the property utilizing a marketing plan approved by the Demolition Review Committee or by advertising the property in the Ashland Daily Tidings or Medford Mail Tribune at least eight times and at regular intervals for at least 90 days and by posting a for sale sign on the property, four to six square feet in size and clearly visible from the street, for the same 90-day period.

b. The structure proposed for demolition is structurally unsound despite efforts by the owner to properly maintain the structure.

2. In addition to subsection A.1.a or b above, the applicant must also:

a. Submit a redevelopment plan for the site that provides for a replacement or rebuilt structure for the structure being demolished or relocated. The replacement or rebuilt structure must be a minimum of 1,000 square feet, unless the structure being demolished or relocated is less than 1,000 square feet. If the structure is less than 1,000 square feet, the replacement structure must be a minimum of 500 square feet. The redevelopment plan must indicate in sufficient detail the nature, appearance and location of all replacement or rebuilt structures. No replacement structure is required, however, if:

(i) The applicant agrees to restrict the property to open space uses and a finding is made that such restriction constitutes a greater benefit to the neighborhood than redevelopment would; or

(ii) The structure being demolished or relocated is a non-habitable accessory structure.

b. Demonstrate, if the application is for a demolition, the structure cannot be practicably relocated to another site.

3. If a permit is issued and the redevelopment plan:

a. Requires a site review permit, no demolition or relocation may occur until the site review permit has been issued, unless the site is restricted to open space uses as provided in subsection A.2 of this section.

b. Does not require a site review permit, no demolition or relocation may occur until the building permit has been issued for the replacement or rebuilt structure, unless the site is restricted to open space uses as provided in subsection A.2 of this section.

4. The Demolition Review Committee may require the applicant to post with the City a bond, or other suitable collateral as determined by the City Manager, ensuring the safe demolition of the structure and the completed performance of the redevelopment plan.

B. For demolition or relocation of structures erected less than forty-five (45) years from the date of the application:

1. The applicant:

a. Has the burden of proving the structure was erected less than forty-five (45) years from the date of the application. Any structure erected less than forty-five (45) years from the date of the application, which replaced a structure demolished or relocated under this section, shall be considered a structure subject to the standards in this section.

b. Must submit a redevelopment plan for the site that provides for a replacement or rebuilt structure being demolished or relocated. The replacement or rebuilt structure must be a minimum of 1,000 square feet, unless the structure being demolished or relocated is less than 1,000 square feet. If the structure is less than 1,000 square feet, the replacement structure must be a minimum of 500 square feet. The redevelopment plan must indicate in sufficient detail the nature, appearance and location of all replacement or rebuilt structures. No replacement structure is required, however, if:

(i) The applicant agrees to restrict the property to open space uses and a finding is made that such restriction constitutes a greater benefit to the neighborhood than redevelopment would; or

(ii) The structure being demolished or relocated is a non-habitable accessory structure.

2. If a permit is issued and the redevelopment plan:

a. Requires a site review permit, no demolition or relocation may occur until the site review permit has been issued, unless the site is restricted to open space uses as provided in this subsection B.

b. Does not require a site review permit, no demolition or relocation may occur until a building permit has been issued for the structure or structures to be replaced or rebuilt, unless the site is restricted to open space uses as provided in this subsection B.

C. For any demolition approved under this section, the applicant is required to salvage or recycle construction and demolition debris, in accordance with a demolition debris diversion plan that complies with the requirements adopted by the Demolition Review Committee. The applicant shall submit such a plan with the application for demolition.

For any relocation approved under this section, the applicant must also comply with the provisions of AMC Chapter 15.08. (Ord. 3192 § 115, amended, 11/17/2020; Ord. 2925, amended, 04/18/2006; Ord. 2891, amended, 11/19/2002; Ord. 2858, amended, 06/20/2000; Ord. 2852, added, 01/21/2000)

15.04.220 Mechanical Specialty Code Fee

For application in this City, the fee schedule for mechanical specialty code fees shall be established by resolution of the City council. (Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006; Ord. 2896, amended, 06/03/2003)

15.04.240 Certificate of Occupancy

No building for which a permit has been issued shall be occupied nor shall utilities be released until a final inspection has been made and a certificate of occupancy has been issued by the Building Official. Such certificate shall not be issued until all relevant requirements of AMC Title 15 have been met and all requirements of the Planning Commission shall have been completed. However, with respect to requirements of the Planning Commission, which shall include but not be limited to variance, conditional use permits, site plans and planned unit developments, the Building Official may, unless otherwise directed by the Planning Commission or City Council, release a temporary certificate of occupancy and a temporary release of utilities before the installation and completion of such requirements, and provided the owner has posted a

performance bond satisfactory to the City Manager to ensure the installation of said requirements within a specified time, which time must also be satisfactory to the City Manager. (Ord. 3192 § 116, amended, 11/17/2020; Ord. 2925, amended, 04/18/2006; Ord. 1923, amended, 1977)

15.04.250 Notice of Noncompliance and Violation

A. No permit or certificate of any kind shall be issued by the Building Official for a structure or occupancy which would violate any provision of the Ashland Municipal Code.

B. When it is necessary to obtain compliance with this Title, or any violations of provisions administered by the Bureau of Development Services, the Building Official may issue a Stop Work Order requiring that all work, except work directly related to elimination of the violation, be immediately and completely stopped.

1. **If a Stop Work Order is issued, activity subject to the order may not resume until such time as the Building Official gives specific approval in writing. The Stop Work Order will be in writing and will include:**
    a. **The date the order is issued;**
    b. **Permit or registration number, where applicable;**
    c. **Site address, legal description or project location that is subject to the Stop Work Order;**
    d. **A description of violations observed; and**
    e. **The conditions under which the work may resume.**
2. **The Stop Work Order will be posted by the Building Official or designee of the Building Official at a conspicuous location at the site. In addition, a copy of the order will either be personally delivered or sent to the property owner (and any person authorized to act on the owner's behalf, if identified) by regular first-class mail.**
3. **It is unlawful for any person to remove, obscure, mutilate or otherwise damage a Stop Work Order.**
4. **A Stop Work Order is effective upon posting.**

5. **When an emergency condition exists, the Building Official may issue a Stop Work Order orally. The Building Official will then issue a written notice as provided under Section A., above, within one working day.**
6. **The Building Official may issue a Stop Work Order for work commenced without a required permit.**

C. The Building Official may impose a penalty as set forth in AMC 15.04.260 when a Stop Work Order is issued. The Stop Work Order penalty may be assessed daily for each day the violation or condition giving rise to the order continues.

D. Review of Stop Work Order by the Building Official.

1. If a property owner (and any person authorized to act on the owner's behalf) has received a Stop Work Order as described in this Section and the property owner (and any person authorized to act on the owner's behalf) believes the order has been issued in error, the property owner (and any person authorized to act on the owner's behalf) may request that the order be reviewed by the Building Official. The property owner (and any person authorized to act on the owner's behalf) must submit a written request to the Building Official within 15 calendar days of the date of the order. The written request shall be submitted together with all evidence that supports the request. Work subject to a Stop Work Order may not be resumed until approved according to Subsection A. of this Section. Following review, the Building Official will issue a written determination. The Building Officials determination will be served on the property owner (and any person authorized to act on the owner's behalf) by regular mail.

2. A property owner (and any person authorized to act on the owner's behalf) may appeal the Building Officials written determination to the Appeals Board in accordance with AMC 15.04.200.

~~**B.**~~ **E.** Provided written notice and an opportunity to be heard is first given, the Building Official, upon determining that a violation of this chapter exists, shall have authority to file a notice of noncompliance in the Jackson County Records office upon any property which contains a structure or is occupied in violation of this chapter.

~~C.~~ **F.** The notice of noncompliance shall specify the owner of the property as reflected in the Jackson County Records office, the property description, the date and brief description of the violation and the citation to this chapter section.

~~D.~~ **G.** Whenever the violation for which the notice of non-compliance was filed is corrected, the Building Official shall, upon payment of the recording fee for the notice of non-compliance and the recording fee for the notice of correction, immediately file a notice of correction. The notice of correction shall reference the notice of non-compliance and specify that the violation has been corrected. (Ord. 2925, amended, 04/18/2006; Ord. 2685, amended, 1992)

15.04.260 Violation Administration Penalty

A. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City or cause the same to be done contrary to or in violation of any of the provisions of this title.

B. The Building Official, and his/her designee is specifically authorized to impose a civil penalty for any violation of the Building Code, including an order of the Building Official to remedy such violation. The civil penalty shall be served in a "Notice and Order Imposing the Civil Penalty" for the violation. The Notice shall:

1. Describe the alleged violation, including any relevant code provision numbers, ordinance numbers or other identified references; and
2. State that the City of Ashland intends to assess a civil penalty for the violation and states the amount of the civil penalty; and
3. State that the party may challenge the civil penalty by filing a notice of appeal to the Building Board of Appeals within 15 days of service of the Notice as provided in AMC Chapter 15.

C. The civil penalty may not exceed the maximum civil penalty amount authorized for an equivalent specialty code violation under ORS 455.895 subject to the limitations in the Ashland City Charter. Any person, firm or corporation violating any of the provisions of this title shall be deemed guilty of an offense and each such person shall be deemed guilty of separate offense on each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, continue or permitted and upon conviction of any such violation. The

civil penalties provided herein are in addition to and not in lieu of any other remedy for enforcement available to the City including but not limited to increased permit or investigative fees, injunctive relief or any other remedy.

D. Unpaid Penalties

1. Failure to pay an administrative penalty imposed pursuant to this code within thirty (30) days after the penalty becomes final shall constitute a Class I violation of this code.

2. If an administrative civil penalty is imposed on a responsible person because of a violation of any provision of this code resulting from prohibited use or activity on real property, and the penalty remains unpaid 30 days after such penalty become final, the building official shall assess against the property the full amount of the unpaid fine and shall enter such an assessment as a lien in the docket of City liens.

3. In addition, failure to pay an administrative civil penalty imposed pursuant to this code shall be grounds for withholding issuance of requested permits or licenses, issuance of a stop work order, as well as revocation or suspension of any issued permits or certificates of occupancy. (Ord. 3043, amended, 12/21/2010; Ord. 3003, added, 02/18/2010)

SECTION 2. Ashland Municipal Code Title 15.10 Flood Damage Prevention Regulations is hereby amended as follows:

15.10.010 Purpose

The purpose of this section is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditure of public money on costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;

G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and

H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. 2925, amended, 04/18/2006)

I. Participate in and maintain eligibility for flood insurance and disaster relief.

15.10.020 Statutory Authority

The Legislature of the State of Oregon has in Oregon Revised Statutes, Chapter 197, delegated the responsibility to local governments to adopt comprehensive plans and land use regulations designed to promote the public health, safety, and general welfare of its citizenry. (Ord. 2925, amended, 04/18/2006)

15.10.030 Findings of Fact

A. The flood hazard areas of Ashland are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruptions of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. (Ord. 2925, amended, 04/18/2006)

15.10.040 Methods of Reducing Flood Losses

In order to accomplish its purpose, this section includes methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Controlling filling, grading, dredging, and other development which may increase flood damage; and

E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards outside of identified flood hazard areas.

F. Coordinating and supplementing the provisions of the state building code with local land use and development ordinances. (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

15.10.050 Definitions

Unless specifically defined below or elsewhere in this Code, words or phrases used in this Chapter shall be interpreted as to give them the meaning they have in common usage and to give this Chapter it's most reasonable application.

A. Appeal means a request for a review of the Building Official's interpretation of any provision of this Section or a request for a variance.

B. Area of Shallow Flooding means a designated AO or AH zone on the Flood Insurance Rate Map. ~~The base flood depths range from one (1) to three (3) feet~~ **with a one percent or greater annual chance of flooding to an average depth of one (1) to three (3) feet**; clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

C. Area of Special Flood Hazard means the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. Designation on maps always includes the letters A or V. **Special flood hazard area is synonymous in meaning and definition with the phrase "area of special flood hazard".**

D. Base Flood means the flood having a one percent (1%) chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designation on flood maps always includes the letters A or V.

E. Base flood elevation (BFE) means the elevation to which floodwater is anticipated to rise during the base flood.

~~E.~~ **F.** Basement, for the purposes of this chapter, means the portion of a structure with its floor sub-grade (below ground level) on all sides, or the definition provided in Section 18.08.078 of the Ashland Municipal Land Use code, whichever is more restrictive.

~~F.~~ **G.** Below-Grade Crawl Space means an enclosed area below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point.

~~G.~~ **H.** Building Code means the combined specialty codes adopted under ORS 446.062, 446.185, 447.020(2), 455.020(2), 455.610, 455.680, 460.085, 460.360, 479.730(1) or 480.545, but not include regulations adopted by the State Fire Marshal pursuant to ORS chapter 476 or ORS 479.015 to 479.200 and 479.210 to 479.220.

~~H.~~ **I.** Critical Facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use, or store hazardous materials or hazardous waste.

~~I.~~ **J.** Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

K. Enclosure means enclosed walled in areas below the lowest floor of an elevated building. Enclosures below the Base Flood Elevation (BFE) may only be used for building access, vehicle parking, and storage. Enclosed areas below the lowest floor must be adequately anchored, built using flood resistant building material, and any utilities or service facilities must be designed and/or located to prevent flood damage.

~~J.~~ **L.** Flood or Flooding means:

1. a general and temporary condition of partial or complete inundation of normally dry land areas from:

~~1.~~ **a.** The overflow of inland or tidal waters; and/or

~~2.~~ **b.** The unusual and rapid accumulation of runoff of surface waters from any source.

c. Mudslides (i.e., mudflows) which are approximately caused by flooding as defined in (1)(b) of this definition and are akin to a river of liquid

and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

M. Flood elevation study, also known as Flood Insurance Study, See "Flood Insurance Study".

~~K.~~ **N.** Flood Insurance Rate Map (FIRM) means the official map of a community issued by the Federal Insurance Administration delineating the areas of special flood hazards and/or the risk premium zones applicable to the community**. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).**

~~L.~~ O. Flood Insurance Study (FIS) means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary - Flood way Map, and the water surface elevation of the base flood. **An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.**

P. Flood proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

~~M.~~ **Q.** ~~**Flood-way**~~ **Floodway, also referred to as Regulatory Floodway** means that channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

R. Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo

or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

S. Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

T. Historic structure is any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Secretary of the Interior; or

b. Directly by the Secretary of the Interior in states without approved programs.

~~O.~~ **U.** Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found in Section 15.10.080.B.1.b.

V. Manufactured Dwelling is synonymous with "manufactured home" and does not include a "recreational vehicle."

W. Manufactured dwelling park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured dwelling lots for rent or sale.

~~P.~~ **X.** Manufactured Home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation

when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

~~Q.~~ **Y.** Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Z. Mean sea level for purposes of the National Flood Insurance Program means the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

~~R.~~ **AA.** New Construction means structures for which the "start of construction" commenced on or after the effective date of this Ordinance and includes new mobile home parks and mobile home subdivisions.

~~S.~~ **BB.** Recreational Vehicle, as it pertains to the provisions of this chapter, means a vehicle which is:

~~a.~~ **1.** Built on a single chassis;

~~b.~~ **2.** 400 square feet or less when measured at the largest horizontal projection;

~~c.~~ **3.** Designed to be self-propelled or permanently towable by a light duty truck; and

~~d.~~ **4.** Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

CC. Special flood hazard area: See "Area of special flood hazard" for this definition.

~~T.~~**DD.** Start of Construction ~~includes substantial improvement and~~ means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a permanent basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory erection or temporary forms; nor

does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. **For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.**

~~U.~~ **EE.** Structures as it pertains to the provisions of this Chapter is a walled and roofed building, including a gas or liquid storage tank that is principally above ground**, as well as a manufactured dwelling.**

~~V.~~ **FF.** Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

~~W.~~ **GG.** Substantial Improvement means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred.

For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term ~~DOES NOT~~ **does not**, however, include either:

a. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or

b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places, **provided that the alteration will not preclude the structure's continued designation as a "historic structure."**

~~X.~~ **HH.** Variance means a grant of relief from the requirements of this Chapter which permits construction in a manner that would otherwise be prohibited by this Chapter. (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

II. Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other

development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

15.10.060 General Provisions

A. *Lands to which this Chapter Applies.* This Chapter shall apply to all areas of special flood hazards within the jurisdiction of the City of Ashland, Oregon.

B. *Basis for Establishing the Areas of Special Flood Hazard.* The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Jackson County, Oregon and Incorporated Areas", dated May 3rd 2011, **updated April 5, 2017, and the Ashland Modified Floodplain Map, adopted June 6, 1989 with** accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be a part of this Ordinance. The Flood Insurance Study and accompanying maps (as updated) are on file at City Hall, Ashland, Oregon.

C. *Compliance.* No structure on land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Ordinance and other applicable regulations.

D. Coordination with State of Oregon Specialty Codes. Pursuant to the requirement established in ORS 455 that the City of Ashland administers and enforces the State of Oregon Specialty Codes, the City of Ashland does hereby acknowledge that the Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in special flood hazard areas. Therefore, this ordinance is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

~~D.~~ **E.** *Abrogation and Greater Restrictions.* This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance and another Ordinance, state building code, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

~~E.~~ **F.** *Interpretation.* In the interpretation and application of this Chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and

3. Deemed neither to limit or repeal any other powers granted under state statutes and rules including the state building code.

~~F.~~ **G.** *Warning and Disclaimer of Liability.* The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder. (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

15.10.070 Administration

A. Establishment of Development Permit. A **floodplain** development permit shall be obtained before construction or development begins within any area **horizontally within the** ~~of~~ special flood hazard established in Section 15.10.060.B. The permit shall be for all structures including manufactured ~~homes~~ **dwellings**, as set forth in the Definitions, and for all other development including fill and other activities, also set forth in Definitions. Application for a development permit shall be made on forms furnished by the ~~**Building Official**~~ **Floodplain Administrator or their designee** and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all **new and substantially improved** structures;
2. Elevation in relation to mean sea level to which any structure has been flood-proofed;
3. Certification by a registered professional engineer or architect that the flood-proofing methods for any nonresidential structure meet the flood-proofing criteria in Section 15.10.090.B.2;
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

5. Base Flood Elevation data for subdivision proposals or other development when required per sections 15.10.070.C. and 15.10.080.A.5.

6. Substantial improvement calculation for any improvement, addition, reconstruction, renovation, or rehabilitation of an existing structure.

7. The amount and location of any fill or excavation activities proposed.

B. *Designation of the ~~Building Official~~* ***Floodplain Administrator***. ~~The Building Official~~ **The Floodplain Administrator or their designee** is hereby appointed to administer and implement this Chapter by granting or denying development permit applications in accordance with its provisions.

C. *Duties and Responsibilities of the ~~Building Official~~* ~~The Building Official~~ **The Floodplain Administrator or their designee**. Duties and responsibilities of the ~~Building Official~~ ~~The Building Official~~ **The Floodplain Administrator or their designee** shall include, but not be limited to:

1. *Permit Review.*

a. Review all development permits to determine that the permit requirements of this Section have been satisfied.

b. Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.

c. Review all development permits to determine if the proposed development is located in the flood way. If located in the flood way, assure that the encroachment provisions of Section 15.10.080.C.1 are met.

d. Review all development permits to determine if the proposed development is located in an area where Base Flood Elevation (BFE) data is available either through the Flood Insurance Study (FIS) or from another authoritative source. If BFE data is not available then ensure compliance with the provisions of section 15.10.070.C.2.; and

e. Review submittals for the Base Flood Elevation (BFE) plus 2 feet applicable to any building requiring a development permit.

f. Review all development permit applications to determine if the proposed development qualifies as a substantial improvement as defined in section 15.10.050.

g. Review all development permits to determine if the proposed development activity is a watercourse alteration. If a watercourse alteration is proposed, ensure compliance with the provisions in section 15.10.070.C.4.

h. Review all development permits to determine if the proposed development activity includes the placement of fill or excavation.

2. *Use of Other Base Flood Data.* When base flood elevation data has not been provided in accordance with Section 15.10.060.B, "Basis for Establishing the Areas of Special Flood Hazard", ~~**The Building Official**~~ **The Floodplain Administrator or their designee** shall obtain, review, and reasonably utilize any base flood elevation and flood-way data available from a federal, state or other source, in order to administer Sections 15.10.080.B.1 "Specific Standards: Residential Construction", 15.10.080.B.2 "Specific Standards: Nonresidential Construction, and 15.10.080.C "Flood-ways".

3. Information to be Obtained and Maintained.

a. Where base flood elevation data is provided through the Flood Insurance Study or required as in Section 15.10.070.C.2, obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor (including basement and below grade crawlspaces) **and all attendant utilities** of all new or substantially improved structures, and whether or not the structure contains a basement**. Basements are not allowed in new construction.**

b. For all new 6r substantially improved flood-proofed structures:

(i) Verify and record the actual elevation (in relation to mean sea level); and

(ii) Maintain the flood proofing certifications required in Section 15.10.070.A.3.

c. Maintain for public inspection all records pertaining to the provisions of this Section.

d. Obtain and record the elevation (in relation to mean sea level) of the natural grade of the building site for a structure prior to the start of

construction and the placement of any fill and ensure that all requirements are adhered to.

e. Where base flood elevation data are utilized, obtain As-built certification of the elevation (in relation to mean sea level) of the lowest floor (including basement) prepared and sealed by a professional licensed surveyor or engineer, prior to the final inspection.

f. Provide to the Floodplain Administrator or their designee the Base Flood Elevation (BFE) applicable to any building requiring a development permit.

g. Obtain, record, and maintain the elevation (in relation to mean sea level) to which the structure and all attendant utilities were floodproofed for all new or substantially improved floodproofed structures where allowed under this ordinance and where Base Flood Elevation (BFE) data is provided through the FIS, FIRM, or obtained in accordance with section 15.10.070.C.2.

h. Maintain all floodproofing certificates required under this ordinance;

i. Record and maintain all variance actions, including justification for their issuance;

j. Obtain and maintain all hydrologic and hydraulic analyses performed as required under section 15.10.080.C.

k. Record and maintain all Substantial Improvement and Substantial Damage calculations and determinations as required under section 15.10.050.FF.

4. Alteration of Watercourses.

   a. Notify adjacent communities and the Department of Land Conservation and Development and other appropriate state and federal agencies prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. **This notification shall be provided by the applicant to the Federal Insurance Administration as a Letter of Map Revision (LOMR) along with either:**

i. **A proposed maintenance plan to assure the flood carrying capacity within the altered or relocated portion of the watercourse is maintained; or**

ii. **Certification by a registered professional engineer that the project has been designed to retain its flood carrying capacity without periodic maintenance.**

b. ~~Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.~~ **The applicant shall be required to submit a Conditional Letter of Map Revision (CLOMR) when required under this chapter. Ensure compliance with all applicable requirements.**

5. Interpretation of FIRM Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 15.10.090. (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

6. Community Boundary Alterations. The Floodplain Administrator or their designee shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps (FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.

7. Submit New Technical Data. A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator of the

changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations (CFR), Section 65.3. The community may require the applicant to submit such data and review fees required for compliance with this section through the applicable FEMA Letter of Map Change (LOMC) process. The Floodplain Administrator or their designee shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

a. Proposed floodway encroachments that increase the base flood elevation; and

b. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.

An applicant shall notify FEMA within six (6) months of project completion when an applicant has obtained a Conditional Letter of Map Revision (CLOMR) from FEMA. This notification to FEMA shall be provided as a Letter of Map Revision (LOMR).

8. Substantial Improvement and Substantial Damage Assessments and Determinations. Conduct Substantial Improvement (SI) reviews for all structural development proposal applications and maintain a record of SI calculations within permit files in accordance with this chapter Conduct Substantial Damage (SD) assessments when structures are damaged due to a natural hazard event or other causes. Make SD determinations whenever structures within the special flood hazard area are damaged to the extent that the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

15.10.080 Provisions for Flood Hazard Protection

A. General Standards. **These specific standards shall apply to all new construction and substantial improvements in addition to the General Standards contained in section 15.10.070 of this ordinance.** In all areas of flood hazards the following standards are required:

1. Anchoring.

a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure;

b. All manufactured homes must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to; use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook).

2. Construction Materials and Methods.

a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

~~**c. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.**~~

3. Utilities.

a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and

c. On-site waste disposal systems shall be located to avoid impairment to them or contamination during flooding.

4. Equipment.

Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be:

a. Elevated to at least two (2) feet above the base flood elevation; or

b. Designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads

and stresses, including the effects of buoyancy, during conditions of flooding.

c. If replaced as part of a substantial improvement shall meet all the requirements of this section.

~~4.~~ **5**. Subdivision Proposals.

a. All subdivision proposals shall be consistent with the need to minimize flood damage;

b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and

d. Where base flood elevation data has not been provided or is not available from another authoritative source it shall be generated for subdivision proposals and other proposed development which contain at least fifty (50) lots or five (5) acres, whichever is less.

~~5.~~ **6.** Review of Building Permit.

a. Where elevation data is not available, either through the Flood Insurance Study or from another authoritative source (Section 15.10.070.C) applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate the lowest floor at least two (2) feet above grade in these zones may result in higher insurance rates.

b. To determine the flood base elevation, the applicant's Oregon registered engineer or land surveyor shall investigate all available sources of information, such as historic flooding profiles, high water marks, photographs of past flooding, soil characteristics, or any other feasible methods. A report shall be submitted to the City by the applicant, setting forth said elevation and citing the evidence upon which the estimate is made. Said report may be accepted or rejected by the City.

The Oregon registered engineer or surveyor shall place a permanent elevation marker on the property.

c. When Base Flood Elevation data has not been provided in accordance with section 15.10.060.B. the local floodplain administrator or their designee shall obtain, review, and reasonably utilize any Base Flood Elevation data available from a federal, state, or other source, in order to administer this chapter. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) must meet the requirements of section 15.10.080.A.5.

d. Base Flood Elevations shall be determined for development proposals that are 5 acres or more in size or are 50 lots or more, whichever is lesser in any 'A' zone that does not have an established base flood elevation. Development proposals located within a riverine unnumbered 'A' Zone shall be reasonably safe from flooding; the test of reasonableness includes use of historical data, high water marks, FEMA provided Base Level Engineering data, and photographs of past flooding where available.

e. When no base flood elevation data is available, the elevation requirement for development proposals within a riverine unnumbered 'A' zone is a minimum of two (2) feet above the highest adjacent grade, to be reasonably safe from flooding. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

B. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.10.060.B, "Basis for Establishing the Areas of Special Flood Hazard", or Section 15.10.070.C.2, "Use of Other Base Flood Data", **in addition to the general standards listed in 15.10.070.** the following provisions are required:

1. Residential Construction.

a. **Any new** construction**, conversion of existing structures,** and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least two (2) feet ~~or~~ above **the** base flood elevation. Prior to the issuance of a certificate of occupancy by the City, the property owner shall

furnish certification by a registered engineer or surveyor of the actual elevation of the lowest habitable floor, including a basement.

b. ~~**Fully enclosed areas below the lowest floor**~~ **Enclosures** that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood sources on exterior walls by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

(i) A minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding**, where the enclosed area is measured on the exterior of the enclosure walls.**

(ii) The bottom of all openings shall be no higher than one (1) foot above grade.

(iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood-waters~~.~~**, into and out of the enclosed areas and shall be accounted for in the determination of the net open area.**

(iv) All additional standards for flood openings in the State of Oregon Residential Specialty Codes Section R322.2.2 shall be complied with when applicable.

2. Nonresidential Construction. **Any new** construction**, conversion of existing structures,** and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or together with attendant utility and sanitary facilities; shall:

a. Be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by an Oregon registered professional engineer or architect that the designs and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection based on their development review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.10.070.C.3.b.

d. Nonresidential structures that are elevated, not flood-proofed, must meet the same standards for space below the lowest floor as described in 15.10.080.B.1.b.

e. Applicants flood-proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the flood proofed level (e.g., a building constructed to the base flood level will be rated as one (1) foot below that level).

3. Manufactured ~~**Homes**~~ **Dwellings**. All manufactured ~~homes~~ **dwellings** to be placed or substantially improved within Zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured ~~home~~ **dwelling** is at least two (2) feet above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 15.10.080.A.1. and

a. Manufactured dwellings to be placed (new or replacement) or substantially improved that are supported on solid foundation walls shall be constructed with flood openings that comply with section 15.10.080.B.1.b.;

b. The bottom of the longitudinal chassis frame beam shall be at or above 2 feet above Base Flood Elevation;

c. Manufactured dwellings to be placed (new or replacement) or substantially improved shall be anchored to prevent flotation, collapse, and lateral movement during the base flood in accordance with the provisions of Section 15.10.080.A.1.

d. Electrical crossover connections shall be at or above 2 feet above Base Flood Elevation (BFE).

4. Recreational vehicles placed on sites are required to either:

a. Be on the site for fewer than 180 consecutive days,

b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions: or

c. Meet the requirements of Section 15.10.080 the elevation and anchoring requirements for manufactured ~~homes~~ **dwellings**.

5. Critical Facility. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Flood proofing and sealing Measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

6. Below-grade Crawl Spaces. Below-grade crawl spaces area allowed provided they conform to the guidelines in FEMA Technical Bulletin 11-01, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas.

7. Tanks. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood. Above-ground tanks shall be installed an elevated to at least two (2) feet above the base flood elevation; or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.

8. Accessory Structures. Relief from elevation or floodproofing requirements for residential and non-residential structures in Riverine (non-coastal) flood zones may be granted for accessory structures including but not limited to sheds, garages, barns, pool houses, and art studios that meet the following requirements:

a. Accessory structures located partially or entirely within the floodway must comply with requirements for development within a floodway found in section 15.10.080.C.

b. Accessory structures must only be used for parking, access, and/or storage and shall not be used for human habitation;

c. Accessory structures are limited to one-story structures less than 600 square feet.

d. The portions of the accessory structure located below the Base Flood Elevation must be built using flood resistant materials;

e. The accessory structure must be adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

f. The accessory structure must be designed and constructed to equalize hydrostatic flood forces on exterior walls and comply with the requirements for flood openings in section 15.10.080.B.1.b.;

g. Accessory structures shall be located and constructed to have low damage potential;

h. Accessory structures shall not be used to store toxic material, oil, or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality unless confined in a tank installed incompliance with section 15.10.080.B.7.

i. Accessory structures shall be constructed with electrical, mechanical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

C. ~~**Flood-ways**~~ **Floodways**. Located within areas of special flood hazard established in Section 15.10.060.B are areas designated as flood-ways. Since the ~~**flood-way**~~ **floodway** is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless:

a. Certification by a registered professional **civil** engineer ~~**or architect**~~ is provided demonstrating ~~**that encroachments shall not result in any increase in**~~

~~flood levels during the occurrence of the base flood discharge~~. **through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations may be permitted, provided that a Conditional Letter of Map Revision (CLOMR) is applied for and approved by the Federal Insurance Administrator, and the requirements for such revision as established under Volume 44 of the Code of Federal Regulations, section 65.12 are fulfilled.**

2. If Section 15.10.080.C.1 above is satisfied, all new construction, and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 15.10.080, "Provisions for Flood Hazard Protection". (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

D. Structures Located in Multiple or Partial Flood Zones. In coordination with the State of Oregon Specialty Codes:

1. When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.

2. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.

15.10.090 Variances and Appeals

A. Appeals shall be granted consistent with the standards of Section 1910.6 of the Rules and Regulations of the National Flood Insurance Program.

B. The Board of Appeals established by Section 15.04.200 of this Chapter shall hear variances and appeals from the final decisions of the ~~**Building Official**~~ **Floodplain Administrator or their designee**.

C. In passing upon applications for appeal or variance, the Board of Appeals shall consider all technical evaluations, all relevant factors, standards specified in other parts of this Code; and

1. The danger that materials may be swept onto other lands to the injury or loss of others;

2. The danger to life and property due to flooding or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The necessity to the facility of a waterfront location where applicable:

6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

7. The compatibility of the proposed use with existing and anticipated development;

8. The consistency of the proposed use with the policies of the Comprehensive Plan and floodplain management program for that area;

9. The safety of access to the property in times of flood for ordinary and emergency vehicles;

10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and effects of channel movement, if applicable, expected at the site; and

11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

D. Upon consideration of the factors of and the purpose of the Chapter, the Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Chapter.

E. **The ~~Building Official~~ Floodplain Administrator or their designee** shall maintain the records of all appeal actions **and variances** and report any variances to the Federal Insurance Administration upon approval.

F. Conditions for Variances:

1. The issuance of a variance is for floodplain management purposes only. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of sections 15.10.090.F.2 and 15.10.090.F.5. and

15.10.090.F.5. As the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases.

~~1.~~ **2.** Variances shall not be issued within any designated flood-way if any increase in flood levels during the base flood discharge would result.

~~2.~~ **3.** Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

~~3.~~ **4.** Variances shall only be issued upon:

a. A showing of good and sufficient cause;

b. A determination that failure to grant the variance would result in exceptional hardship for the applicant; and,

c. A determination that granting the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or Ordinances.

5. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of section 15.10.090.F. (2) – (4) are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

~~4.~~ **6.** Any applicant to whom a variance is granted shall be given written notice that the cost of flood insurance will be commensurate with any increased risk that may result from development for which the variance is issued. (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

15.10.100 Penalties

In addition to those remedies otherwise provided under Section 1.08.020 of the Ashland Municipal Code, any person who violates any provision of this Chapter is subject to and is subject to Section 15.04.260 of the Ashland Municipal Code. (Ord. 3046, amended, 03/15/2011; Ord. 2925, amended, 04/18/2006)

SECTION 3. Ashland Municipal Code Title 15.16 Plumbing Code is hereby amended as follows:

15.16.010 State law adopted

Oregon Revised Statutes ~~**447.010, 447.020, 447.030, 447.033, 447.035, 447.040, 447.050, 447.060, 447.110, 447.120, 447.130 and 447.140 and Articles I to XIII, inclusive, of Regulations**~~ **447.010 to 447.156 and 447.992** Governing Plumbing and Water Supply and Distribution, adopted by the State Board of Health and on file with the Secretary of State, are adopted by reference in this code. All acts declared unlawful by the sections of Oregon Revised Statutes and by the regulations of the State Board of Health enumerated in this section shall be considered offenses against the City when committed within its boundaries. If a provision of the incorporated statutes or regulations conflicts with a specific provision of this chapter, then the provisions containing the most restrictive requirement shall prevail. (Ord. 2925, amended, 04/18/2006; Ord. 1376 § 1, amended, 1965)

15.16.240 Permits and Fees

A person must obtain a permit from the City as required by State Law. For application in this City, the plumbing specialty code fees shall be established by resolution of the City council. (Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006; Ord. 2896, amended, 06/03/2003)

15.16.340 Penalty

In addition to those remedies otherwise provided under Section 1.08.020 of the Ashland Municipal Code, any person who violates any provision of this Chapter is subject to and is subject to Section 15.04.260 of the Ashland Municipal Code. (Ord. 3137, amended, 2017; Ord. 2925, amended, 04/18/2006; Ord. 2382 § 17, amended, 1986; Ord. 1810 (part), amended, 1974; Ord. 1376 § 31, amended, 1965)

15.16.350 Liability

Any person violating any of the provisions of this chapter is, in addition to the penalties described in Section 15.16.340, liable to the City for any expense, loss or damage occasioned the

City by reason of such violation. (Ord. 2925, amended, 04/18/2006; Ord. 1376 § 32, amended, 1965)

SECTION 4. Ashland Municipal Code Title 15.20 Electrical Code is hereby amended as follows:

15.20.010 Purpose

The purpose of this chapter is to establish a municipal electrical program by the City of Ashland for the administration and enforcement of the State of Oregon Electrical Specialty Code. Pursuant to ORS 479.855, such administration and enforcement may be delegated by the State to the City provided certain minimum standards are met. (Ord. 2925, amended, 04/18/2006)

15.20.020 Code Adoption

The Oregon Electrical Specialty Code, ~~as defined~~ **specified** in Oregon Administrative Rule ~~918-290-010~~ **918, Division 305** is adopted as a part of this chapter and further referred to in this chapter as ~~"the electrical code."~~ **The Electrical Specialty Code.** (Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006)

15.20.030 Powers and Duties of Building Official

The Building Official is authorized and directed to enforce all the provisions of the electrical code. (Ord. 2925, amended, 04/18/2006)

15.20.040 Fee Schedule

The fee schedule for electrical shall be established by resolution of the City council as the fee schedule for the City in the administration of the electrical code. (Ord. 2925, amended, 04/18/2006; Ord. 2896, amended, 06/03/2003)

15.20.050 Permit format

The permit format established in OAR ~~918-260-031~~ **918-309-0010** is adopted as the permit format for the City is the administration of the electrical code. (Ord. 2925, amended, 04/18/2006)

15.20.060 Electrical permits generally

Permits shall be issued in compliance with ORS 479.560 and OAR ~~**918-301-060**~~ **Chapter 918 Division 309**. (Ord. 2925, amended, 04/18/2006)

15.20.080 Inspections Required

Inspections shall be called for and made as provided in the electric code and OAR ~~**918-302-010 to 918-302-040**~~ **Chapter 918 Division 271**. The general contractor will notify the Building Official when ready for inspections as listed on the inspection card. Inspections will be made within 48 hours after notification, Saturdays, Sundays and Holidays excepted. (Ord. 2925, amended, 04/18/2006)

15.20.090 Penalty

In addition to those remedies otherwise provided under Section 1.08.020 of the Ashland Municipal Code, any person who violates any provision of this Chapter is subject to and is subject to Section 15.04.260 of the Ashland Municipal Code. (Ord. 3043, amended, 12/21/2010; Ord. 2925, amended, 04/18/2006; Ord. 3137, amended, 2017)

SECTION 5. Ashland Municipal Code Title 15.36 Numbering of Buildings is hereby amended as follows:

15.36.010 Numbering – Required – Generally

All entrances from the public streets of the City to buildings shall be numbered as provided in this chapter. Numbers and letters shall meet all applicable ~~**signage**~~ **premise identification** requirements of ~~**Chapter 31 of the Oregon Structural Specialty Code**~~ **Section 505 of the Oregon Fire Code**. (Ord. 2925, amended, 04/18/2006; Ord. 2712 § 9, amended, 1993; Ord. 331 § 1, amended, 1907)

15.36.020 Numbering – Placement

A. In all cases where a building is located on or back of the property line of the street on which the building fronts, the numbers may be placed either at the side of the main entrance of said buildings, over said main entrance, upon the porch or piazza, or said numbers may be placed

over or at the side of the gateway of said property, or upon any steps or other structure near and back of the property line thereof, in such a manner that the same may be plainly seen from the street in front of said property.

B. Whenever houses are located back of the property line, said numbers shall be placed and maintained in such a manner that the same will not be hidden from view from the street by any trees, bushes, shrubs or other obstructions. (Ord. 2925, amended, 04/18/2006; Ord. 331 § 2, amended, 1907)

C. Where required by the Fire Code Official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

15.36.030 Frontage allowed

A. Twelve and one-half (12 ½) feet frontage of all lots shall be allowed for each number only on such streets where so specified. The City Recorder shall assign the numbers on either side of the street as designated on the official map of the City, the consecutive even and uneven numbers being opposite each other as far as practicable and shall furnish information on application of the number controlled by each lot.

B. Said numbers shall be at least ~~**two (2) inches in height and of corresponding width**~~ **4 inches high with a minimum stroke width of ½ inch.** (Ord. 2925, amended, 04/18/2006; Ord. 331 § 3, amended, 1907)

15.36.040 Numbering – Required – Time Limit

All owners, agents, occupants, lessees, tenants and subtenants of buildings which may hereafter be erected, who have not provided such buildings with the proper numbers on or before fifteen (15) days after the completion of said buildings shall be subject to notification to do so in writing, at anytime, by the City Engineer and if, within fifteen (15) days from the date of said notice, they neglect or refuse to do so, they are guilty of a misdemeanor and, upon conviction thereof are punishable as prescribed in section 1.08.010 (Ord. 2925, amended, 04/18/2006; Ord. 1810 (part), amended, 1974; Ord. 331 § 4, amended, 1907)

SECTION 6. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 7. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-6) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first ready by title only in accordance with Article X, Section 2(C) of the City Charter on the _____day of_____, 2024, and duly PASSED and ADOPTED this _____day of_____, 2024.

PASSED by the City Council this _____ day of _____, 2024.

ATTEST:

_____

Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this _____ day of _____, 2023.

_____

Tonya Graham, Mayor

Reviewed as to form:

_____

Douglas M. McGeary, Acting City Attorney

ORDINANCE NO. 3239

AN ORDINANCE TO AMEND SECTION 2.22.101, "ESTABLISHED MEMBERSHIP" OF THE BUILDING BOARD OF APPEALS, CHAPTER 2.22.

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are **~~bold lined through~~**, and additions are **bold underlined.**

SECTION 1. Ashland Municipal Code Title 2.22 Building Board of Appeals subsection 2.22.101, "Established Membership" is hereby amended as follows:

There is established a Building Board of Appeals consisting of **~~six (6)~~** **five** voting members, including one planning commission member, who are qualified by experience and training to pass upon matters pertaining to building related activities and the demolition and relocation of buildings. Qualified experience and training includes but is not limited to the following: general contractor, engineer, architect, electrician, plumber, heating and air conditioning, sign installation or building construction. **The Building Official (as designated in 15.04.030) shall have the authority to waive some of the stated qualification requirements for members of the Building Board of Appeals when, in the Building Official's professional opinion, the individual has adequate knowledge and experience to fill the seat as a board member for a specific profession or discipline.**

~~In addition, at~~ **At** least one member shall also have experience, knowledge or an interest in demolition-debris recycling. The Building Official shall be an ex officio nonvoting member and shall act as Secretary of the Board, except that the Building Official shall not serve as an ex-officio member for appeals of Administrative Penalties. (Ord. 3003, added, 02/18/2010).

SECTION 2. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 3. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-6) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first ready by title only in accordance with Article X, Section 2(C) of the City Charter on the _____day of_____, 2024, and duly PASSED and ADOPTED this _____day of_____, 2024.

PASSED by the City Council this _____ day of _____, 2024.

ATTEST:

_____

Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this _____ day of _____, 2023.

_____

Tonya Graham, Mayor

Reviewed as to form:

_____

Douglas M. McGeary, Acting City Attorney

Council Business Meeting

May 21, 2024

Agenda Item	Resolution No. 2024-14 Adopting of Miscellaneous Fees and Charges for FY 2025 and Repealing Resolution 2023-14	
From	Dana Mason / Mariane Berry	Audit/Budget Lead / Finance Director
Contact	Mariane.Berry@ashland.or.us (541) 552-2015	
Item Type	Requested by Council ☒ Update ☐ Request for Direction ☒ Presentation ☐	

SUMMARY

This resolution is to consider annual revisions to previously adopted fees in the City's Miscellaneous Fees and Charges document.

POLICIES, PLANS & GOALS SUPPORTED

N/A

PREVIOUS COUNCIL ACTION

Adoption of Miscellaneous Fees & Charges was on June 6, 2023, with Resolution No. 2023-14.

BACKGROUND AND ADDITIONAL INFORMATION

The City charges for a variety of services provided to the public. These charges are reviewed and updated annually with the Miscellaneous Fees and Charges resolution to provide an efficient way for Council to review and approve the fees and charges in one document. More complicated and specific rates and charges, such as rates for utilities and system development charges, are handled as separate Council actions. The annual adoption of Miscellaneous Fees and Charges does not limit the Council's ability to create or adjust fees throughout the year.

Attached are two Miscellaneous Fees and Charges workbooks and the related resolution to establish fees for fiscal year 2025, effective July 1, 2024. The workbook is presented in two versions – one that compares fiscal year 2024 fees to recommended fees for fiscal year 2025, and the final version if changes are approved by Council. Also attached are memos from departments to the Finance Director explaining significant changes and inflationary adjustments.

FISCAL IMPACTS

Regular review and updating of fees and charges provides departments with the ability to maintain the intended ratio of cost recovery for services. This also ensures that the revenues projected in the biennial budget are achieved to appropriately offset the approved and appropriated expenditures of each department.

STAFF RECOMMENDATION

Staff recommends approval of the updated Miscellaneous Fee and Charges.

CITY OF ASHLAND

ACTIONS, OPTIONS & POTENTIAL MOTIONS

I move approval of the Resolution No. 2024-14 titled, "A Resolution Adopting Miscellaneous Fees & Charges Document and Repealing Prior Fee Resolution 2023-14."

REFERENCES & ATTACHMENTS

- Attachment 1: Departmental Memos -
  - Ashland Fiber Network
  - Ashland Parks & Recreation
  - City Recorders Office
  - Community Development
  - Fire
  - Public Works
- Attachment 2: Resolution No. 2024-14 Adopting a Miscellaneous Fees and Charges Schedule and Repealing Resolution No. 2023-14
- Attachment 3: Miscellaneous Fees & Charges – Proposed Fiscal Year 2025 with Changes
- Attachment 4: Miscellaneous Fees & Charges – Fiscal Year 2025

CITY OF ASHLAND
Better Together

Memo

DATE: April 29, 2024
TO: Mariane Berry, Finance Director
FROM: Chad Sobotka, AFN Operations Manager
RE: Miscellaneous Fees Update FY 2025

I am writing to inform you about the proposed fees for new AFN services. City Council has directed AFN to begin a pilot project to deploy fiber to 1000 homes and businesses in Ashland. The new rates we are proposing are related to this pilot project.

Please refer to the table below for our proposed new fees:

	Download	Upload	Fee
Fiber Essentials Wholsale	500 Mbps	500 Mbps	$42.00
Fiber Essentials Retail	500 Mbps	500 Mbps	$50.00
Fiber Advanced Wholesale	1 Gbps	500 Mbps	$48.00
Fiber Advanced Retail	1 Gbps	500 Mbps	$60.00
Fiber Ultimate Wholesale	1 Gbps	1 Gbps	$75.00
Fiber Ultimate Retail	1 Gbps	1 Gbps	$90.00
Fiber Multi-gig Wholesale	2.5 Gbps	1 Gbps	$90.00
Fiber Multi-gig Retail	2.5 Gbps	1 Gbps	$120.00
Router setup Wholesale			$25.00
Router setup Retail			$50.00
Router monthly fee Wholesale			$4.75
Router monthly fee Retail			$6.49
Mesh unit monthly fee Wholesale			$1.49
Mesh unit monthly fee Retail			$3.49

Department of Innovation and Technology
90 N Mountain Ave
Ashland, Oregon 97520
ashland.or.us
Tel: 541.552.2400
TTY: 800.735.2900

Better. Together.

Memo

The items highlighted in green are the proposed monthly service plans for fiber internet. We will be selling these plans directly to the customer (retail rate) as well as through our partner ISPs (wholesale rate).

The items highlighted in orange are one-time fees associated with our new managed residential gateway product. These fees help cover the installation and hardware costs.

The final four items highlighted in blue are the recurring monthly cost for our managed residential gateway service. This service also includes parental control and security features. This service will allow us to troubleshoot connectivity issues from our office.

Department of Innovation and Technology
90 N Mountain Ave
Ashland, Oregon 97520
ashland.or.us
Tel: 541.552.2400
TTY: 800.735.2900

Memo

DATE: May 6, 2024

TO: Marianne Berry, Finance Director

FROM: Leslie Eldridge, Interim APRC Director

RE: Miscellaneous Fees Update FY 2024

All APRC fees for programs and services are itemized in the City's Miscellaneous Fees and Charges document. APRC staff used the draft Financial Sustainability Strategy (attached) to recommend fee changes and increases. The Financial Sustainability Strategy is a performance measure that allows APRC staff to analyze the true costs (expenses), revenue, and participation of all the programs and services offered by APRC. Per this Strategy, service categories have increasing cost recovery goals based on the amount of public benefit they offer. For example, open access to parks has maximal subsidy and minimal cost recovery while enterprise operations and commercial sales/rentals have minimal subsidy and maximal cost recovery. The benefit of the Financial Sustainability Strategy is that it allows APRC to make fiscally informed decisions that prioritize service delivery and equitable access. Many fees have not been adjusted annually for several years so staff are recommending increases commensurate with inflation.

APRC staff are committed to the Financial Sustainability Strategy and yet also know that it is a long-term and complex process. The other criteria that go into the final recommendation for fee changes are:

- Inflation and fee increase history
    - The Consumer Price Index for the West Region (CPI-W) has had a cumulative increase of 24.7% since 2019. **See table to the right*
    - The last time swim lesson fees were increased for the Daniel Meyer Pool was in January 2015.
    - Expenses are increasing every year and user fees have not increased annually.
- Program revenue (participation) and program expenses (costs)

***CPI-W**
March 2019: 2.4%
March 2020: 2.5%
March 2021: 2.4%
March 2022: 8.7%
March 2023: 5.1%
March 2024: 3.6%

CITY OF ASHLAND
20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.6002
Fax: 541.488.5311
TTY: 800.735.2900

Memo

  - The revenue is the total amount charged to the customer for an activity.
  - Program expenses include both direct and indirect costs. A direct cost is something that can be tracked directly back to the program. An indirect cost is a share or overhead apportioned to the service. It is incurred whether or not the service is provided (e.g. building maintenance costs).
  - If a program is not meeting the participation and expense targets, staff looks at other factors, such as: a more tailored marketing approach, an increase in the fees to meet the cost recovery, or a potential divestment from the program.
  - Per the Financial Sustainability Strategy, appropriate levels of subsidy are determined by the amount of public benefit per service category.
- Fee comparisons of similar programs in the region
  - Comparing fees with other agencies around the region who charge for similar programs and services is another criterion used. Looking at other agencies such as Medford and Grants Pass Parks and Recreation gives an idea of what customers in our region are paying for similar services.

At the May 1, 2024 Special Meeting, the APRC Commissioners unanimously approved the changes to the following fees:

- Butler Bandshell Rental
- Ashland Japanese Garden Private Event Rental (new fee)
- Special Event Application Fee
- Street Closure Fee
- Park Booth Fee
- Alcohol Fee
- Swim Lessons
- Senior Services Class Fees
- Senior Services Photocopies and Printing Pages Fees
- Community Garden Refundable Deposit Fee
- Daily Golf Fees (new fees)

Attachments

Financial Sustainability Strategy

CITY OF ASHLAND
20 East Main Street
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.6002
Fax: 541.488.5311
TTY: 800.735.2900

The Cost Recovery Continuum

High Subsidy – Low Cost Recovery

Low Subsidy – High Cost Recovery

Common Good

Common Good
(i.e., essential, community-wide interests, far-reaching impact, universal value, access for all)

0% CR
Open access
100% Subsidy

4-14% CR
Community events
86-96% Subsidy

5-15% CR
Community/ Ed services
85-95% Subsidy

15-25% CR
Entry level programs
75-85% Subsidy

25-35% CR
Drop-in access
65-75% Subsidy

35-65% CR
Special events
35-65% Subsidy

45-65% CR
Community Rentals
35-55% Subsidy

55-65% CR
Specialized programs
35-45% Subsidy

65-100% CR
Enterpris operati

Individualized
(i.e., discretionary, self-interest, limited impact, exclusive, access for some)

ASHLAND PARKS & RECREATION COMMISSION EST 1908

Financial Sust
Strate
2021-20

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Memo

DATE: April 30, 2024
TO: Mariane Berry, Finance Director
FROM: Alissa Kolodzinski, City Recorder
RE: Miscellaneous Fees Update FY 2025

I am writing to inform you about the proposed changes in Miscellaneous Fees and Charges. The purpose of these fees are to recover the costs associated with staff time dedicated to completing various tasks, such as processing liquor licenses, filling for annexations and citizen initiative elections. The Recorder's Fees have not increased or changed in many years.

Changes in fees in the Miscellaneous Fees and Charges table include:

- Audio/Video & Large Format Documents (formerly Audio Tapes)
  - ***Removal of CD/DVD/Cassette fee of $5.00.*** This type of technology is obsolete and no longer a viable option.
  - **Replaced with USB Flash Drive fee of $10.00.** This device will allow for the transfer of audio, video, and large format documents when files are too large for email.
- Liquor Licenses
  - **Increase in Temporary Liquor License fee from $10.00 to $20.00** (in addition to fire fee). This minor increase will offset the increasing costs of labor and is consistent with ORS 471.166.
- Ambulance
  - **Removal of Annual Renewal for $300.00 and Annual Ambulance of $100.00.** This fee was moved to the Fire Department several years ago. The removal of it from the Recorder Fees is a housekeeping action.

City Recorder's Office
20 East Main Street
Ashland, Oregon 97520
ashland.or.us
Tel: 541.552.5307
Fax: 541.552.2059
TTY: 800.735.2900

Memo

DATE: April 30, 2023
TO: Mariane Berry, Finance Director
FROM: Brandon Goldman, Community Development Director
RE: Miscellaneous Fees Update FY 2025

The Community Development Department is requesting the following adjustments to the Planning Division fee schedule. No changes are proposed to Building fees.

- Update Planning Division fees in accordance with the March 2024 Consumer Price Index (3.5%).
    - Preapplication Conference Fee, Tree Removal Permit Fee, and Appeal Fees will remain unchanged. These fees are intentionally kept low to encourage individuals and organizations to seek preliminary direction, address hazardous tree removal, and appeal planning actions without facing financial barriers to gather information or exercise their rights.
- Add Middle Housing Land Divisions to the Planning fee schedule.
    - Middle Housing Land Divisions are a new land use review type required by Oregon Senate Bill 458 and adopted by Ashland City Council February 21, 2023 (ORD 3217). Staff recommends applying the Type I Planning Action fee to Middle Housing Land Divisions as they follow similar review, noticing, and decision procedures and adopt a $300 appeal deposit as dictated by state law.
- Increase the maximum fee paid by applicants of independent wireless communication facility reviews. Current standards require an initial deposit of $5,000 for 3rd party consultant review with a maximum amount paid by the applicant set at $10,000. Staff is recommending the maximum amount charged to the applicant be increased to $15,000. Any unused funds are returned to the applicant at the completion of the review process.

Community Development Department
20 East Main Street
Ashland, Oregon 97520
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Tel: 541.488.5300
Fax: 541.552.2059
TTY: 800.735.2900

Memo

DATE: April 29th, 2024
TO: Mariane Berry, Finance Director
FROM: Ralph Sartain, Fire Chief
RE: Miscellaneous Fees Update FY 2024

I am writing to inform you about the proposed increase in Miscellaneous Fees and Charges to account for changes in the Consumer Price Index (CPI). The purpose of these fees is to recover the costs associated with staff time dedicated to completing various tasks, such as recovery fees, accident stand by fees, report research fees, emergency medical service response stand by time, and medical response time.

Over time, staffing costs have been steadily increasing. However, the failure to adjust the miscellaneous fees accordingly has resulted in a reduction of cost recapture. It is crucial to ensure that these fees keep pace with the rising expenses to maintain a sustainable cost recovery system. It is important to note that these fees are designed as charges for service, and they are borne by services we provide to the public.

Failure to adopt the proposed CPI adjustments while costs of services and materials rise would decrease cost recapture from services provided.

ASHLAND FIRE & RESCUE
455 Siskiyou Blvd
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ashland.or.us
Tel: 541.482.2770
Fax: 541.488.5318
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marshall.rasor@ashland.or.us

Better Together

Memo

DATE: April 16, 2024
TO: Mariane Berry, Finance Director
FROM: Tami De Mille-Campos, Public Works Admin. Analyst
RE: Miscellaneous Fees Update FY 2025/26

Please make the adjustments in the FY 2025/26 Miscellaneous Fees and Charges document as shown in the attached documents per March 2024 CPI/ENR figures.

The Public Works department has no fees to update besides those calculated with CPI/ENR.

The GIS fees were removed from the Public Works section as they are no longer a division within Public Works.

The Airport fee increases were calculated with the January 2024 CPI as historically done.

Public Works Department
20 East Main Street
Ashland, Oregon 97520
ashland.or.us
Tel: 541.488.5587
Fax: 541.488.6006
TTY: 800.735.2900

RESOLUTION NO. 2024-14

A RESOLUTION ADOPTING A MISCELLANEOUS FEES AND CHARGES SCHEDULE AND REPEALING RESOLUTION NO. 2023-14

RECITALS:

A. The City of Ashland sets its fees and charges by resolution; and

B. Miscellaneous fees and charges for the City are set forth in Resolution No.2023-14; and

C. It is necessary to make adjustments to the City's fees and charges to cover the full costs of providing the services involved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ASHLAND, OREGON, RESOLVES AS FOLLOWS:

SECTION 1. There are hereby established, and there shall be collected, fees and charges as set forth in "Exhibit A," which is attached hereto and incorporated herein by this reference.

SECTION 2. This resolution repeals Resolution No. 2023-14, and supersedes any other resolution to the extent such resolution enacts fees and charges of the type set forth herein.

SECTION 3. This resolution is effective upon adoption.

_____

Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this 21st day of May 2024.

_____

Tonya Graham, Mayor

Reviewed as to form:

_____

Douglas M. McGeary, Acting City Attorney

CITY OF ASHLAND

Better Together

MISCELLANEOUS FEES AND CHARGES

Effective July 1, 2024

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Citywide Miscellaneous Fees and Charges

Copy Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Black and White Copies				
Letter/legal - single sided	$0.20	$0.20	$0.00	0.0%
Letter/legal - double sided	$0.40	$0.40	$0.00	0.0%
Tabloid - single sided	$0.40	$0.40	$0.00	0.0%
Tabloid - double sided	$0.80	$0.80	$0.00	0.0%
Color Copies				
Letter/legal – single sided	$1.50	$1.50	$0.00	0.0%
Tabloid – single sided	$3.00	$3.00	$0.00	0.0%

Rates and Charges Set by Separate Resolutions

System Development Charges (SDCs)

- Parks and Recreation SDCs Resolution
- Transportation SDCs Resolution
- Sewer SDCs Resolution
- Storm SDCs Resolution
- Water SDCs Resolution

Utility Rates and Fees

- Ashland Forest Resiliency Surcharge Resolution
- Public Safety Support Fee Resolution
- AFN Utility Fees Resolution
- Electric Rates Resolution
- Wastewater (Sewer) Rates Resolution
- Storm Drain Fees Resolution
- Transportation Fees Resolution
- Water Rates Resolution

Research Fee

A. The City shall charge a research fee based on the hourly wage of the staff person doing the research, and the fee shall be billed in fifteen-minute increments. The hourly wage used to calculate the research fee shall not include the cost of benefits. The City will establish a fee in its annual fee resolution that is reasonably calculated to reimburse the City for the actual cost of making public records available, including locating the requested records, reviewing the records to delete exempt material, supervising a person's inspection of original documents to protect the integrity of the records, summarizing, compiling, or tailoring a record, either in organization of media, to meet the person's request.

The City may charge for search time even if it fails to locate any records responsive to the requestor even if the records located are subsequently determined to be exempt from disclosure. Copies of documents provided by a routine file search of 15-30 minutes or less will be charged at a copy rate established in the annual fee resolution.

B. The City may include a fee established to reimburse for the costs of time spent by the City Attorney reviewing the public records, redacting materials from the public records into exempt and nonexempt records. The City fee may also include the cost of time spent by an attorney for the City in determining the application of the provisions of ORS 192.505.

C. The minimum fee is $25. Any research estimate above $25 will be provided in writing to the requester in advance. The requester must confirm in writing that he/she wants the City to proceed with making records available before the work is done.

D. Prepayment shall be required if the amount of the request is greater than $25. If the actual charges are less than the prepayment, an overpayment shall be refunded.

Finance Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Non-Sufficient Funds Check Fee	$35.00	$35.00	$0.00	0.0%
Administrative Billing Charge	Up to 10% per billing	Up to 10% per billing	$0.00	0.0%

Business License Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Initial Business License Application Fee				
First two employees[1]	$120.00	$120.00	$0.00	0.0%
Each additional employee	$5.00	$5.00	$0.00	0.0%

A licensee shall pay a prorated fee of $10 for each month, or portion of a month, remaining in the fiscal year from the date of the application with a minimum fee of $25.00 applicable to all businesses except for rental properties with fewer than two dwellings, pursuant to AMC 6.04.020.A.

Temporary Business License Application Fee	$25.00	$25.00	$0.00	0.0%
Renewal Application Fee				
First two employees[1]	$75.00	$75.00	$0.00	0.0%
Each additional employee	$10.00	$10.00	$0.00	0.0%
Late Application Fee	$25.00	$25.00	$0.00	0.0%
Late Renewal Fee (30 days past due)	10% ($25 minimum)	10% ($25 minimum)	$0.00	0.0%
Reprint Business License	$10.00	$10.00	$0.00	0.0%

[1]**Definition of Employee** (Pursuant to AMC 6.04.020.F): Any individual who performs service for another individual or organization having the right to control the employee as to the services to be performed and as to the manner of performance. Employee also means a licensed real estate salesperson or associate real estate broker who engages in professional real estate activities only as an agent of a real estate broker or organization.

Marijuana Dispensary Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Initial Application - July 1 through June 30	$80.00	$80.00	$0.00	0.0%
Applicant shall pay a prorated fee of $10 for each month, or portion of a month, remaining in the fiscal year, from the date of the application with a minimum fee of $40.00 and an $80.00 maximum.				
Permit Renewal Fee - Due July 1	$60.00	$60.00	$0.00	0.0%
Late Application Fee (after start of business)	$25.00	$25.00	$0.00	0.0%
Late Renewal Fee (30 days past due)	10% ($25 minimum)	10% ($25 minimum)	$0.00	0.0%

Utility Billing Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Administrative Fees				
Notification of pending termination	$10.00	$10.00	$0.00	0.0%
Returned check charge	$35.00	$35.00	$0.00	0.0%
Reconnection Charge				
During business hours	$30.00	$30.00	$0.00	0.0%
After hours or on holidays	$125.00	$125.00	$0.00	0.0%
Service Connection				
During business hours	$10.00	$10.00	$0.00	0.0%
After hours or on holidays	$125.00	$125.00	$0.00	0.0%

Parking Fees (Resolution 2016-14)

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Charging Fees for Electric Vehicles - Per kwh	$0.20	$0.20	$0.00	0.0%
Paid Parking Fees (where applicable)				
City structure or lot:				
6:00 am - 6:00 pm (or segment)	$2.00	$2.00	$0.00	0.0%
6:00 pm - 2:00 am (per hour)	$2.00	$2.00	$0.00	0.0%
6:00 am - 2:00 am (maximum)	$10.00	$10.00	$0.00	0.0%
Parking Permit (where applicable)				
6:00 am - 6:00 pm Monday – Saturday (unless otherwise posted)	$30.00	$30.00	$0.00	0.0%
Other Downtown Parking Area Fees				
Short-term (<30 minutes) from a marked business vehicle with flashers	No charge	No charge	$0.00	0.0%
Daily parking permit (orange)				
First day or fraction of day	$10.00	$10.00	$0.00	0.0%
Additional days (limited to five) - per day	$2.00	$2.00	$0.00	0.0%

No charge on Sunday or federal holidays.

- Applicable permits/licenses must be current
- Limit of two permits per business address at a time
- Each permit is good for one parking space
- Not applicable to handicapped or short-term spaces equal to or less than 15 minutes, green loading zones, fire, or other restricted areas.

Parking Fines and Fees (City-wide)

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Basic Fine				
Overtime, improper parking, non-payment	$22.00	$22.00	$0.00	0.0%
Additional Fines				
More than three or four parking tickets in a year	$25.00	$25.00	$0.00	0.0%
More than five parking tickets in a year	$50.00	$50.00	$0.00	0.0%
Handicap space violation	$190.00 or state law	$190.00 or state law	$0.00	0.0%
Disabling boot, boot removal (available as negotiated by the City with tow company for 24-hour availability	$85.00	$85.00	$0.00	0.0%

City Recorder Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
~~Audio Tapes -~~ Audio/Video & Large Formatted Documents				
~~CD/DVD/cassette - each~~	~~$5.00~~	$0.00	-$5.00	REMOVED
USB flash drive - each	$0.00	$10.00	$10.00	NEW
(Each department will determine cost basis of document)				
Liquor Licenses				
Temporary liquor license (In addition to fire fee listed on page 29)	$10.00	$20.00	$10.00	100.0%
New liquor license	$100.00	$100.00	$0.00	0.0%
Change of ownership license	$75.00	$75.00	$0.00	0.0%
Annual renewal	$35.00	$35.00	$0.00	0.0%
Lien Searches - Routine	$35.00	$35.00	$0.00	0.0%
Elections (Resolution 2009-05)				
Required deposit for Citizen Initiative	$500.00	$500.00	$0.00	0.0%
Street/Alley Vacations (Resolution 1994-24)				
Deposit of filing fee	$500.00	$500.00	$0.00	0.0%
~~Ambulance~~				
~~Annual renewal~~	$0.00	$0.00	$0.00	With Fire fees
~~Annual ambulance (per vehicle)~~	$0.00	$0.00	$0.00	With Fire fees
Annexation				
Processing fee for County	$300.00	$300.00	$0.00	0.0%
Research Fee				
See page 2	Varies	Varies	$0.00	0.0%

Planning and Community Development Misc. Fees and Charges

Administrative Action Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Pre-Application Conference	$200.00	$200.00	$0.00	0.0%
Final Plat Review				
Partitions	$165.50 + $13.00/lot	$171.25 + $13.25/lot	$5.75	3.5%
Subdivisions	$420.50 + $35.25/lot	$435.00 + $36.25/lot	$14.50	3.4%
Sign Permits				
New Sign	$165.75 + $3.00/sq ft	$171.50 + $3.00/sq ft	$5.75	3.5%
Portable Sign	$35.25	$36.25	$1.00	2.8%
Replacement Sign	$35.25 + $3.00/sq ft	$36.25 + $3.00/sq ft	$1.00	2.8%
Temporary Event Food Truck/Cart Permit - Per Event	$32.25	$33.25	$1.00	3.1%
Food Truck/Cart Permit	$420.50	$435.00	$14.50	3.4%
Address Request Fee - Per Address #	$47.50	$49.00	$1.50	3.2%
Street Name Approval Fee - Per Street	$121.00	$125.00	$4.00	3.3%
Street Tree Removal Permit	$100.00	$100.00	$0.00	0.0%
Home Occupation Permits	$35.25	$36.25	$1.00	2.8%
Zoning Permit (fence, accessory structure, etc.)	$35.25	$36.25	$1.00	2.8%
Land Use Approval Extension Request	$420.50	$435.00	$14.50	3.4%
Lot Line Adjustments	$420.50	$435.00	$14.50	3.4%
Any Other Administrative Action	$420.50	$435.00	$14.50	3.4%

Type I Reviews

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Tree Removal Permit (no other actions)	$100.00	$100.00	$0.00	0.0%
Solar Setback Variance	$1,271.25	$1,315.50	$44.25	3.5%
Amendments to Conditions	$1,271.25	$1,315.50	$44.25	3.5%
Physical & Environmental Constraints Permit	$1,271.25	$1,315.50	$44.25	3.5%
Conditional Use Permit (Type I only)	$1,271.25	$1,315.50	$44.25	3.5%
Variance (Type I only)	$1,271.25	$1,315.50	$44.25	3.5%
Residential Site Review	$1,271.25 + $84.50/unit	$1,315.50 + $87.25/unit	$44.25 +$2.75	3.5%
Final Plan Performance Standards	$1,271.25 + $84.50/unit	$1,315.50 + $87.25/unit	$44.25 +$2.75	3.5%
Land Partitions	$1,271.25 + $84.50/unit	$1,315.50 + $87.25/unit	$44.25 +$2.75	3.5%
Commercial Site Review[1] (see next page)	$1,271.25 +0.5% (.005) of project value	$1,315.50 +0.5% (.005) of project value	$44.25 +$2.75	3.5%
Any other Type I Review	$1,271.25	$1,315.50	$44.25	3.5%
Independent Review of Wireless Communication Facilities[2] (see next page)	$5,000	$5,000	$0.00	0.0%

Middle Housing Reviews

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Middle Housing Land Divisions	$0.00	$1,315.50	$1,315.50	NEW
Middle Housing Land Division Appeal[1]	$0.00	$300.00	$300.00	NEW

[1]A middle housing land division appeal must be filed within 14 days of mailing of the notice of the decision and be accompanied by a $300.00 deposit toward the cost of an appeal hearing before a referee. This deposit shall be refunded if the appellant materially improves their position from the Staff Advisor's decision. The appeal referee shall assess the cost of the appeal in excess of the initial deposit for costs, up to a maximum of $500.00, against an appellant who does not materially improve their position from the decision of the Staff Advisor.

Type II Reviews

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Conditional Use Permit (Type II only)	$2,663.25	$2,756.25	$93.00	3.5%
Variance (Type II only)	$2,663.25	$2,756.25	$93.00	3.5%
Outline Plan/Preliminary Plat for Subdivisions	$2,663.25 + $170.25/lot	$2,756.25 + $176.00/lot	$94.00	3.5%
Final Plan with Outline/Performance Standards Subdivision	$3,397.00 + $170.25/lot	$3,516.00 + $176.00/lot	$119.00	3.5%
Commercial Site Review[1]	$2,663.25+.5 % (.005) of project value	$2,756.25 + .5% (.005) of project value	$93.00	3.5%
Any Other Type II Review	$2,663.25	$2,756.25	$93.00	3.5%
Independent Review of Wireless Communication Facilities[2]	$5,000.00	$5,000.00	$0.00	0.0%

[1]Project value includes the estimated valuation of all structures (per State of Oregon Building Code), as well as all related project site improvements, such as grading, paving, landscaping, bioswales, etc.

[2]The initial deposit required with an application for a new wireless communication facility that is not collocated is $5,000 and shall be used by the City for the costs of expert review of the application. If any time during the planning application process the account balance is less than $1,000, the Applicant shall, upon notification by the City replenish the account, so the balance is at least $5,000. The maximum total consultant fees to be charged to the Applicant shall be ~~$10,000~~ $15,000, and any unused portion of fee will be refunded.

Type III Reviews

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Zone/Comprehensive Plan Map Change	$3,397.00	$3,515.75	$118.75	3.5%
Comprehensive Plan Change	$3,397.00	$3,515.75	$118.75	3.5%
Annexation	$5,110.00	$5,288.75	$178.75	3.5%
Urban Growth Boundary Amendment	$5,110.00	$5,288.75	$178.75	3.5%
Any other Type III Review	$1,867.00	$1,932.25	$65.25	3.5%

Legislative Amendments

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Comprehensive Plan Map/Large Zoning Map Amendment	$5,963.50	$6,172.00	$208.50	3.5%
Land Use Ordinance Amendment	$5,963.50	$6,172.00	$208.50	3.5%
Comprehensive Plan Amendment	$5,963.50	$6,172.00	$208.50	3.5%
City Sponsored Legislation (Council Directive)	$0.00	$0.00	$0.00	0.0%

Other Planning/Community Development Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Appeals				
Appeal for initial public hearing *(Building Appeals Board/Demolition Review Board/Planning Commission)*	$150.00	$150.00	$0.00	0.0%
Appeal for final decision of City	$325.00	$325.00	$0.00	0.0%
Solar Access Permits	$60.50+$14.00 per lot	$62.50 + $14.25/lot	$0.00	0.0%
Community Development Fee [1]	1.2% of new construction per building code definition of valuation	1.2% of new construction per building code definition of valuation	$0.00	0.0%

[1]This fee is charged concurrently with Building Permit Fees at the time of building permit application for all building permits requiring a plan review. Fee shall not exceed $30,000 per building permit for the Ashland School District.

Copy Fees/Prepared Documents				
Site Design & Use Standards	$5.00	$5.00	$0.00	0.0%
Street Tree Guide	$5.00	$5.00	$0.00	0.0%
Transportation Element	$5.00	$5.00	$0.00	0.0%
Downtown Plans (2001, 1998)	$5.00	$5.00	$0.00	0.0%
Street Standards Guide	$5.00	$5.00	$0.00	0.0%
Comprehensive Plan/Land Use Code	$40.00	$40.00	$0.00	0.0%
Marijuana/Hemp/Psilocybin Land Use Compatibility Statement (LUCS)	$227.00	$234.75	$7.75	3.4%
Zoning Verification Letter (ZVL)	$50.00	$51.75	$1.75	3.5%

Research Fee

Electronic documents that can be located by a routine file search of 15 minutes or less will be provided at no charge. Record requests that exceed 15 minutes of staff time will be charged a minimum $25 research fee (see page 2). Prepayment and written approval to proceed is required before any research work is done by staff.

Building Miscellaneous Fees and Charges

Permit Fees for Commercial and Residential

In accordance with OAR 918-050-0100: "Residential construction permit fees shall be calculated using the following methodologies. (c) Effective January 1, 2009, a structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current April 1 of each year, multiplied by the square footage of the dwelling unit to determine the valuation. The valuation shall then be applied to the municipality's fee schedule to determine the permit fee. The plan review fee shall be based on a pre-determined percentage of the permit fee set by the municipality. (A) The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. (B) The square footage of a carport, covered porch, or deck shall be calculated separately at fifty percent of the value of a private garage from the ICC Building Valuation Data Table current as of April 1. (C) Permit fees for an alteration or repair shall be calculated based on the fair market value as determined by the Building Official, and then applying the valuation to the municipality's fee schedule

Commercial construction permit fees shall be calculated using the following methodologies. (c) A structural permit fee shall be calculated by applying the valuation to the municipality's fee schedule with a set minimum fee. Valuation shall be the greater of either. (A) The valuation based on the ICC Building Valuation Table current as of April 1 of each year, using the occupancy and construction type as determined by the Building Official, multiplied by the square footage of the structure; or (B) The value as stated by the applicant and approved by the building official. (C) When the construction or occupancy does not fit the ICC Building Valuation Data Table, the valuation shall be determined by the Building Official with input from the applicant."

Structural Building Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Total Value of Work Performed				
$1.00 to $500.00	$90.00 per hour	$90.00 per hour	$0.00	0.0%
$501.00 to $2,000.00	$90.00 for the first $500.00 plus $10.00 for each additional $1000.00 or fraction thereof, to and including $2,000.00	$90.00 for the first $500.00 plus $10.00 for each additional $1000.00 or fraction thereof, to and including $2,000.00	$0.00	0.0%
$2,001.00 to $25,000.00	$110.00 for the first $2,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00	$110.00 for the first $2,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00	$0.00	0.0%
$25,001.00 to $50,000.00	$294.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$294.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$0.00	0.0%
$50,001.00 to $100,000.00	$494.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	$494.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	$0.00	0.0%
$100,001.00 and up	$744.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof	$744.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof	$0.00	0.0%

Plan Review Fee for Commercial and Residential

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Plan Review Fee	A plan review fee equal to 65% of the structural permit fee shall be due at application	A plan review fee equal to 65% of the structural permit fee shall be due at application	$0.00	0.0%
Fire and Life Safety Plan Review *(When applicable)*	40% of permit fee	40% of permit fee	$0.00	0.0%
Additional Plan Review Required By Changes, Additions, or Revisions	$90.00 per hour (1/2-hour minimum) Plus valuation increase based on tables	$90.00 per hour (1/2-hour minimum) Plus valuation increase based on tables	$0.00	0.0%
Special Inspection Agreement (QAA) Review Fee	$90.00 per hour	$90.00 per hour	$0.00	0.0%
Foundation Only	$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase.	$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase.	$0.00	0.0%
Residential Deferred Submittal Fee	65% of the structural permit fee calculated using the total valuation of the deferred portion + $100.00 per deferred item	65% of the structural permit fee calculated using the total valuation of the deferred portion + $100.00 per deferred item	$0.00	0.0%
Commercial Deferred Submittal *(Payable at building plan review and is in addition to plan review of deferred work)*	65% of the structural permit fee calculated using the total valuation of the deferred portion + $100.00 per deferred item	65% of the structural permit fee calculated using the total valuation of the deferred portion + $100.00 per deferred item	$0.00	0.0%
Phased Permit Fee	$275.00 per phase + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase.	$275.00 per phase + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase.	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Shell Building and Tenant Improvement Spaces	Permit fee for the construction of the shell building is based on 80% the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation.	Permit fee for the construction of the shell building is based on 80% the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation.	$0.00	0.0%
Foundation Only	$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase	$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase	$0.00	0.0%

Miscellaneous Fees for Commercial

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Commercial Fire Sprinkler/ Fire Suppression/Fire Alarm	Total value of work performed (structural permit fee)	Total value of work performed (structural permit fee)	$0.00	0.0%
Commercial Fire Sprinkler/ Fire Suppression/Fire Alarm Review	65% of structural permit fee	65% of structural permit fee	$0.00	0.0%

Note: See appendix for methodology for calculation of valuation for all permit fees utilizing valuation/value of work

Inspection Fees for Commercial and Residential

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Re-inspection Fee - Per Hour, 1/2 Hour Min.	$90.00	$90.00	$0.00	0.0%
Inspections Outside Normal Business Hours - Per Hour, Per Inspector, 1 Hour Min.	$130.00	$130.00	$0.00	0.0%
Temporary Certificate of Occupancy and Reapplication Fee(s)	$50.00 per discipline/permit. Renewal required every 30 days	$50.00 per discipline/permit. Renewal required every 30 days	$0.00	0.0%
Site Observation-Inspection - Per Hour, 1 Hour Min. *(e.g. pre permit consultation)*	$90.00	$90.00	$0.00	0.0%
Change of Occupancy Fees				
Without additional work done - per hour, $150 min	$90.00	$90.00	$0.00	0.0%
Special inspection report - per hour	$65.00	$65.00	$0.00	0.0%
Re-issued Certificate of Occupancy	No Charge	No Charge	$0.00	0.0%

Demolition Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Demolition Review Fee *(non-exempt structures)*	$360.00	$360.00	$0.00	0.0%
Demolition Permit Fee - Per Building, 1 Hour Min. (Permit fee for verifying utilities have been safely removed and capped off)	$90.00	$90.00	$0.00	0.0%
Demolition Capping off Sewer, Water, Rain Drain - Per Hour, 1 Hour Min.	$90.00	$90.00	$0.00	0.0%

Residential Plumbing Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
New Residential				
1 bathroom/kitchen (includes: first 100 feet of water/sewer lines; hose-bibs ice maker; under floor low-point drains; and rain-drain packages)	$400.00	$400.00	$0.00	0.0%
2 bathrooms/1 kitchen	$500.00	$500.00	$0.00	0.0%
3 bathrooms/1 kitchen	$575.00	$575.00	$0.00	0.0%
Each additional bathroom (over 3)	$50.00	$50.00	$0.00	0.0%
Each additional kitchen (over 1)	$50.00	$50.00	$0.00	0.0%
Remodel / Alterations				
Remodel / Alterations (minimum fee)	$75.00	$75.00	$0.00	0.0%
Each fixture, appurtenance, and first 100 ft. of piping	$20.00	$20.00	$0.00	0.0%
Miscellaneous Residential				
Minimum fee (When purchased as bathroom unit(s) – includes the first 100 ft. of water service, sanitary & storm)	$75.00	$75.00	$0.00	0.0%
Piping or private storm drainage systems exceeding the first 100 ft.	$22.00	$22.00	$0.00	0.0%
Backflow assembly	$25.00	$25.00	$0.00	0.0%
Re-pipe water supply	$90.00	$90.00	$0.00	0.0%
Alternate water heating systems (coils, heat pumps, etc.)	$60.00	$60.00	$0.00	0.0%
Solar	$60.00	$60.00	$0.00	0.0%
Swimming pool piping	$50.00	$50.00	$0.00	0.0%
Residential Fire Sprinkler *(includes plan review)*				
0-2,000 square feet	$200.00	$200.00	$0.00	0.0%
2,001-3,600 square feet	$250.00	$250.00	$0.00	0.0%
3,601-7,200 square feet	$350.00	$350.00	$0.00	0.0%
7,201+ square feet	$450.00	$450.00	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Manufactured Dwelling or Prefab				
Connections to building sewer and water supply - per space	$50.00	$50.00	$0.00	0.0%
RV and Manufactured Dwelling Parks				
Installation fee	$150.00	$150.00	$0.00	0.0%
State fee	$30.00	$30.00	$0.00	0.0%
Factory manufactured awning/carport	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.	$0.00	0.0%
Each additional 10 spaces	$100.00	$100.00	$0.00	0.0%

Commercial Plumbing Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Commercial, Industrial, and Dwellings Other than One- or Two-family				
Minimum fee	$75.00	$75.00	$0.00	0.0%
Each fixture	$40.00	$40.00	$0.00	0.0%
Swimming pool piping	$60.00	$60.00	$0.00	0.0%
Piping - per foot	$0.75	$0.75	$0.00	0.0%
Plumbing plan review	30%	30%	$0.00	0.0%
Sanitary Services				
First 100 feet	$0.75	$0.75	$0.00	0.0%
Each additional 100 Feet or fraction thereof	$0.75	$0.75	$0.00	0.0%
Storm Services				
First 100 feet	$0.75	$0.75	$0.00	0.0%
Each additional 100 Feet or fraction thereof	$0.75	$0.75	$0.00	0.0%
Water Services				
First 100 feet	$0.75	$0.75	$0.00	0.0%
Each additional 100 Feet or fraction thereof	$0.75	$0.75	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Commercial Fire Sprinkler (includes plan review)				
Fee based on valuation of installation cost and system equipment				
$1.00 to $500.00	$90.00 per hour	$90.00 per hour	$0.00	0.0%
$501.00 to $2,000.00	$90.00 for the first $500.00 plus $10.00 for each additional $1000.00 or fraction thereof, to and including $2,000.00	$90.00 for the first $500.00 plus $10.00 for each additional $1000.00 or fraction thereof, to and including $2,000.00	$0.00	0.0%
$2,001.00 to $25,000.00	$110.00 for the first $2,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00	$110.00 for the first $2,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00	$0.00	0.0%
$25,001.00 to $50,000.00	$294.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$294.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$0.00	0.0%
$50,001.00 to $100,000.00	$494.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	$494.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	$0.00	0.0%
$100,001.00 and up	$744.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof	$744.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof	$0.00	0.0%
Fire sprinkler/fire suppression/fire alarm plan review	65% of structural permit fee	65% of structural permit fee	$0.00	0.0%
Minimum permit fee	$90.00	$90.00	$0.00	0.0%
Miscellaneous				
Minimum fee	$90.00	$90.00	$0.00	0.0%
Specialty fixtures	$40.00	$40.00	$0.00	0.0%
Re-inspection (no. of hrs. x fee per hour)	$90/hr. (1/2 hr. minimum)	$90/hr. (1/2 hr. minimum)	$0.00	0.0%
Special requested inspections (no. of hrs. x fee per hour)	$90.00	$90.00	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Medical Gas Piping				
Minimum fee	$50.00	$50.00	$0.00	0.0%
Valuation $500 to $2,000	$50.00 + $5 per $1000 of valuation	$50.00 + $5 per $1000 of valuation	$0.00	0.0%
Valuation $2,001 to $25,000	$125.00 + $18 per $1000 of valuation	$125.00 + $18 per $1000 of valuation	$0.00	0.0%
Valuation $25,001 to $50,000	$540.00 + $14 per $1000 of valuation	$540.00 + $14 per $1000 of valuation	$0.00	0.0%
Valuation $50,001 to $100,000	$890.00 + $9 per $1000 of valuation	$890.00 + $9 per $1000 of valuation	$0.00	0.0%
Valuation greater than $100,000	$1,340.00 + $8 per $1000 of valuation	$1,340.00 + $8 per $1000 of valuation	$0.00	0.0%
Rainwater Harvesting System				
Fee based on valuation of work to be performed.				
Minimum fee	$75.00	$75.00	$0.00	0.0%
Valuation $1 to $500	$75 for the first $500 plus $9 for each additional $100 or fraction thereof, to and including $2,000	$75 for the first $500 plus $9 for each additional $100 or fraction thereof, to and including $2,000	$0.00	0.0%
Valuation $2,001 to $25,000	$210 for the first $2,000 plus $10 per $1,000, or fraction thereof, to and including $25,000	$210 for the first $2,000 plus $10 per $1,000, or fraction thereof, to and including $25,000	$0.00	0.0%
Valuation $25,001 to $50,000	$440 for the first $25,000 plus $10 per $1,000, or fraction thereof, to and including $50,000	$440 for the first $25,000 plus $10 per $1,000, or fraction thereof, to and including $50,000	$0.00	0.0%
Valuation $50,001 to $100,000	$690 for the first $50,000 plus $9 per $1,000, or fraction thereof, to and including $100,000	$690 for the first $50,000 plus $9 per $1,000, or fraction thereof, to and including $100,000	$0.00	0.0%
Valuation greater than $101,000 and up	$1,140 for the first $100,000 plus $9 per $1,000 or fraction thereof	$1,140 for the first $100,000 plus $9 per $1,000 or fraction thereof	$0.00	0.0%

Residential Mechanical Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Mechanical Permit Minimum Fee	$75.00	$75.00	$0.00	0.0%
Furnace/Burner Including Ducts & Vents				
Up to 100k BTU/hr.	$20.00	$20.00	$0.00	0.0%
Over 100k BTU/hr.	$20.00	$20.00	$0.00	0.0%
Heaters/Stoves/Vents				
Unit heater	$20.00	$20.00	$0.00	0.0%
Wood/pellet/gas stove/flue	$20.00	$20.00	$0.00	0.0%
Repair/alter/add to heating appliance or refrigeration unit or cooling system/absorption system	$20.00	$20.00	$0.00	0.0%
Evaporated cooler	$20.00	$20.00	$0.00	0.0%
Vent fan with one duct/appliance vent	$20.00	$20.00	$0.00	0.0%
Hood with exhaust and duct	$20.00	$20.00	$0.00	0.0%
Floor furnace including vent	$20.00	$20.00	$0.00	0.0%
Gas Piping				
One to four outlets (any number of outlets)	$20.00	$20.00	$0.00	0.0%
Air-Handling Units, Including Ducts				
Up to 10,000 CFM	$20.00	$20.00	$0.00	0.0%
Over 10,000 CFM	$20.00	$20.00	$0.00	0.0%
Compressor/Absorption System/Heat Pump				
Up to 3 hp/100K BTU	$20.00	$20.00	$0.00	0.0%
Up to 15 hp/500K BTU	$20.00	$20.00	$0.00	0.0%
Up to 30 hp/1,000 BTU	$20.00	$20.00	$0.00	0.0%
Up to 50 hp/1,750 BTU	$35.00	$35.00	$0.00	0.0%
Over 50 hp/1,750 BTU	$45.00	$45.00	$0.00	0.0%
Incinerator				
Domestic incinerator	$20.00	$20.00	$0.00	0.0%

Commercial Mechanical Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Commercial Mechanical Permit Fees				
Valuation $1 to $500	$90.00/minimum	$90.00/minimum	$0.00	0.0%
Valuation $501- $100,000	$90.00 for the first $2,000.00 plus $10.00 for each additional $1,000.00 or fraction thereof.	$90.00 for the first $2,000.00 plus $10.00 for each additional $1,000.00 or fraction thereof.	$0.00	0.0%
Valuation $100,000+	$1,070.00 plus $10.00 for each additional $1,000.00 or fraction thereof.	$1,070.00 plus $10.00 for each additional $1,000.00 or fraction thereof.	$0.00	0.0%
Deferred submittals + fees	$100.00 each item plus 65% of mechanical permit fee of deferred submittal valuation.	$100.00 each item plus 65% of mechanical permit fee of deferred submittal valuation.	$0.00	0.0%
Plan review fee	25% of permit fee	25% of permit fee	$0.00	0.0%
Miscellaneous Fees				
Re-inspection	$90.00	$90.00	$0.00	0.0%
Specially requested inspection (per hour)	$65.00	$65.00	$0.00	0.0%
Regulated equipment (un-classed)	$50.00	$50.00	$0.00	0.0%

Electrical Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Residential Per Unit, Service Included				
1,000 sq. ft. or less	$135.00	$135.00	$0.00	0.0%
Each additional 500 sq. ft. or portion thereof	$25.00	$25.00	$0.00	0.0%
Limited energy	$32.00	$32.00	$0.00	0.0%
Each manufactured home or modular dwelling service or feeder	$50.00	$50.00	$0.00	0.0%
Multi-family residential	$65.00	$65.00	$0.00	0.0%
Residential and Commercial—Services or Feeders/Installation, Alteration, Relocation				
200 amps or less	$95.00	$95.00	$0.00	0.0%
201 to 400 amps	$115.00	$115.00	$0.00	0.0%
401 to 600 amps	$190.00	$190.00	$0.00	0.0%
601 to 1,000 amps	$250.00	$250.00	$0.00	0.0%
Over 1,000 amps or volts	$550.00	$550.00	$0.00	0.0%
Reconnect only	$75.00	$75.00	$0.00	0.0%
Temporary Services or Feeders				
200 amps or less	$75.00	$75.00	$0.00	0.0%
201 to 400 amps	$100.00	$100.00	$0.00	0.0%
401 to 600 amps	$150.00	$150.00	$0.00	0.0%
601-1000 amps	$250.00	$250.00	$0.00	0.0%
Over 1,000 amps or volts	$450.00	$450.00	$0.00	0.0%
Branch Circuits: New, Alteration, Extension Per Panel				
Branch circuits with purchase of a service or feeder	$6.00	$6.00	$0.00	0.0%
Branch circuits without purchase of a service or feeder:				
First branch circuit	$65.00	$65.00	$0.00	0.0%
Each additional branch circuit	$7.50	$7.50	$0.00	0.0%
Miscellaneous Fees: Service or Feeder Not Included				
Each pump or irrigation circuit	$65.00	$65.00	$0.00	0.0%
Each sign or outline lighting	$65.00	$65.00	$0.00	0.0%
Signal circuit(s) or low voltage system, alteration or extension (each system)	$65.00	$65.00	$0.00	0.0%
Subdivision lighting per pole in addition to service	$40.00	$40.00	$0.00	0.0%
Swimming pool (panel, 3 circuits and bonding)	$90.00	$90.00	$0.00	0.0%
Specially requested inspection (per hour)	$90.00	$90.00	$0.00	0.0%
Each additional inspection over the allowable in any of the above, for those not covered under residential inspection caps (per inspection) - per hour, 1/2-hour min.	$90.00	$90.00	$0.00	0.0%
Special inspection - per hour, 1/2-hour min.	$90.00	$90.00	$0.00	0.0%
Reinspection - per hour, 1/2-hour min.	$90.00	$90.00	$0.00	0.0%
Field review-change of use - per hour, 1/2-hour min.	$90.00	$90.00	$0.00	0.0%

Residential Restricted Energy Electrical Permit Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Fee for All Systems1, Including:	$25.00	$25.00	$0.00	0.0%
Audio and stereo systems				
Burglar alarm system				
Doorbell				
Garage-door opener				
Heating, ventilation, & air-conditioning systems				
Landscape lighting & sprinkler controls				
Landscape irrigation controls				
Outdoor landscape lighting				
Vacuum Systems				
Each Additional Inspection	$25.00	$25.00	$0.00	0.0%

[1]For new construction, this permit fee covers all systems listed or can be sold separately.

Renewable Energy Systems

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Renewable Energy Systems				
5 KVA or less	$100.00	$100.00	$0.00	0.0%
5.01 KVA to 15 KVA	$100.00	$100.00	$0.00	0.0%
15.01 KVA to 25 KVA	$156.00	$156.00	$0.00	0.0%
25.01 KVA and above	$156.00 plus $6.25/KVA for each additional	$156.00 plus $6.25/KVA for each additional	$0.00	0.0%
Engineered Systems *(Separate Electrical application required)*				
Plan Review	65% of Building Permit	65% of Building Permit	$0.00	0.0%
Re-Inspection Fee - per hour, 1/2 hour minimum	$90.00	$90.00	$0.00	0.0%
Wind generation systems in excess of 25 KVA:				
25.01 KVA to 50 KVA	$204.00	$204.00	$0.00	0.0%
50.10 KVA to 100 KVA	$469.00	$469.00	$0.00	0.0%

For wind generations systems that exceed 100 KVA the permit fee shall be calculated in accordance with OAR 918-309-0040

Solar generation systems in excess of 25 KVA, per KVA	$6.25	$6.25	$0.00	0.0%

The permit charge will not increase beyond the calculation for 100 KVA. Permits issued under this sub-section include three inspections. Additional inspections will be billed at an hourly rate.

Building Permit Reinstatement Fee

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ

A building permit expires after a period of 180 days from the date of issue with no inspection activity.

To reactivate an expired permit, a fee of $50.00 per construction discipline is required (Structural, Plumbing, Mechanical, Electrical).

*If the sum of the original permit fee subject to reinstatement is less than $50.00, a reinstatement fee equal to half of the value of the original permit fee shall be accessed for permit reinstatement.

Grading/Excavation Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Grading Fees				
Plan Review Fee - per hour	$90.00	$90.00	$0.00	0.0%
50 cubic yards or less	No Fee	No Fee	$0.00	0.0%
51-100 cubic yards	$125.00	$125.00	$0.00	0.0%
101-1,000 cubic yards	$200.00	$200.00	$0.00	0.0%
1,001-10,000 cubic yards	$400.00	$400.00	$0.00	0.0%
10,001-100,000 cubic yards	$500.00 for the first 10,001 cubic yards plus $50.00 for each additional 10,000 cubic yards or fraction thereof	$500.00 for the first 10,001 cubic yards plus $50.00 for each additional 10,000 cubic yards or fraction thereof	$0.00	0.0%
Additional plan review required for changes, additions, or revisions to approved plans - per hour, ½-hour min.	$90.00	$90.00	$0.00	0.0%
Permit Fees				
50 cubic yards or less	No fee	No fee		
51-100 cubic yards	$100.00	$100.00	$0.00	0.0%
101-1,000 cubic yards	$100 for first 101 yards plus $35 for each additional 100 cubic yards or fraction thereof	$100 for first 101 yards plus $35 for each additional 100 cubic yards or fraction thereof	$0.00	0.0%

Other Building Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Investigation Fees				
Investigation Fee A - Low effort to determine compliance. Per hour.	$90.00	$90.00	$0.00	0.0%
Investigation Fee B - Medium effort to gain compliance. Stop work order posted. Applicant obtains required permits within 10 business days. Per hour, $150 minimum.	$90.00	$90.00	$0.00	0.0%
Investigation Fee C - High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits. Per hour, $250 minimum.	$90.00	$90.00	$0.00	0.0%

State of Oregon Surcharge - ORS 455.210(4)

State of Oregon permit surcharge is 12% of structural, plumbing, mechanical and electrical components of the overall building permit.

Building Permit Refund Policy

The City of Ashland Community Development Department offers partial refunds for building permits that have been issued, have had no inspections performed and have not yet expired (six months from issue date). Refunds for permits that have expired are limited to any Systems Development Charges (SDC's) that were part of the permit fees.

How to Request a Refund

Submit the following documents to the Community Development Department at 51 Winburn Way:

- Approved set of plans (stamped)
- Job Inspection card
- Letter of refund request signed by applicant/owner with mailing address for refund check

The refund will be processed within 30 days of the date of the request letter.

The following fees are <u>not</u> refundable

- Building Plan Check Fee
- Fire Protection Review Fee
- 50% of Community Development Fee (maximum equal to Building Plan Check Fee)
- 50% of Engineering Development Fee (maximum equal to Building Plan Check Fee)

The remainder of the permit fees are refundable. A $50.00 administrative fee will be subtracted from the eligible refund amount for costs associated with the refund process.

Fire Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Report Fees				
Non-patient pre-hospital care reports	$20.00 for 10 pages or less, $0.25 each additional page	$20.00 for 10 pages or less, $0.25 each additional page	$0.00	0.0%
Fire incident reports	$12.00 for 10 pages or less, $15.00 over 10 pages	$12.00 for 10 pages or less, $15.00 over 10 pages	$0.00	0.0%
Patient report	$40.00 for 10 pages or less, $0.25 each additional page	$40.00 for 10 pages or less, $0.25 each additional page	$0.00	0.0%
Mailing cost	Actual Cost	Actual Cost	$0.00	0.0%
Fire Investigation and Fire Marshal Reports				
Narrative report	$20.00 for 10 pages or less, $0.25 each additional page	$20.00 for 10 pages or less, $0.25 each additional page	$0.00	0.0%
Photos - each	$1.00	$1.00	$0.00	0.0%
Photo log	$20.00	$20.00	$0.00	0.0%
Investigation drawings/chart - each	$20.00	$20.00	$0.00	0.0%
Research Fee	See Page 2	See Page 2		
Cost Recovery Fees (*MVC, Haz-Mat, Rescue*)				
Level 1 MVC - Assessment and stabilization	$475.00 for 1 hour, then $235.00 every hour after	$525.00 for 1 hour, then $260.00 every hour after	$50 for 1 hour, $25 each after	10.5%
Level 2 MVC – Level 1 plus fluid clean-up	$500.00 for 1 hour, then $275 every hour after	$550.00 for 1 hour, then $305 every hour after	$50 for 1 hour, $30 each after	10.0%
MVC with Extrication (requires use of extrication equipment)	$1,450.00 for 1 hour, then $725.00 every hour after	$1,600.00 for 1 hour, then $800.00 every hour after	$150 for 1 hour, $75 each after	10.3%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Hazardous Material Incidents				
Level 1 – Incident command, isolate and deny entry, evacuations if needed	$770.00	$850.00	$80.00	10.4%
Haz-Mat 8 activation with AF&R engine standby – per hour	$440.00	$485.00	$45.00	10.2%
Haz-Mat 8 activation with AF&R ambulance standby – per hour	$330.00	$360.00	$30.00	9.1%
Victim Rescues				
Engine response - per engine, per hour	$450.00	$500.00	$50.00	11.1%
Technical rescue team - per person, per hour	$150.00	$165.00	$15.00	10.0%
Emergency Medical Services				
AF&R ambulance membership- basic annual	$66.00	$66.00	$0.00	0.0%
AF&R ambulance membership-plus annual	$112.00	$122.00	$10.00	8.9%
~~Emergency medical service fee – aid call per patient~~	$348.00	$448.00	$100.00	REMOVE
~~Basic life support transport – per patient (per current rate schedule)~~	$1,151.00	$1,351.00	$200.00	REMOVE
~~"Ambulance mileage rate – per mile (per current rate schedule)~~	$15.03	$23.30	$8.27	REMOVE
Ambulance waiting time, per 1/2 hour	$50.00	$55.00	$5.00	10.0%
Ambulance standby - per hour, 2 hour minimum	$110.00	$120.00	$10.00	9.1%
On scene coordinator - per hour	$55.00	$60.00	$5.00	9.1%
Extra attendant - each	$50.00	$55.00	$5.00	10.0%

~~Ambulance Service Area III Rate Schedule~~

~~Base rates will be adjusted each calendar year by the most current rate schedule posted by the Center for Medicare/Medicaid Services (CMS) that sets the "Ambulance Inflation Factor". Other rates and mileage charges will be updated as approved by the County Commissioners.~~

Emergency Medical Services/Standby Fees				
Structure engine standby for events - per hour	$440.00	$485.00	$45.00	10.2%
Brush engine standby for events - per hour	$275.00	$305.00	$30.00	10.9%
Fire and Life Safety Division standby - per hour	$100.00	$110.00	$10.00	10.0%

Fire Marshal Review Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Plan Checks				
Any building permit	24% of the Building Division Structural Permit Fee and Plan Check Fee	24% of the Building Division Structural Permit Fee and Plan Check Fee	$0.00	0.0%
Condominium	24% of the Building Division Structural Permit Fee and Plan Check Fee	24% of the Building Division Structural Permit Fee and Plan Check Fee	$0.00	0.0%
Survey Plat Review Fees				
Partition plats	$107.00	$107.00	$0.00	0.0%
Condominium plats	$230.00	$230.00	$0.00	0.0%
Subdivision plats	$230.00	$230.00	$0.00	0.0%
Other				
All hydrant flow requests. To be charged to the developer or installer.	$150.00	$150.00	$0.00	0.0%
False alarm charge	$250.00	$250.00	$0.00	0.0%
First Aid/CPR Classes - Per Person Cost				
Basic Life Support (BLS) for Healthcare Providers CPR Class	$70.00	$70.00	$0.00	0.0%
Heart Saver CPR & First Aid Class	$70.00	$70.00	$0.00	0.0%
Heart Saver CPR Class	$45.00	$45.00	$0.00	0.0%
Family and Friends CPR Class	$7.00	$7.00	$0.00	0.0%
Inspection Fees				
Initial Inspection (Re-inspection Included)				
Travelers Accommodation	$40.00	$40.00	$0.00	0.0%
Occupancy Type "B"				
0-1,000 sf.	$40.00	$40.00	$0.00	0.0%
1,001-3000 sf.	$75.00	$75.00	$0.00	0.0%
Occupancy Type "A, E, M, S"				
0-3,000 sq ft	$75.00	$75.00	$0.00	0.0%
Occupancy Type "F, H, I"				
0-3,000 sq ft	$125.00	$125.00	$0.00	0.0%
3,001-10,000 sq ft	$200.00	$200.00	$0.00	0.0%
10,001-20,000 sq ft	$250.00	$250.00	$0.00	0.0%
Over 20,000 sq ft	$300.00	$300.00	$0.00	0.0%
Occupancy Type "A, B, E, M, S"				
3,001-10,000 sq ft	$125.00	$125.00	$0.00	0.0%
10,001-20,000 sq ft	$175.00	$175.00	$0.00	0.0%
Over 20,000 sq ft	$225.00	$225.00	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Occupancy Type "R, SR"				
3 to 10 Units	$758.00	$758.00	$0.00	0.0%
11 to 40 Units	$125.00	$125.00	$0.00	0.0%
41 to 70 Units	$175.00	$175.00	$0.00	0.0%
Over 70 Units	$250.00	$250.00	$0.00	0.0%
Non-compliance after 2nd inspection: inspection fee +	Base Fee +$100.00	Base Fee +$100.00	$0.00	0.0%
Non-compliance after 3rd inspection: inspection fee +	Base Fee +$200.00	Base Fee +$200.00	$0.00	0.0%
Non-compliance after 4th inspection / subsequent inspections: inspection fee +	Base Fee +$400.00	Base Fee +$400.00	$0.00	0.0%
Operational Permits				
Fireworks public display	$150.00	$150.00	$0.00	0.0%
Exhibits and trade shows	$150.00	$150.00	$0.00	0.0%
Fumigation and thermal insecticide fogging	$300.00	$300.00	$0.00	0.0%
Vehicles or equipment in assembly buildings	$50.00	$50.00	$0.00	0.0%
Pyrotechnic and special effects	$75.00	$75.00	$0.00	0.0%
Open flame	$75.00	$75.00	$0.00	0.0%
Haunted houses	$50.00	$50.00	$0.00	0.0%
Marijuana processing	$500.00	$500.00	$0.00	0.0%
Fire performances (per event)	$75.00	$75.00	$0.00	0.0%
Temporary membrane structures, tents and canopies				
200-400 sq ft	$50.00	$50.00	$0.00	0.0%
Above 400 sq ft	$125.00	$125.00	$0.00	0.0%
Hydrostatic test	$75.00	$75.00	$0.00	0.0%
Underground flush test	$75.00	$75.00	$0.00	0.0%
Hood system trip test	$75.00	$75.00	$0.00	0.0%
Fire acceptance test	$150.00	$150.00	$0.00	0.0%
Egress light test	$150.00	$150.00	$0.00	0.0%
Above ground lp tank install	$75.00	$75.00	$0.00	0.0%
Above ground lp tank removal	$150.00	$150.00	$0.00	0.0%
Commercial lp usage less than 500 gallons	$75.00	$75.00	$0.00	0.0%
Underground fuel tank install	$300.00	$300.00	$0.00	0.0%
Underground fuel tank removal	$500.00	$500.00	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Construction and Use Permits				
Compressed gas	$150.00	$150.00	$0.00	0.0%
Flammable and combustible liquid storage	$150.00	$150.00	$0.00	0.0%
Hazardous materials storage	$300.00	$300.00	$0.00	0.0%
Hazardous materials production	$300.00	$300.00	$0.00	0.0%
Industrial ovens	$150.00	$150.00	$0.00	0.0%
High piled combustible storage	$150.00	$150.00	$0.00	0.0%
Permits not specifically mentioned but required by fire code	$50.00 - $500.00 depending on staff hours and complexity	$50.00 - $500.00 depending on staff hours and complexity	$0.00	0.0%
Temporary liquor license (in addition to City Recorder fee listed on page 6)	$15.00	$15.00	$0.00	0.0%
Pre application comments	$25.00	$25.00	$0.00	0.0%
After hours and weekend inspections	$150.00	$150.00	$0.00	0.0%
Fire Systems Cover Up/ Acceptance Test Inspections				
0-3,000 sq ft	$75.00	$75.00	$0.00	0.0%
3,001 to 10,000 sq ft	$125.00	$125.00	$0.00	0.0%
10,001 to 20,000 sq ft	$175.00	$175.00	$0.00	0.0%
20,000 to 40,000 sq ft	$350.00	$350.00	$0.00	0.0%
40,000 to 80,000 sq ft	$700.00	$700.00	$0.00	0.0%
Above 80,000 sq ft	$1,000.00	$1,000.00	$0.00	0.0%
Weed Abatement				
Staff time	See page 2	See Page 2	$0.00	0.0%
Mailing cost	Actual Cost	Actual Cost	$0.00	0.0%
Weed abatement by contractor	Actual Cost	Actual Cost	$0.00	0.0%
Other				
T-shirt	$25.00	$25.00	$0.00	0.0%
Sweatshirts	$35.00	$35.00	$0.00	0.0%
Misc. apparel items	Prices vary	Prices vary	$0.00	0.0%

Electric Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Banners - Each	$125.00	$125.00	$0.00	0.0%
Temporary Service Drop				
Single phase underground temp 300 amps or less	$247.00	$247.00	$0.00	0.0%
Single phase overhead temp 300 amps or less	$295.00	$295.00	$0.00	0.0%
Three phase	Actual Cost	Actual Cost	$0.00	0.0%
Streetlight				
Install of light shroud	$80.00	$80.00	$0.00	0.0%

Electric Meter Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Meter Tests for Accuracy				
Once in twelve months	No Charge	No Charge	$0.00	0.0%
Two or more times in twelve months	$176.00	$176.00	$0.00	0.0%
Meter repairs/replacement (damaged by customer)	Actual Cost	Actual Cost	$0.00	0.0%
Non-Radio Frequency Meter Charges				
Conversion from radio frequency (RF) to non-RF meter	No Charge	No Charge	$0.00	0.0%
Monthly Fee to manually read Non RF meter	No Charge	No Charge	$0.00	0.0%
Service Calls				
Once in twelve months	No Charge	No Charge	$0.00	0.0%
Two or more times in twelve months	$203.00	$203.00	$0.00	0.0%
Other hours or holidays	$303.00	$303.00	$0.00	0.0%
Service Connection for Applicant				
De-energize service	$254.00	$254.00	$0.00	0.0%
Scheduled Work After Hours	Actual Cost	Actual Cost	$0.00	0.0%
Unauthorized Connection	$215.00	$215.00	$0.00	0.0%

Electric Line Extension Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
New Single-Family Residential Service				
Overhead service in existing developed areas from distribution line to and including meter.	$580.00	$580.00	$0.00	0.0%
Overhead service upgrade or increased service for 300 amps or less	$580.00	$580.00	$0.00	0.0%
Replacement of service from overhead to underground, 300 amps or less. Customer provides all trenching, conduit, backfilling and compaction as directed by the City.	$1,217.00	$1,217.00	$0.00	0.0%
Underground residential service of 300 amps or less. Customer provides conduit, trenching, back fill, compaction as directed by the City.	$697.00	$697.00	$0.00	0.0%
Underground Distribution Installation Charges				
Per lot less house service and engineering fees.	$1,186.00	$1,186.00	$0.00	0.0%
Subdivisions of 0 to 20 engineering fee per lot	$171.00	$171.00	$0.00	0.0%
Subdivisions of 21+ engineering fee per lot	$259.00	$259.00	$0.00	0.0%
Three phase subdivision as required by City per lot	$259.00	$259.00	$0.00	0.0%
Any Overhead/Underground Service Over 300 Amps	Actual Cost	Actual Cost	$0.00	0.0%
Commercial, Institutional and Industrial Service	Actual Cost	Actual Cost	$0.00	0.0%
Blower Door Leak Test *(Gas heat customers only)* *	$75.00	$75.00	$0.00	0.0%
Duct Leak Test *(Gas heat customers only)* *	$125.00	$125.00	$0.00	0.0%

*Electric heat customers = no fee

Ashland Fiber Network (AFN) Misc. Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Installation Fees				
Basic installation - Pre-wired CATV outlets only. (Additional charges for parts and supplies apply)	$20.00	$20.00	$0.00	0.0%
Add Trap ("filter")	$10.00	$10.00	$0.00	0.0%
New customer cable modem activation	$10.00	$10.00	$0.00	0.0%
Cable modem (refurbished 90 –day replacement warranty)	$50.00	$50.00	$0.00	0.0%
Additional materials	$10.00	$10.00	$0.00	0.0%
Over-and-beyond regular installation including multi outlets, outlet plates, additional wiring, replacement of customer damaged outlets.				
Wi max standard installation	$200.00	$200.00	$0.00	0.0%
Disconnect Fees				
Disconnect	$50.00	$50.00	$0.00	0.0%
Remove trap ("filter")	$10.00	$10.00	$0.00	0.0%
Truck Roll	$35.00	$35.00	$0.00	0.0%
Field Technician Hourly Rate				
Non-standard work such as advancing troubleshooting, non-standard outlets, fishing wire inside walls, etc.	$55.00	$55.00	$0.00	0.0%
Consulting and Technical Support Hourly Rate				
For support issues not related to AFN infrastructure, performance, and reliability. Minimum charge one hour.	$85.00	$85.00	$0.00	0.0%
Non-City Employee Staff Screening				
Charge for each vendor employee submitted for authorization to access AFN and City Service Center facilities.	$150.00	$150.00	$0.00	0.0%
Fiber Service Installation				
Overhead served connections	Individual Business Case (IBC) & quote	Individual Business Case (IBC) & quote	$0.00	0.0%
Underground served connections	IBC & quote	IBC & quote	$0.00	0.0%
Ethernet				
Transit @ 100 Mbps	IBC & quote	IBC & quote	$0.00	0.0%
Transit @ 1000 Mbps	IBC & quote	IBC & quote	$0.00	0.0%
Static IP Address - Per Month, Each	$5.00	$5.00	$0.00	0.0%

Maximum of 5 Static Internet Protocol (IP) addresses*

Minimum level of service for static IP and Quality of Service (QoS) is "CHOICE" or higher service tier.

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
QoS Fee - Per Month	$3.50	$3.50	$0.00	0.0%
VOIP (phone) enhancement available with AFN Choice or higher service level through AFN certified modems.				
Business Augmented Upload Package (additional 5 Mbps) - Per Month	$15.00	$15.00	$0.00	0.0%
Available exclusively for AFN Direct Small Office/Home Office (SOHO) or Small Business. Must have current City of Ashland business license.				
**Additional fee added to base AFN Direct retail rates on specific packages.*				
SOHO business augmented upload package - per month. Maximum SOHO upload speed with augmented upload service at up to 9 Mbps.	$80.00	$80.00	$0.00	0.0%
Small Business augmented upload package - per month. Maximum Small Business upload speed with augmented upload service at up to 10 Mbps.	$100.00	$100.00	$0.00	0.0%
Non-return of Customer Premise Equipment (CPE) Devices	$300.00	$300.00	$0.00	0.0%
CPE's must be returned on disconnect date of AFN services.				
Cable TV (CATV) Seasonal Reconnects & Disconnects				
Disconnects & reconnects - per visit	$10.00	$10.00	$0.00	0.0%
Service change - per visit	$10.00	$10.00	$0.00	0.0%
Install HBO filter - per visit	$10.00	$10.00	$0.00	0.0%
CATV House Amp Fee - Each	$35.00	$35.00	$0.00	0.0%
Utility Billing Lobby Signage Fee - Per Month	$100.00	$100.00	$0.00	0.0%
Cable Modem Rental - Per Month	$5.00	$5.00	$0.00	0.0%
Non-Return of Rented Modem at Closing of Account - Each	$50.00	$50.00	$0.00	0.0%
Cable Modem Purchase - Each	$50.00	$50.00	$0.00	0.0%
** Resolution 2010-28 (Section 2, page 38) grants Information Technology management ability to set promotional rates.*				
~~GIS Data & Mapping Services~~				
~~GIS Hourly Rate~~	$96.00	$0.00	-$96.00	REMOVE
~~Plotting fee - per square foot~~	$6.00	$0.00	-$6.00	REMOVE

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Fiber Services				
Fiber Essentials - Wholesale	$0.00	$40.00	$40.00	NEW
Fiber Essentials - Retail	$0.00	$50.00	$50.00	NEW
Fiber Advanced - Wholesale	$0.00	$48.00	$48.00	NEW
Fiber Advanced Retail	$0.00	$60.00	$60.00	NEW
Fiber Ultimate - Wholesale	$0.00	$75.00	$75.00	NEW
Fiber Ultimate - Retail	$0.00	$90.00	$90.00	NEW
Fiber Multi-gig - Wholesale	$0.00	$90.00	$90.00	NEW
Fiber Multi-gig - Retail	$0.00	$120.00	$120.00	NEW
Router setup - Wholesale	$0.00	$25.00	$25.00	NEW
Router setup - Retail	$0.00	$50.00	$50.00	NEW
Router monthly fee - Wholesale	$0.00	$4.75	$4.75	NEW
Router monthly fee -Retail	$0.00	$6.49	$6.49	NEW
Mesh unit monthly fee - Wholesale	$0.00	$1.49	$1.49	NEW
Mesh unit monthly fee - Retail	$0.00	$3.49	$3.49	NEW

Municipal Court Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Court Administrative Fee Crime				
Appeal transcript fee	$35.00	$35.00	$0.00	0.0%
City Attorney deferred sentence/diversion	$60.00	$60.00	$0.00	0.0%
Civil compromise costs	$75.00	$75.00	$0.00	0.0%
Extend/amend City Attorney deferred sentence/diversion	$45.00	$45.00	$0.00	0.0%
Failure to appear for bench trial/show cause hearing	$90.00	$90.00	$0.00	0.0%
Failure to appear for jury trial	$150.00	$150.00	$0.00	0.0%
Forfeiture of security	$25.00	$25.00	$0.00	0.0%
Court costs	$35.00	$35.00	$0.00	0.0%
Show cause admission of allegation	$25.00	$25.00	$0.00	0.0%
Bench probation fee	$100.00	$100.00	$0.00	0.0%
Warrant & bank costs	$25.00	$25.00	$0.00	0.0%
Court Administrative Fee Violation				
Appeal transcript fee	$10.00	$10.00	$0.00	0.0%
Compliance inspection fee	$25.00	$25.00	$0.00	0.0%
Default judgment	$15.00	$15.00	$0.00	0.0%
Failure to appear for bench trial/show cause hearing	$70.00	$70.00	$0.00	0.0%
Forfeiture of security	$25.00	$25.00	$0.00	0.0%
Court costs	$45.00	$45.00	$0.00	0.0%
Traffic School Program Fees				
Tier 1	$115.00	$115.00	$0.00	0.0%
Tier 2	$120.00	$120.00	$0.00	0.0%
Tier 3	$180.00	$180.00	$0.00	0.0%
Tier 4	$220.00	$220.00	$0.00	0.0%
Tier 5	$280.00	$280.00	$0.00	0.0%
Tier 6	$480.00	$480.00	$0.00	0.0%
Presumptive Fines				
Tier 1	$115.00	$115.00	$0.00	0.0%
Tier 2	$165.00	$165.00	$0.00	0.0%
Tier 3: Special zone enhanced penalty	$225.00	$225.00	$0.00	0.0%
Tier 4	$265.00	$265.00	$0.00	0.0%
Tire 5: Special zone enhanced penalty	$325.00	$325.00	$0.00	0.0%
Tier 6: Special zone enhanced penalty	$525.00	$525.00	$0.00	0.0%

All other fees and charges inconsistent with the fees and charges set forth herein are repealed. Nothing in the Resolution is intended to detract from the inherent power of the Court pursuant to general law to impose fees and charges established in state law or city ordinance in addition to the fees and charges specified herein.

Police Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Police Reports				
10 pages or less	$12.00	$12.00	$0.00	0.0%
Over 10 pages	$15.00	$15.00	$0.00	0.0%
Research Fee	See Page 2	See Page 2		
Visa Letters	$19.00	$19.00	$0.00	0.0%
Fingerprint Cards				
First card	$35.00	$35.00	$0.00	0.0%
Each additional card	$10.00	$10.00	$0.00	0.0%
Photographs (CD)	$19.00	$19.00	$0.00	0.0%
Audio Recordings[1]	$19.00	$19.00	$0.00	0.0%
Mobil Audio Video Recordings (MAV)[1]	$19.00	$19.00	$0.00	0.0%
Body Camera Video[1]	$19.00	$19.00	$0.00	0.0%
[1]Any audio or video recording requiring extensive redaction, more than 30 minutes, shall be charged at a rate outlined under Research Fee. Refer to page 2.				
Impound/Tow Fee - Cash Only	$105.00	$105.00	$0.00	0.0%
Vehicles for Hire - Per Ordinance 3160				
Permit fee for transportation network company	$5,000.00	$5,000.00	$0.00	0.0%
Permit fee for taxi or limousine company	$500.00	$500.00	$0.00	0.0%
Permit for vehicle for hire drivers				
New	$60.00	$60.00	$0.00	0.0%
Renewal	$60.00	$60.00	$0.00	0.0%

Public Works Miscellaneous Fees and Charges

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Existing Maps Printed in Color				
Arch C: 18 x 24, 3.00 sq. ft.	$18.00	$18.00	$0.00	0.0%
Arch D: 24 x 36, 6.00 sq. ft.	$36.00	$36.00	$0.00	0.0%
Arch E: 36 x 48, 12.00 sq. ft.	$72.00	$72.00	$0.00	0.0%
Existing Maps or Copies of Existing Maps Copied in B&W				
Arch C: 18 x 24, 3.00 sq. ft.	$2.00	$2.00	$0.00	0.0%
Arch D: 24 x 36, 6.00 sq. ft.	$3.00	$3.00	$0.00	0.0%
Arch E: 36 x 48, 12.00 sq. ft.	$4.00	$4.00	$0.00	0.0%
Note: Maps printed on materials other than the specified bond are double the standard print fee				
Engineering Development Fee	0.75% of Valuation	0.75% of Valuation	$0.00	0.0%

This fee is charged concurrently with Building Permit Fees at the time of building permit applications. The fee applies to all new residential dwelling units and commercial developments. Remodels, additions, and accessory buildings are not assessed this fee.

Public Works - Fee Inflators

Fee Description	2023	2024	$ Δ	% Δ
March CPI - Used for Plat & Plan Checks, PW & Engineering Inspections, Permits, ~~GIS Data & Mapping Fees,~~ and Cemetery Fees				
March 2024 CPI value = 312.332 (New)				
March 2023 CPI value = 301.836 (Old)				
(312.332/301.836)/301.836 = 3.5%				
March ENR - Used for Sewer and Water Connection Fees				
March 2024 ENR value = 13532.01 (New)				
March 2023 ENR value = 13176.30 (Old)				
(13532.01-13176.30)/13176.30=2.7%				
January CPI - Used for Airport Fees				
January 2024 CPI value = 308.417 (New)				
January 2023 CPI value = 291.17 (Old)				
(308.417-291.17)/291.17 = 6.0%				

Public Works / Engineering Inspections & Permits

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Subdivision Construction Inspection/Public Works Improvement Inspection	5% Engineer Fee (5% of the public improvement cost)	5% Engineer Fee (5% of the public improvement cost)	$0.00	0.0%
Street or Alley Excavation Permit	$236.00 plus per foot cost based on age of pavement	$244.00 plus per foot cost based on age of pavement	$8.00	3.4%
Encroachment Permit	$236.00	$244.00	$8.00	3.4%
Miscellaneous Construction Permit *(Construction of curb, sidewalk, driveway apron, etc.)*	$78.00	$81.00	$3.00	3.8%
Dust Suppression Permit	$78.00	$81.00	$3.00	3.8%
Driveway Painting Permit *(Includes a can of paint)*	$17.00	$18.00	$1.00	5.9%
Right-of Way Closure				
Street	$236.00	$244.00	$8.00	3.4%
Sidewalk: >72 hours	$78.00	$81.00	$3.00	3.8%
Sidewalk: <72 hours	$17.00	$18.00	$1.00	5.9%
Parking Space: >72 hours	$78.00	$81.00	$3.00	3.8%
Parking Space: <72 hours	$17.00	$18.00	$1.00	5.9%
Block Party	$17.00	$18.00	$1.00	5.9%
Sidewalk Dining – Annual Renewal Per Sq. Ft, Min 50 Sq. Ft.	$5.00	$5.00	$0.00	0.0%
Functional Item – Annual Renewal	$78.00	$81.00	$3.00	3.8%
Special Event Permit				
Base fee	$130.00	$130.00	$0.00	0.0%
Events that require City staff overtime	60% of City staff overtime	60% of City staff overtime	$0.00	0.0%
Rush fee (less than 90 days' advance notice)	$250.00	$259.00	$9.00	3.6%
Street Painting Permit	$17.00	$18.00	$1.00	5.9%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Loaned Functional Item, Pennant Application Fee	$159.00	$165.00	$6.00	3.8%
Publication Box per Publication - Annual Renewal	$33.00	$34.00	$1.00	3.0%
Bike Rack Purchase	$156.00	$161.00	$5.00	3.2%
Special Vehicle Permit-Initial Fee				
Initial Fee	$326.00	$337.00	$11.00	3.4%
Annual Renewal	$126.00	$130.00	$4.00	3.2%
Penalty for No Permit	150% of permit cost	150% of permit cost	$0.00	0.0%
Street or Alley Vacation	$789.00	$817.00	$28.00	3.5%

An administrative fee of 25% will be assessed on all permit refunds. Refunds will not be issued if requested later than one-year following the application date.

Sanitary Sewer Connection Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Sanitary Sewer Mainline Video Inspection - Min Charge (Cost based on time and materials)	$388.00	$398.00	$10.00	2.6%

Water Connection Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Installation of Water Services				
The installation of all new water services and taps regardless of size will be charged on a time and materials basis.	Actual Cost	Actual Cost	$0.00	0.0%
Utility Locates				
First utility locate at an address	No Charge	No Charge	$0.00	0.0%
Additional locates at same address	$84.00	$86.00	$2.00	2.4%
Water Meter Re-Read				
Once in 12 months	No Charge	No Charge	$0.00	0.0%
Each additional re-read in 12 months	$39.00	$40.00	$1.00	2.6%
Water Meter Field Test	$59.00	$61.00	$2.00	3.4%
Water Meter Bench Test				
3/4" or 1" Water Meter	$132.00	$136.00	$4.00	3.0%
1 1/2" or 2" Water Meter	$248.00	$255.00	$7.00	2.8%
Larger Meters	Actual Cost	Actual Cost	$0.00	0.0%
Water Pressure Check				
Water pressure check once in 12 months	No Charge	No Charge	$0.00	0.0%
Each additional pressure check in 12 months	$47.00	$48.00	$1.00	2.1%
Water Chlorination Test - Subdivision Retest Upon Failure (Cost based on time and materials)	$785.00	$806.00	$21.00	2.7%
Water Pressure Test - Subdivision Retest Upon Failure (Cost based on time and materials)	$474.00	$487.00	$13.00	2.7%

Cemetery Fees, Sales of Liners, Markers

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Sales of grave spaces or burial plots, liners and markers: fees split, 40% to the cemetery fund and 60% to the cemetery trust fund.				
Grave Space				
Lawn and monument sections	$610.00	$631.00	$21.00	3.5%
Baby Land	$192.00	$199.00	$7.00	3.6%
Niches (bronze)	$516.00	$534.00	$18.00	3.5%
Urn garden	$192.00	$199.00	$7.00	3.6%
Crypt	$1,289.00	$1,334.00	$45.00	3.5%
Concrete Cemetery Box, Including Setting	$516.00	$534.00	$18.00	3.5%
Concrete Liners	Cost plus 10%	Cost plus 10%	$0.00	0.0%
Final Inscriptions - Minimum Charge	$180.00	$186.00	$6.00	3.3%
Niche Vases	$173.00	$179.00	$6.00	3.5%
Grave Markers	Wholesale cost X 2.5 not to exceed $735.00	Wholesale cost X 2.5 not to exceed $735.00	$0.00	0.0%
Grave Marker Setting, Concrete Base	$192.00	$199.00	$7.00	3.6%
Monticello Burial Vault (Sealed Concrete)	$1,419.00	$1,469.00	$50.00	3.5%

Sexton Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Opening and Closing Graves				
Ground	$516.00	$534.00	$18.00	3.5%
Double-deep	$579.00	$599.00	$20.00	3.5%
Infant	$192.00	$199.00	$7.00	3.6%
Opening and Closing Crypts	$516.00	$534.00	$18.00	3.5%
Opening Closed Crypts	$516.00	$534.00	$18.00	3.5%
Opening and Closing Niches	$131.00	$136.00	$5.00	3.8%
Opening Closed Niche	$131.00	$136.00	$5.00	3.8%
Inter Cremains in Grave Spaces	$192.00	$199.00	$7.00	3.6%
Scattering of Cremains	$131.00	$136.00	$5.00	3.8%
Disinterment (Paid in advance)	$1,289.00	$1,334.00	$45.00	3.5%
Saturday, Sunday or Holiday Burial	$515.00	$533.00	$18.00	3.5%
Grave Setup Rental - Per Occurrence	$130.00	$135.00	$5.00	3.8%
Tent Rental - Per Day	$63.00	$65.00	$2.00	3.2%
Perpetual Care Lots, Sold Before 1927	$131.00	$136.00	$5.00	3.8%
Vases				
Galvanized	$51.00	$53.00	$2.00	3.9%

Cemetery fees will be subject to a 1.5% finance charge per month if not paid within 60 days of use. All above services will be sold pre-need in installments, interest free, with a minimum payment of one-twelfth of the total sale.

Ashland Airport Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Lease Type A - City Owned - Rentals				
T-hangars				
Without doors	$226.00	$240.00	$14.00	6.2%
[1]With vintage doors	$284.00	$301.00	$17.00	6.0%
[1]With contemporary doors	$358.00	$379.00	$21.00	5.9%
Helicopter hangar	$284.00	$301.00	$17.00	6.0%
Box hangars				
With reversionary stack door -per sq. ft./month	$0.290	$0.307	$0.017	6.0%
"Shell rental" (privately built, City owned) -per sq. ft./month building footprint	$0.343	$0.364	$0.021	6.0%
"Amenities" for Any City Owned Hangar				
Office space (inside dimension) -per sq. ft./month	$0.286	$0.303	$0.017	6.0%
Bathroom (building footprint - outside wall dimension) -per sq. ft./month	$0.030	$0.032	$0.002	6.0%
Heat (any upgraded head source including gas and Electric) -per sq. ft./month	$0.010	$0.011	$0.001	6.0%
Monthly tie-downs				
Small	$49.00	$52.00	$3.00	6.1%
Large[2]	$60.00	$64.00	$4.00	6.7%
Overnight tie-downs				
Small	$7.00	$7.00	$0.00	0.0%
Large[2]	$11.00	$11.00	$0.00	0.0%

Tie Down Rental Policy

All parties utilizing tied down parking are required to provide written consent to the Airport deeming the owner of any stored or parked aircraft as the last FAA registered owner of that aircraft. After an unpermitted failure to pay required rent or the aircraft becomes inoperable either mechanically or by regulation, and any such condition exceeds a ninety (90) day period for storage or parking, the Ashland Airport has the authority to treat the aircraft as a nuisance under AMC Chapter 2.31 Uniform Violation Abatement Process. Any appeal to the Ashland Airport taking such action is subject to AMC 2.30 Uniform Administrative Appeals Process.

Lease Type B - Ground Lease - City Owned Hangars				
Ground lease - no minimum footage - per sq. ft., per year	$0.233	$0.247	$0.014	6.0%
Lease Type C - Ground Lease - Privately Owned Hangars				
Privately owned ground lease minimum footage 60'x40' - per sq. ft., per year	$0.547	$0.580	$0.033	6.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Hangar Reservation Fees				
T-hangar - basic fee	$100.00; and 75.00 is applied to first months' rent	$100.00; and 75.00 is applied to first months' rent	$0.00	0.0%
Ground lease space	$2,000.00 - Non-refundable space reservation fee[1]	$2,000.00 - Non-refundable space reservation fee[1]	$0.00	0.0%

Reservation fees are valid for a period of 1 year at which time can be renewed for an additional 12 months if progress is shown towards development of a hangar onsite.

Specialized Aviation Service Operations (SASO) Fee (Annual)

The square footage of the hangar multiplied by 1.6, multiplied by the current B Ground Lease fee rate. A Hanger keeper will have the square footage of the hangar multiplied by 1.0, multiplied by the current B Ground Lease fee rate.

Mobile Service Providers (MSP) Airport User Fee (Annual)

Basic Fee				
First two employees	$350.00	$350.00	$0.00	0.0%
Each additional employee	$25.00	$25.00	$0.00	0.0%
Temporary MSP (90 days max, non-renewable)	$100.00	$100.00	$0.00	0.0%

Freight Operation

(Follows Medford International Airport adjustments annually)				
Tariff Rate	$4.72/1,000 lbs.	$4.72/1,000 lbs.	$0.00	0.0%

[1]An additional electrical surcharge of $5.00 per month will be added to this amount.

[2]Large aircraft defined as a single engine turboprop or multi-engine aircraft with a gross certified aircraft weight of 6000 lbs. or greater

Parks and Recreation Miscellaneous Fees and Charges

Picnic and Facility Rentals and Special Events

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Group Picnic Rentals				
Cotton Memorial Area - 4-hour rental	$125.00	$125.00	$0.00	0.0%
Madrone Area - 4-hour rental	$75.00	$75.00	$0.00	0.0%
Root Memorial - 4-hour rental	$75.00	$75.00	$0.00	0.0%
Hillside Picnic Area - 4-hour rental	$75.00	$75.00	$0.00	0.0%
Sycamore Grove - 4-hour rental	$75.00	$75.00	$0.00	0.0%
North Mountain Park Pavilion - 4-hour rental	$75.00	$75.00	$0.00	0.0%
Lawn below Upper Duck Pond	$75.00	$75.00	$0.00	0.0%
Butler Band Shell - 8-hour rental				
Under 200 people	$220.00	$250.00	$30.00	13.6%
Over 200 people	$220.00	$500.00	$280.00	127.3%
Garden Way Pavilion - 4-hour rental	$75.00	$75.00	$0.00	0.0%
Private Use/Rental Tennis/Pickleball Courts - 1 hour rental	$20.00	$20.00	$0.00	0.0%
Ashland Japanese Garden				
Private Event Rental - 3 hours rental				
Off season, Monday-Thursday	$0.00	$750.00	$750.00	NEW
Off season, Friday-Sunday	$0.00	$1,000.00	$1,000.00	NEW
Busy season, Monday-Thursday	$0.00	$1,250.00	$1,250.00	NEW
Busy season, Friday-Sunday	$0.00	$1,500.00	$1,500.00	NEW
Busy season = April - July and October				
Off season = November - March, August, and September				
Deposits-Refundable				
Picnic areas	$75.00	$75.00	$0.00	0.0%
Butler Band Shell	$150.00	$150.00	$0.00	0.0%
Buildings security	$150.00	$150.00	$0.00	0.0%
Japanese Garden	$0.00	$150.00	$150.00	NEW
Special Event Fees				
Special event application fee	$75.00	$100.00	$25.00	33.3%
Street closure fee	$75.00	$150.00	$75.00	100.0%
Park booth fee (per booth, max. 25)	$25.00	$30.00	$5.00	20.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Alcohol Fee (non-refundable)				
Not for profit	$150.00	$500.00	$350.00	233.3%
All other	$150.00	$1,000.00	$850.00	566.7%
General Building Reservations				
The Grove - full facility				
Weekdays - per hour	$41.50	$41.50	$0.00	0.0%
Weekends - per hour	$50.00	$50.00	$0.00	0.0%
The Grove Otte/Petterson OR Gym				
Weekdays - per hour	$23.00	$23.00	$0.00	0.0%
Weekends - per hour	$35.00	$35.00	$0.00	0.0%
Ashland Senior Center -single room				
Weekdays - per hour	$23.00	$23.00	$0.00	0.0%
Weekends - per hour	$35.00	$35.00	$0.00	0.0%
Hourly rate if reserved at least 6 days per year	$20.00	$20.00	$0.00	0.0%
Ashland Senior Center - full facility (excluding kitchen & office)				
Weekends only - per hour	$50.00	$50.00	$0.00	0.0%
Long-term renters & non-profits				
Hourly rate if reserved at least 6 days per year	$20.00	$20.00	$0.00	0.0%
Pioneer Hall				
Weekdays - per hour	$23.00	$23.00	$0.00	0.0%
Weekends - per hour	$35.00	$35.00	$0.00	0.0%
Miscellaneous equipment fee	$100.00	$100.00	$0.00	0.0%
Electricity use fee - per 4 hours	$25.00	$25.00	$0.00	0.0%

Field Usage and Calle Seating

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Field Usage				
Tournaments - per day per team	$36.50	$36.50	$0.00	0.0%
Ball field lights - per hour	$34.00	$34.00	$0.00	0.0%
1 day per week/season	$100.00	$100.00	$0.00	0.0%
2 days per week/season	$150.00	$150.00	$0.00	0.0%
3-4 days per week/season	$200.00	$200.00	$0.00	0.0%
5-7 days per week/season	$250.00	$250.00	$0.00	0.0%
Calle Seating				
8-month Season				
Artisans				
2 weekend days per week - per sq. ft.	$5.89	$6.99	$1.10	18.7%
Restaurant Seating				
7 days per week - per sq. ft. OR	$8.72	$9.50	$0.78	8.9%
5 days per week - per sq. ft.	$5.45	$5.94	$0.49	9.0%
9.5-month Season				
Artisans				
2 weekend days per week - per sq. ft.	$6.99	$6.99	$0.00	0.0%
Restaurant Seating				
7 days per week - per sq. ft. OR	$10.36	$11.29	$0.93	9.0%
5 days per week - per sq. ft.	$6.47	$7.05	$0.58	9.0%

Daniel Meyer Pool Fees

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Daniel Meyer Pool				
Admission				
Youth	$3.00	$3.00	$0.00	0.0%
Adult	$4.00	$4.00	$0.00	0.0%
Lap swim				
Youth	$3.00	$3.00	$0.00	0.0%
Adult	$4.00	$4.00	$0.00	0.0%
Water aerobics				
Youth	$4.00	$4.00	$0.00	0.0%
Adult	$4.00	$4.00	$0.00	0.0%
Swim lessons (8 class session)				
	~~$40.00~~		~~-$40.00~~	REMOVE
Per 8 class lesson 1 to 4 ratio	$42.00	$48.00	$6.00	14.3%
Per 8 class lesson 1 to 6 ratio	$48.00	$55.00	$7.00	14.6%
Cost is dependent on the age of the child and the length of the lesson.				
Senior only sessions	$3.00	$3.00	$0.00	0.0%
Private lessons	$28.00	$28.00	$0.00	0.0%
Open swim/lap swim multi-pass				
Youth 10 punch multi-pass	$25.00	$25.00	$0.00	0.0%
Youth 20 punch multi-pass	$50.00	$50.00	$0.00	0.0%
Adult 10 punch multi-pass	$35.00	$35.00	$0.00	0.0%
Adult 20 punch multi-pass	$70.00	$70.00	$0.00	0.0%
Water aerobics multi-pass (20 punch only)	$70.00	$70.00	$0.00	0.0%

Recreation Programs & Community Gardens

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Youth Recreation Programs				
60/40 up to 80/20 split w/ instructor and APRC				
Adult Recreation Programs				
60/40 up to 80/20 split w/ instructor and APRC				
Senior Recreation Programs & Services				
Senior Activity Classes		60/40 up to 80/20 split with instructor and APRC		NEW
~~Broadway Dance/Dancing the Oldies - per 6 classes~~	~~$50.00~~		~~-$50.00~~	REMOVE
~~Gentle yoga - per class~~	~~$5.00~~	~~$6.00~~	~~$1.00~~	REMOVE
~~Line dancing - per class~~	~~$3.00~~		~~-$3.00~~	REMOVE
~~Tai Chi: levels 1, 2 & 3 - per class~~	~~$3.00~~		~~-$3.00~~	REMOVE
~~Walking group - per 8 week session~~	~~$16.00~~		~~-$16.00~~	REMOVE
~~Young at art - per class~~	~~$5.00~~		~~-$5.00~~	REMOVE
~~Art class series for seniors - per class plus materials~~	~~$10.00~~		~~-$10.00~~	REMOVE
TouchPass lost card replacement	$2.00	$2.00	$0.00	0.0%
Photocopies and printed pages		See Page 1		
~~First 5 pages~~	~~Free~~			REMOVE
~~Each page after 5~~	~~$0.10~~		~~-$0.10~~	REMOVE
Community Garden Fees				
10x10	$45.00	$45.00	$0.00	0.0%
10x12	$54.00	$54.00	$0.00	0.0%
10x20	$80.00	$80.00	$0.00	0.0%
20x20	$100.00	$100.00	$0.00	0.0%
4x12 - depending on location	$22.00 to $29.00	$22.00 to $29.00	$0.00	0.0%
Refundable deposit	$20.00	$50.00	$30.00	150.0%
3x6 garden box at Senior Center - no deposit	$10.00	$10.00	$0.00	0.0%
Nature Center School Programs				
K-2/half day	$150.00	$150.00	$0.00	0.0%
3-5/ full day	$225.00	$225.00	$0.00	0.0%

Ashland Rotary Centennial Ice Rink

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
General Admission				
Youth	$4.00	$4.00	$0.00	0.0%
Adult	$5.00	$5.00	$0.00	0.0%
Skate Rental	$3.00	$3.00	$0.00	0.0%
Hockey Admission				
Youth	$5.00	$5.00	$0.00	0.0%
Adult	$9.00	$9.00	$0.00	0.0%
Skating Private Lesson - 30 Minutes	$28.00	$28.00	$0.00	0.0%
Helmets	$15.00	$15.00	$0.00	0.0%
Group Rental Rate - Per Person	$6.00	$6.00	$0.00	0.0%
Ashland Rotary Centennial Ice Rink Discounts				
Special event				
Youth	$2.00	$2.00	$0.00	0.0%
Adult	$4.00	$4.00	$0.00	0.0%
Cheap skate-rental	$1.00	$1.00	$0.00	0.0%
Student night admission (includes skate rental)	$6.00	$6.00	$0.00	0.0%
Recreation skate gift card	$6.00	$6.00	$0.00	0.0%
School Groups and Punch Cards				
Youth punch card-all programs (5-13)	$35.00	$35.00	$0.00	0.0%
Adult punch card-all programs (14+)	$45.00	$45.00	$0.00	0.0%
School groups - (per group of 30)	$100.00	$100.00	$0.00	0.0%
Ashland Rotary Centennial Ice Rink & Daniel Meyer Pool Discounts				
50% off total fee for free and reduced lunch Ashland students/punch cards				

Oak Knoll Golf Course

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Annual Passes[1]				
Single				
Annual payment	$1,099.00	$1,099.00	$0.00	0.0%
Monthly payment	$110.00	$110.00	$0.00	0.0%
Veteran (55+) – single				
Annual payment	$999.00	$999.00	$0.00	0.0%
Monthly payment	$100.00	$100.00	$0.00	0.0%
Couple/domestic partner				
Annual payment	$1,299.00	$1,299.00	$0.00	0.0%
Monthly payment	$125.00	$125.00	$0.00	0.0%
Family +2 - couple plus two (18 and under) in household				
Annual payment	$1,499.00	$1,499.00	$0.00	0.0%
Monthly payment	$140.00	$140.00	$0.00	0.0%
Junior-single (17 and under)	$199.00	$199.00	$0.00	0.0%
Snowbird (for 6 months) – single	$750.00	$750.00	$0.00	0.0%
SOU student passes - all single				
Winter term	$215.00	$215.00	$0.00	0.0%
Fall term	$215.00	$215.00	$0.00	0.0%
Spring term	$300.00	$300.00	$0.00	0.0%
Summer term	$380.00	$380.00	$0.00	0.0%
[1]All membership types require minimum 12-month commitment except for SOU student memberships				
Daily Adult Fees (Ages 18 +)				
9 holes walk	$18.00	$18.00	$0.00	0.0%
9 holes w/cart	$28.00	$28.00	$0.00	0.0%
18 holes walk	$26.00	$26.00	$0.00	0.0%
18 holes w/cart	$39.00	$39.00	$0.00	0.0%
Senior & Veteran 9 holes walk	$0.00	$16.00	$16.00	NEW
Senior & Veteran 9 holes w/cart	$0.00	$24.00	$24.00	NEW
Senior & Veteran 18 holes walk	$0.00	$22.00	$22.00	NEW
Senior & Veteran 18 holes w/cart	$0.00	$35.00	$35.00	NEW
Cart Fees - Per Person, Year-Round				
9 holes	$10.00	$10.00	$0.00	0.0%
18 holes	$13.00	$13.00	$0.00	0.0%

Fee Description	2023/2024 Fee	2024/2025 Fee	$ Δ	% Δ
Daily Junior Fees (Ages 8 to 17)				
9 holes - year-round	$5.00	$7.00	$2.00	40.0%
18 holes - year-round	$10.00	$12.00	$2.00	20.0%
Twilight cart	$0.00	$8.00	$8.00	NEW
Driving Range				
One Token (35 balls)	$3.00	$3.00	$0.00	0.0%
Twilight 9 holes walk	$14.00	$14.00	$0.00	0.0%
Twilight 9 holes ride	$22.00	$22.00	$0.00	0.0%
Twilight 18 holes walk	$22.00	$22.00	$0.00	0.0%
Twilight 18 holes ride	$35.00	$35.00	$0.00	0.0%
Oak Knoll Golf Course Wedding Fees				
November-February - full day	$750.00	$750.00	$0.00	0.0%
November-February - half day	$400.00	$400.00	$0.00	0.0%
March-October - full day	$1,500.00	$1,500.00	$0.00	0.0%
March-October - half day	$800.00	$800.00	$0.00	0.0%

CITY OF ASHLAND

Better Together

MISCELLANEOUS FEES AND CHARGES

Effective July 1, 2024

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Citywide Miscellaneous Fees and Charges

Copy Fees

Fee Description	2024/2025 Fee
Black and White Copies	
Letter/legal - single sided	$0.20
Letter/legal - double sided	$0.40
Tabloid - single sided	$0.40
Tabloid - double sided	$0.80
Color Copies	
Letter/legal – single sided	$1.50
Tabloid – single sided	$3.00

Rates and Charges Set by Separate Resolutions

System Development Charges (SDCs)

Parks and Recreation SDCs Resolution
Transportation SDCs Resolution
Sewer SDCs Resolution
Storm SDCs Resolution
Water SDCs Resolution

Utility Rates and Fees

Ashland Forest Resiliency Surcharge Resolution
Public Safety Support Fee Resolution
AFN Utility Fees Resolution
Electric Rates Resolution
Wastewater (Sewer) Rates Resolution
Storm Drain Fees Resolution
Transportation Fees Resolution
Water Rates Resolution

Research Fee

A. The City shall charge a research fee based on the hourly wage of the staff person doing the research, and the fee shall be billed in fifteen-minute increments. The hourly wage used to calculate the research fee shall not include the cost of benefits. The City will establish a fee in its annual fee resolution that is reasonably calculated to reimburse the City for the actual cost of making public records available, including locating the requested records, reviewing the records to delete exempt material, supervising a person's inspection of original documents to protect the integrity of the records, summarizing, compiling, or tailoring a record, either in organization of media, to meet the person's request.

The City may charge for search time even if it fails to locate any records responsive to the requestor even if the records located are subsequently determined to be exempt from disclosure. Copies of documents provided by a routine file search of 15-30 minutes or less will be charged at a copy rate established in the annual fee resolution.

B. The City may include a fee established to reimburse for the costs of time spent by the City Attorney reviewing the public records, redacting materials from the public records into exempt and nonexempt records. The City fee may also include the cost of time spent by an attorney for the City in determining the application of the provisions of ORS 192.505.

C. The minimum fee is $25. Any research estimate above $25 will be provided in writing to the requester in advance. The requester must confirm in writing that he/she wants the City to proceed with making records available before the work is done.

D. Prepayment shall be required if the amount of the request is greater than $25. If the actual charges are less than the prepayment, an overpayment shall be refunded.

Finance Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Non-Sufficient Funds Check Fee	$35.00
Administrative Billing Charge	Up to 10% per billing

Business License Fees

Fee Description	2024/2025 Fee
Initial Business License Application Fee	
First two employees[1]	$120.00
Each additional employee	$5.00

A licensee shall pay a prorated fee of $10 for each month, or portion of a month, remaining in the fiscal year from the date of the application with a minimum fee of $25.00 applicable to all businesses except for rental properties with fewer than two dwellings, pursuant to AMC 6.04.020.A.

Temporary Business License Application Fee	$25.00
Renewal Application Fee	
First two employees[1]	$75.00
Each additional employee	$10.00
Late Application Fee	$25.00
Late Renewal Fee (30 days past due)	10% ($25 minimum)
Reprint Business License	$10.00

[1]**Definition of Employee** (Pursuant to AMC 6.04.020.F): Any individual who performs service for another individual or organization having the right to control the employee as to the services to be performed and as to the manner of performance. Employee also means a licensed real estate salesperson or associate real estate broker who engages in professional real estate activities only as an agent of a real estate broker or organization.

Marijuana Dispensary Permit Fees

Fee Description	2024/2025 Fee
Initial Application - July 1 through June 30	$80.00
Applicant shall pay a prorated fee of $10 for each month, or portion of a month, remaining in the fiscal year, from the date of the application with a minimum fee of $40.00 and an $80.00 maximum.	
Permit Renewal Fee - Due July 1	$60.00
Late Application Fee (after start of business)	$25.00
Late Renewal Fee (30 days past due)	10% ($25 minimum)

Utility Billing Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Administrative Fees	
Notification of pending termination	$10.00
Returned check charge	$35.00
Reconnection Charge	
During business hours	$30.00
After hours or on holidays	$125.00
Service Connection	
During business hours	$10.00
After hours or on holidays	$125.00

Parking Fees (Resolution 2016-14)

Fee Description	2024/2025 Fee
Charging Fees for Electric Vehicles - Per kwh	$0.20
Paid Parking Fees (where applicable)	
City structure or lot:	
6:00 am - 6:00 pm (or segment)	$2.00
6:00 pm - 2:00 am (per hour)	$2.00
6:00 am - 2:00 am (maximum)	$10.00
Parking Permit (where applicable)	
6:00 am - 6:00 pm Monday – Saturday (unless otherwise posted)	$30.00
Other Downtown Parking Area Fees	
Short-term (<30 minutes) from a marked business vehicle with flashers	No charge
Daily parking permit (orange)	
First day or fraction of day	$10.00
Additional days (limited to five) - per day	$2.00

No charge on Sunday or federal holidays.

- Applicable permits/licenses must be current
- Limit of two permits per business address at a time
- Each permit is good for one parking space
- Not applicable to handicapped or short-term spaces equal to or less than 15 minutes, green loading zones, fire, or other restricted areas.

Parking Fines and Fees (City-wide)

Fee Description	2024/2025 Fee
Basic Fine	
Overtime, improper parking, non-payment	$22.00
Additional Fines	
More than three or four parking tickets in a year	$25.00
More than five parking tickets in a year	$50.00
Handicap space violation	$190.00 or state law
Disabling boot, boot removal (available as negotiated by the City with tow company for 24-hour availability	$85.00

City Recorder Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Audio/Video & Large Formatted Documents	
USB flash drive – each (Each department will determine cost basis of document)	$10.00
Liquor Licenses	
Temporary liquor license (In addition to fire fee listed on page 25)	$20.00
New liquor license	$100.00
Change of ownership license	$75.00
Annual renewal	$35.00
Lien Searches - Routine	$35.00
Elections (Resolution 2009-05)	
Required deposit for Citizen Initiative	$500.00
Street/Alley Vacations (Resolution 1994-24)	
Deposit of filing fee	$500.00
Annexation	
Processing fee for County	$300.00
Research Fee	
See page 2	Varies

Planning and Community Development Misc. Fees and Charges

Administrative Action Fees

Fee Description	2024/2025 Fee
Pre-Application Conference	$200.00
Final Plat Review	
Partitions	$171.25 + $13.25/lot
Subdivisions	$435.00 + $36.25/lot
Sign Permits	
New Sign	$171.50 + $3.00/sq ft
Portable Sign	$36.25
Replacement Sign	$36.25 + $3.00/sq ft
Temporary Event Food Truck/Cart Permit - Per Event	$33.25
Food Truck/Cart Permit	$435.00
Address Request Fee - Per Address #	$49.00
Street Name Approval Fee - Per Street	$125.00
Street Tree Removal Permit	$100.00
Home Occupation Permits	$36.25
Zoning Permit (fence, accessory structure, etc.)	$36.25
Land Use Approval Extension Request	$435.00
Lot Line Adjustments	$435.00
Any Other Administrative Action	$435.00

Type I Reviews

Fee Description	2024/2025 Fee
Tree Removal Permit (no other actions)	$100.00
Solar Setback Variance	$1,315.50
Amendments to Conditions	$1,315.50
Physical & Environmental Constraints Permit	$1,315.50
Conditional Use Permit (Type I only)	$1,315.50
Variance (Type I only)	$1,315.50
Residential Site Review	$1,315.50 + $87.25/unit
Final Plan Performance Standards	$1,315.50 + $87.25/unit
Land Partitions	$1,315.50 + $87.25/unit
Commercial Site Review[1] (see next page)	$1,315.50 +0.5% (.005) of project value
Any other Type I Review	$1,315.50
Independent Review of Wireless Communication Facilities[2] (see next page)	$5,000

Middle Housing Reviews

Fee Description	2024/2025 Fee
Middle Housing Land Divisions	$1,315.50
Middle Housing Land Division Appeal[1]	$300.00

[1]A middle housing land division appeal must be filed within 14 days of mailing of the notice of the decision and be accompanied by a $300.00 deposit toward the cost of an appeal hearing before a referee. This deposit shall be refunded if the appellant materially improves their position from the Staff Advisor's decision. The appeal referee shall assess the cost of the appeal in excess of the initial deposit for costs, up to a maximum of $500.00, against an appellant who does not materially improve their position from the decision of the Staff Advisor.

Type II Reviews

Fee Description	2024/2025 Fee
Conditional Use Permit (Type II only)	$2,756.25
Variance (Type II only)	$2,756.25
Outline Plan/Preliminary Plat for Subdivisions	$2,756.25 + $176.00/lot
Final Plan with Outline/Performance Standards Subdivision	$3,516.00 + $176.00/lot
Commercial Site Review[1]	$2,756.25 + .5% (.005) of project value
Any Other Type II Review	$2,756.25
Independent Review of Wireless Communication Facilities[2]	$5,000.00

[1]Project value includes the estimated valuation of all structures (per State of Oregon Building Code), as well as all related project site improvements, such as grading, paving, landscaping, bioswales, etc.

[2]The initial deposit required with an application for a new wireless communication facility that is not collocated is $5,000 and shall be used by the City for the costs of expert review of the application. If any time during the planning application process the account balance is less than $1,000, the Applicant shall, upon notification by the City replenish the account, so the balance is at least $5,000. The maximum total consultant fees to be charged to the Applicant shall be $15,000, and any unused portion of fee will be refunded.

Type III Reviews

Fee Description	2024/2025 Fee
Zone/Comprehensive Plan Map Change	$3,515.75
Comprehensive Plan Change	$3,515.75
Annexation	$5,288.75
Urban Growth Boundary Amendment	$5,288.75
Any other Type III Review	$1,932.25

Legislative Amendments

Fee Description	2024/2025 Fee
Comprehensive Plan Map/Large Zoning Map Amendment	$6,172.00
Land Use Ordinance Amendment	$6,172.00
Comprehensive Plan Amendment	$6,172.00
City Sponsored Legislation (Council Directive)	$0.00

Other Planning/Community Development Fees

Fee Description	2024/2025 Fee
Appeals	
Appeal for initial public hearing (Building Appeals Board/Demolition Review Board/Planning Commission)	$150.00
Appeal for final decision of City	$325.00
Solar Access Permits	$62.50 + $14.25/lot
Community Development Fee[1]	1.2% of new construction per building code definition of valuation

[1]This fee is charged concurrently with Building Permit Fees at the time of building permit application for all building permits requiring a plan review. Fee shall not exceed $30,000 per building permit for the Ashland School District.

Copy Fees/Prepared Documents	
Site Design & Use Standards	$5.00
Street Tree Guide	$5.00
Transportation Element	$5.00
Downtown Plans (2001, 1998)	$5.00
Street Standards Guide	$5.00
Comprehensive Plan/Land Use Code	$40.00
Marijuana/Hemp/Psilocybin Land Use Compatibility Statement (LUCS)	$234.75
Zoning Verification Letter (ZVL)	$51.75

Research Fee

Electronic documents that can be located by a routine file search of 15 minutes or less will be provided at no charge. Record requests that exceed 15 minutes of staff time will be charged a minimum $25 research fee (see page 2). Prepayment and written approval to proceed is required before any research work is done by staff.

Building Miscellaneous Fees and Charges

Permit Fees for Commercial and Residential

In accordance with OAR 918-050-0100: "Residential construction permit fees shall be calculated using the following methodologies. (c) Effective January 1, 2009, a structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current April 1 of each year, multiplied by the square footage of the dwelling unit to determine the valuation. The valuation shall then be applied to the municipality's fee schedule to determine the permit fee. The plan review fee shall be based on a pre-determined percentage of the permit fee set by the municipality. (A) The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. (B) The square footage of a carport, covered porch, or deck shall be calculated separately at fifty percent of the value of a private garage from the ICC Building Valuation Data Table current as of April 1. (C) Permit fees for an alteration or repair shall be calculated based on the fair market value as determined by the Building Official, and then applying the valuation to the municipality's fee schedule

Commercial construction permit fees shall be calculated using the following methodologies. (c) A structural permit fee shall be calculated by applying the valuation to the municipality's fee schedule with a set minimum fee. Valuation shall be the greater of either. (A) The valuation based on the ICC Building Valuation Table current as of April 1 of each year, using the occupancy and construction type as determined by the Building Official, multiplied by the square footage of the structure; or (B) The value as stated by the applicant and approved by the building official. (C) When the construction or occupancy does not fit the ICC Building Valuation Data Table, the valuation shall be determined by the Building Official with input from the applicant."

Structural Building Permit Fees

Fee Description	2024/2025 Fee
Total Value of Work Performed	
$1.00 to $500.00	$90.00 per hour
$501.00 to $2,000.00	$90.00 for the first $500.00 plus $10.00 for each additional $1000.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$110.00 for the first $2,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$294.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$494.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 and up	$744.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof

Plan Review Fee for Commercial and Residential

Fee Description	2024/2025 Fee
Plan Review Fee	A plan review fee equal to 65% of the structural permit fee shall be due at application
Fire and Life Safety Plan Review *(When applicable)*	40% of permit fee
Additional Plan Review Required By Changes, Additions, or Revisions	$90.00 per hour (1/2-hour minimum) Plus valuation increase based on tables
Special Inspection Agreement (QAA) Review Fee	$90.00 per hour
Foundation Only	$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase.
Residential Deferred Submittal Fee	65% of the structural permit fee calculated using the total valuation of the deferred portion + $100.00 per deferred item
Commercial Deferred Submittal *(Payable at building plan review and is in addition to plan review of deferred work)*	65% of the structural permit fee calculated using the total valuation of the deferred portion + $100.00 per deferred item
Phased Permit Fee	$275.00 per phase + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase.
Shell Building and Tenant Improvement Spaces	Permit fee for the construction of the shell building is based on 80% the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation.
Foundation Only	$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed $1,500.00 for each phase

Miscellaneous Fees for Commercial

Fee Description	2024/2025 Fee
Commercial Fire Sprinkler/Fire Suppression/Fire Alarm	Total value of work performed (structural permit fee)
Commercial Fire Sprinkler/Fire Suppression/Fire Alarm Review	65% of structural permit fee

Note: See appendix for methodology for calculation of valuation for all permit fees utilizing valuation/value of work

Inspection Fees for Commercial and Residential

Fee Description	2024/2025 Fee
Re-inspection Fee - Per Hour, 1/2 Hour Min.	$90.00
Inspections Outside Normal Business Hours - Per Hour, Per Inspector, 1 Hour Min.	$130.00
Temporary Certificate of Occupancy and Reapplication Fee(s)	$50.00 per discipline/permit. Renewal required every 30 days
Site Observation-Inspection - Per Hour, 1 Hour Min. *(e.g. pre permit consultation)*	$90.00
Change of Occupancy Fees	
Without additional work done - per hour, $150 min	$90.00
Special inspection report - per hour	$65.00
Re-issued Certificate of Occupancy	No Charge

Demolition Fees

Fee Description	2024/2025 Fee
Demolition Review Fee *(non-exempt structures)*	$360.00
Demolition Permit Fee - Per Building, 1 Hour Min. (Permit fee for verifying utilities have been safely removed and capped off)	$90.00
Demolition Capping off Sewer, Water, Rain Drain - Per Hour, 1 Hour Min.	$90.00

Residential Plumbing Permit Fees

Fee Description	2024/2025 Fee
New Residential	
1 bathroom/kitchen (includes: first 100 feet of water/sewer lines; hose-bibs ice maker; under floor low-point drains; and rain-drain packages)	$400.00
2 bathrooms/1 kitchen	$500.00
3 bathrooms/1 kitchen	$575.00
Each additional bathroom (over 3)	$50.00
Each additional kitchen (over 1)	$50.00
Remodel / Alterations	
Remodel / Alterations (minimum fee)	$75.00
Each fixture, appurtenance, and first 100 ft. of piping	$20.00
Minimum fee (When purchased as bathroom unit(s) -includes the first 100 ft. of water service, sanitary & storm)	$75.00
Piping or private storm drainage systems exceeding the first 100 ft.	$22.00
Backflow assembly	$25.00
Re-pipe water supply	$90.00
Alternate water heating systems (coils, heat pumps, etc.)	$60.00
Solar	$60.00
Swimming pool piping	$50.00
Residential Fire Sprinkler *(includes plan review)*	
0-2,000 square feet	$200.00
2,001-3,600 square feet	$250.00
3,601-7,200 square feet	$350.00
7,201+ square feet	$450.00
Manufactured Dwelling or Prefab	
Connections to building sewer and water supply - per space	$50.00
RV and Manufactured Dwelling Parks	
Installation fee	$150.00
State fee	$30.00
Factory manufactured awning/carport	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.
Each additional 10 spaces	$100.00

Commercial Plumbing Permit Fees

Fee Description	2024/2025 Fee
Commercial, Industrial, and Dwellings Other than One- or Two-family	
Minimum fee	$75.00
Each fixture	$40.00
Swimming pool piping	$60.00
Piping - per foot	$0.75
Plumbing plan review	30%
Sanitary Services	
First 100 feet	$0.75
Each additional 100 Feet or fraction thereof	$0.75
Storm Services	
First 100 feet	$0.75
Each additional 100 Feet or fraction thereof	$0.75
Water Services	
First 100 feet	$0.75
Each additional 100 Feet or fraction thereof	$0.75

Fee Description	2024/2025 Fee
Commercial Fire Sprinkler (includes plan review)	
Fee based on valuation of installation cost and system equipment	
$1.00 to $500.00	$90.00 per hour
$501.00 to $2,000.00	$90.00 for the first $500.00 plus $10.00 for each additional $1000.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$110.00 for the first $2,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$294.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$494.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 and up	$744.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof
Fire sprinkler/fire suppression/fire alarm plan review	65% of structural permit fee
Minimum permit fee	$90.00
Miscellaneous	
Minimum fee	$90.00
Specialty fixtures	$40.00
Re-inspection (no. of hrs. x fee per hour)	$90/hr. (1/2 hr. minimum)
Special requested inspections (no. of hrs. x fee per hour)	$90.00
Medical Gas Piping	
Minimum fee	$50.00
Valuation $500 to $2,000	$50.00 + $5 per $1000 of valuation
Valuation $2,001 to $25,000	$125.00 + $18 per $1000 of valuation
Valuation $25,001 to $50,000	$540.00 + $14 per $1000 of valuation
Valuation $50,001 to $100,000	$890.00 + $9 per $1000 of valuation
Valuation greater than $100,000	$1,340.00 + $8 per $1000 of valuation

Fee Description	2024/2025 Fee
Rainwater Harvesting System	
Fee based on valuation of work to be performed.	
Minimum fee	$75.00
Valuation $1 to $500	$75 for the first $500 plus $9 for each additional $100 or fraction thereof, to and including $2,000
Valuation $2,001 to $25,000	$210 for the first $2,000 plus $10 per $1,000, or fraction thereof, to and including $25,000
Valuation $25,001 to $50,000	$440 for the first $25,000 plus $10 per $1,000, or fraction thereof, to and including $50,000
Valuation $50,001 to $100,000	$690 for the first $50,000 plus $9 per $1,000, or fraction thereof, to and including $100,000
Valuation greater than $101,000 and up	$1,140 for the first $100,000 plus $9 per $1,000 or fraction thereof

Commercial Mechanical Permit Fees

Fee Description	2024/2025 Fee
Commercial Mechanical Permit Fees	
Valuation $1 to $500	$90.00/minimum
Valuation $501- $100,000	$90.00 for the first $2,000.00 plus $10.00 for each additional $1,000.00 or fraction thereof.
Valuation $100,000+	$1,070.00 plus $10.00 for each additional $1,000.00 or fraction thereof.
Deferred submittals + fees	$100.00 each item plus 65% of mechanical permit fee of deferred submittal valuation.
Plan review fee	25% of permit fee
Miscellaneous Fees	
Re-inspection	$90.00
Specially requested inspection (per hour)	$65.00
Regulated equipment (un-classed)	$50.00

Residential Mechanical Permit Fees

Fee Description	2024/2025 Fee
Mechanical Permit Minimum Fee	$75.00
Furnace/Burner Including Ducts & Vents	
Up to 100k BTU/hr.	$20.00
Over 100k BTU/hr.	$20.00
Heaters/Stoves/Vents	
Unit heater	$20.00
Wood/pellet/gas stove/flue	$20.00
Repair/alter/add to heating appliance or refrigeration unit or cooling system/absorption system	$20.00
Evaporated cooler	$20.00
Vent fan with one duct/appliance vent	$20.00
Hood with exhaust and duct	$20.00
Floor furnace including vent	$20.00
Gas Piping	
One to four outlets (any number of outlets)	$20.00
Air-Handling Units, Including Ducts	
Up to 10,000 CFM	$20.00
Over 10,000 CFM	$20.00
Compressor/Absorption System/Heat Pump	
Up to 3 hp/100K BTU	$20.00
Up to 15 hp/500K BTU	$20.00
Up to 30 hp/1,000 BTU	$20.00
Up to 50 hp/1,750 BTU	$35.00
Over 50 hp/1,750 BTU	$45.00
Incinerator	
Domestic incinerator	$20.00

Electrical Permit Fees

Fee Description	2024/2025 Fee
Residential Per Unit, Service Included	
1,000 sq. ft. or less	$135.00
Each additional 500 sq. ft. or portion thereof	$25.00
Limited energy	$32.00
Each manufactured home or modular dwelling service or feeder	$50.00
Multi-family residential	$65.00
Residential and Commercial—Services or Feeders/Installation, Alteration, Relocation	
200 amps or less	$95.00
201 to 400 amps	$115.00
401 to 600 amps	$190.00
601 to 1,000 amps	$250.00
Over 1,000 amps or volts	$550.00
Reconnect only	$75.00
Temporary Services or Feeders	
200 amps or less	$75.00
201 to 400 amps	$100.00
401 to 600 amps	$150.00
601-1000 amps	$250.00
Over 1,000 amps or volts	$450.00
Branch Circuits: New, Alteration, Extension Per Panel	
Branch circuits with purchase of a service or feeder	$6.00
Branch circuits without purchase of a service or feeder:	
First branch circuit	$65.00
Each additional branch circuit	$7.50
Miscellaneous Fees: Service or Feeder Not Included	
Each pump or irrigation circuit	$65.00
Each sign or outline lighting	$65.00
Signal circuit(s) or low voltage system, alteration or extension (each system)	$65.00
Subdivision lighting per pole in addition to service	$40.00
Swimming pool (panel, 3 circuits and bonding)	$90.00
Specially requested inspection (per hour)	$90.00
Each additional inspection over the allowable in any of the above, for those not covered under residential inspection caps (per inspection) - per hour, 1/2-hour min.	$90.00
Special inspection - per hour, 1/2-hour min.	$90.00
Reinspection - per hour, 1/2-hour min.	$90.00
Field review-change of use - per hour, 1/2-hour min.	$90.00

Residential Restricted Energy Electrical Permit Fees

Fee Description	2024/2025 Fee
Fee for All Systems[1], Including:	$25.00
Audio and stereo systems	
Burglar alarm system	
Doorbell	
Garage-door opener	
Heating, ventilation, & air-conditioning systems	
Landscape lighting & sprinkler controls	
Landscape irrigation controls	
Outdoor landscape lighting	
Vacuum Systems	
Each Additional Inspection	$25.00

[1]For new construction, this permit fee covers all systems listed or can be sold separately.

Renewable Energy Systems

Fee Description	2024/2025 Fee
Renewable Energy Systems	
5 KVA or less	$100.00
5.01 KVA to 15 KVA	$100.00
15.01 KVA to 25 KVA	$156.00
25.01 KVA and above	$156.00 plus $6.25/KVA for each additional
Engineered Systems *(Separate Electrical application required)*	
Plan Review	65% of Building Permit
Re-Inspection Fee - per hour, 1/2 hour minimum	$90.00
Wind generation systems in excess of 25 KVA:	
25.01 KVA to 50 KVA	$204.00
50.10 KVA to 100 KVA	$469.00
For wind generations systems that exceed 100 KVA the permit fee shall be calculated in accordance with OAR 918-309-0040	
Solar generation systems in excess of 25 KVA, per KVA	$6.25

The permit charge will not increase beyond the calculation for 100 KVA. Permits issued under this sub-section include three inspections. Additional inspections will be billed at an hourly rate.

Building Permit Reinstatement Fee

Fee Description
A building permit expires after a period of 180 days from the date of issue with no inspection activity.

To reactivate an expired permit, a fee of $50.00 per construction discipline is required (Structural, Plumbing, Mechanical, Electrical).

*If the sum of the original permit fee subject to reinstatement is less than $50.00, a reinstatement fee equal to half of the value of the original permit fee shall be accessed for permit reinstatement.

Grading/Excavation Fees

Fee Description	2024/2025 Fee
Grading Fees	
Plan Review Fee - per hour	$90.00
50 cubic yards or less	No Fee
51-100 cubic yards	$125.00
101-1,000 cubic yards	$200.00
1,001-10,000 cubic yards	$400.00
10,001-100,000 cubic yards	$500.00 for the first 10,001 cubic yards plus $50.00 for each additional 10,000 cubic yards or fraction thereof
Additional plan review required for changes, additions, or revisions to approved plans - per hour, ½-hour min.	$90.00
Permit Fees	
50 cubic yards or less	No fee
51-100 cubic yards	$100.00
101-1,000 cubic yards	$100 for first 101 yards plus $35 for each additional 100 cubic yards or fraction thereof

Other Building Fees

Fee Description	2024/2025 Fee
Investigation Fees	
Investigation Fee A - Low effort to determine compliance. Per hour.	$90.00
Investigation Fee B - Medium effort to gain compliance. Stop work order posted. Applicant obtains required permits within 10 business days. Per hour, $150 minimum.	$90.00
Investigation Fee C - High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits. Per hour, $250 minimum.	$90.00

State of Oregon Surcharge - ORS 455.210(4)

State of Oregon permit surcharge is 12% of structural, plumbing, mechanical and electrical components of the overall building permit.

Building Permit Refund Policy

The City of Ashland Community Development Department offers partial refunds for building permits that have been issued, have had no inspections performed and have not yet expired (six months from issue date). Refunds for permits that have expired are limited to any Systems Development Charges (SDC's) that were part of the permit fees.

How to Request a Refund

Submit the following documents to the Community Development Department at 51 Winburn Way:

- Approved set of plans (stamped)
- Job Inspection card
- Letter of refund request signed by applicant/owner with mailing address for refund check

The refund will be processed within 30 days of the date of the request letter.

The following fees are <u>not</u> refundable:

- Building Plan Check Fee
- Fire Protection Review Fee
- 50% of Community Development Fee (maximum equal to Building Plan Check Fee)
- 50% of Engineering Development Fee (maximum equal to Building Plan Check Fee)

The remainder of the permit fees are refundable. A $50.00 administrative fee will be subtracted from the eligible refund amount for costs associated with the refund process.

Fire Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Report Fees	
Non-patient pre-hospital care reports	$20.00 for 10 pages or less, $0.25 each additional page
Fire incident reports	$12.00 for 10 pages or less, $15.00 over 10 pages
Patient report	$40.00 for 10 pages or less, $0.25 each additional page
Mailing cost	Actual Cost
Fire Investigation and Fire Marshal Reports	
Narrative report	$20.00 for 10 pages or less, $0.25 each additional page
Photos - each	$1.00
Photo log	$20.00
Investigation drawings/chart - each	$20.00
Research Fee	See Page 2
Cost Recovery Fees (*MVC, Haz-Mat, Rescue*)	
Level 1 MVC - Assessment and stabilization	$525.00 for 1 hour, then $260.00 every hour after
Level 2 MVC – Level 1 plus fluid clean-up	$550.00 for 1 hour, then $305.00 every hour after
MVC with Extrication (requires use of extrication equipment)	$1,600.00 for 1 hour, then $800.00 every hour after
Hazardous Material Incidents	
Level 1 – Incident command, isolate and deny entry, evacuations if needed	$850.00
Haz-Mat 8 activation with AF&R engine standby – per hour	$485.00
Haz-Mat 8 activation with AF&R ambulance standby –per hour	$360.00
Victim Rescues	
Engine response - per engine, per hour	$500.00
Technical rescue team - per person, per hour	$165.00
Emergency Medical Services	
AF&R ambulance membership- basic annual	$66.00
AF&R ambulance membership-plus annual	$122.00
Ambulance waiting time, per 1/2 hour	$55.00
Ambulance standby - per hour, 2 hour minimum	$120.00
On scene coordinator - per hour	$60.00
Extra attendant - each	$55.00
Emergency Medical Services/Standby Fees	
Structure engine standby for events - per hour	$485.00
Brush engine standby for events - per hour	$305.00
Fire and Life Safety Division standby - per hour	$110.00

Fire Marshal Review Fees

Fee Description	2024/2025 Fee
Plan Checks	
Any building permit	24% of the Building Division Structural Permit Fee and Plan Check Fee
Condominium	24% of the Building Division Structural Permit Fee and Plan Check Fee
Survey Plat Review Fees	
Partition plats	$107.00
Condominium plats	$230.00
Subdivision plats	$230.00
Other	
All hydrant flow requests. To be charged to the developer or installer.	$150.00
False alarm charge	$250.00
First Aid/CPR Classes - Per Person Cost	
Basic Life Support (BLS) for Healthcare Providers CPR Class	$70.00
Heart Saver CPR & First Aid Class	$70.00
Heart Saver CPR Class	$45.00
Family and Friends CPR Class	$7.00
Inspection Fees	
Initial Inspection (Re-inspection Included)	
Travelers Accommodation	$40.00
Occupancy Type "B"	
0-1,000 sf.	$40.00
1,001-3000 sf.	$75.00
Occupancy Type "A, E, M, S"	
0-3,000 sq ft	$75.00
Occupancy Type "F, H, I"	
0-3,000 sq ft	$125.00
3,001-10,000 sq ft	$200.00
10,001-20,000 sq ft	$250.00
Over 20,000 sq ft	$300.00
Occupancy Type "A, B, E, M, S"	
3,001-10,000 sq ft	$125.00
10,001-20,000 sq ft	$175.00
Over 20,000 sq ft	$225.00
Occupancy Type "R, SR"	
3 to 10 Units	$75.00
11 to 40 Units	$125.00
41 to 70 Units	$175.00
Over 70 Units	$250.00
Non-compliance after 2nd inspection: inspection fee +	Base Fee +$100.00
Non-compliance after 3rd inspection: inspection fee +	Base Fee +$200.00
Non-compliance after 4th inspection / subsequent. inspections: inspection fee +	Base Fee +$400.00

Fee Description	2024/2025 Fee
Operational Permits	
Fireworks public display	$150.00
Exhibits and trade shows	$150.00
Fumigation and thermal insecticide fogging	$300.00
Vehicles or equipment in assembly buildings	$50.00
Pyrotechnic and special effects	$75.00
Open flame	$75.00
Haunted houses	$50.00
Marijuana processing	$500.00
Fire performances (per event)	$75.00
Temporary membrane structures, tents and canopies	
200-400 sq ft	$50.00
Above 400 sq ft	$125.00
Hydrostatic test	$75.00
Underground flush test	$75.00
Hood system trip test	$75.00
Fire acceptance test	$150.00
Egress light test	$150.00
Above ground lp tank install	$75.00
Above ground lp tank removal	$150.00
Commercial lp usage less than 500 gallons	$75.00
Underground fuel tank install	$300.00
Underground fuel tank removal	$500.00
Construction and Use Permits	
Compressed gas	$150.00
Flammable and combustible liquid storage	$150.00
Hazardous materials storage	$300.00
Hazardous materials production	$300.00
Industrial ovens	$150.00
High piled combustible storage	$150.00
Permits not specifically mentioned but required by fire code	$50.00 - $500.00 depending on staff hours and complexity
Temporary liquor license (in addition to City Recorder fee listed on page 6)	$15.00
Pre application comments	$25.00
After hours and weekend inspections	$150.00
Fire Systems Cover Up/ Acceptance Test Inspections	
0-3,000 sq ft	$75.00
3,001 to 10,000 sq ft	$125.00
10,001 to 20,000 sq ft	$175.00
20,000 to 40,000 sq ft	$350.00
40,000 to 80,000 sq ft	$700.00
Above 80,000 sq ft	$1,000.00

Fee Description	2024/2025 Fee
Weed Abatement	
Staff time	See Page 2
Mailing cost	Actual Cost
Weed abatement by contractor	Actual Cost
Other	
T-shirt	$25.00
Sweatshirts	$35.00
Misc. apparel items	Prices vary

Electric Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Banners - Each	$125.00
Temporary Service Drop	
Single phase underground temp 300 amps or less	$247.00
Single phase overhead temp 300 amps or less	$295.00
Three phase	Actual Cost
Streetlight	
Install of light shroud	$80.00

Electric Meter Charges

Fee Description	2024/2025 Fee
Meter Tests for Accuracy	
Once in twelve months	No Charge
Two or more times in twelve months	$176.00
Meter repairs/replacement (damaged by customer)	Actual Cost
Non-Radio Frequency Meter Charges	
Conversion from radio frequency (RF) to non-RF meter	No Charge
Monthly Fee to manually read Non RF meter	No Charge
Service Calls	
Once in twelve months	No Charge
Two or more times in twelve months	$203.00
Other hours or holidays	$303.00
Service Connection for Applicant	
De-energize service	$254.00
Scheduled Work After Hours	Actual Cost
Unauthorized Connection	$215.00

Electric Line Extension Charges

Fee Description	2024/2025 Fee
New Single-Family Residential Service	
Overhead service in existing developed areas from distribution line to and including meter.	$580.00
Overhead service upgrade or increased service for 300 amps or less	$580.00
Replacement of service from overhead to underground, 300 amps or less. Customer provides all trenching, conduit, backfilling and compaction as directed by the City.	$1,217.00
Underground residential service of 300 amps or less. Customer provides conduit, trenching, back fill, compaction as directed by the City.	$697.00
Underground Distribution Installation Charges	
Per lot less house service and engineering fees.	$1,186.00
Subdivisions of 0 to 20 engineering fee per lot	$171.00
Subdivisions of 21+ engineering fee per lot	$259.00
Three phase subdivision as required by City per lot	$259.00
Any Overhead/Underground Service Over 300 Amps	Actual Cost
Commercial, Institutional and Industrial Service	Actual Cost
Blower Door Leak Test *(Gas heat customers only)* *	$75.00
Duct Leak Test *(Gas heat customers only)* *	$125.00
*Electric heat customers = no fee	

Ashland Fiber Network (AFN) Misc. Fees and Charges

Fee Description	2024/2025 Fee
Installation Fees	
Basic installation - Pre-wired CATV outlets only. (Additional charges for parts and supplies apply)	$20.00
Add Trap ("filter")	$10.00
New customer cable modem activation	$10.00
Cable modem (refurbished 90 –day replacement warranty)	$50.00
Additional materials	$10.00
Over-and-beyond regular installation including multi outlets, outlet plates, additional wiring, replacement of customer damaged outlets.	
Wi max standard installation	$200.00
Disconnect Fees	
Disconnect	$50.00
Remove trap ("filter")	$10.00
Truck Roll	$35.00
Field Technician Hourly Rate	
Non-standard work such as advancing troubleshooting, non-standard outlets, fishing wire inside walls, etc.	$55.00
Consulting and Technical Support Hourly Rate	
For support issues not related to AFN infrastructure, performance, and reliability. Minimum charge one hour.	$85.00
Non-City Employee Staff Screening	
Charge for each vendor employee submitted for authorization to access AFN and City Service Center facilities.	$150.00
Fiber Service Installation	
Overhead served connections	Individual Business Case (IBC) & quote
Underground served connections	IBC & quote
Ethernet	
Transit @ 100 Mbps	IBC & quote
Transit @ 1000 Mbps	IBC & quote
Static IP Address - Per Month, Each	$5.00
Maximum of 5 Static Internet Protocol (IP) addresses* Minimum level of service for static IP and Quality of Service (QoS) is "CHOICE" or higher service tier.	
QoS Fee - Per Month	$3.50
VOIP (phone) enhancement available with AFN Choice or higher service level through AFN certified modems.	

Fee Description	2024/2025 Fee
Business Augmented Upload Package (additional 5 Mbps) - Per Month	$15.00
Available exclusively for AFN Direct Small Office/Home Office (SOHO) or Small Business. Must have current City of Ashland business license. **Additional fee added to base AFN Direct retail rates on specific packages*	
SOHO Business Augmented Upload Package - Per Month.	$80.00
Maximum SOHO upload speed with augmented upload service at up to 9 Mbps.	
Small Business Augmented Upload Package - Per Month.	$100.00
Maximum Small Business upload speed with augmented upload service at up to 10 Mbps.	
Non-return of Customer Premise Equipment (CPE) Devices	$300.00
CPE's must be returned on disconnect date of AFN services.	
Cable TV (CATV) Seasonal Reconnects & Disconnects	
Disconnects & reconnects - per visit	$10.00
Service change - per visit	$10.00
Install HBO filter - per visit	$10.00
CATV House Amp Fee - Each	$35.00
Utility Billing Lobby Signage Fee - Per Month	$100.00
Cable Modem Rental - Per Month	$5.00
Non-Return of Rented Modem at Closing of Account - Each	$50.00
Cable Modem Purchase - Each	$50.00
** Resolution 2010-28 grants Information Technology management the ability to set promotional rates.*	
Fiber Services	
Fiber Essentials - Wholesale	$40.00
Fiber Essentials - Retail	$50.00
Fiber Advanced - Wholesale	$48.00
Fiber Advanced Retail	$60.00
Fiber Ultimate - Wholesale	$75.00
Fiber Ultimate - Retail	$90.00
Fiber Multi-gig - Wholesale	$90.00
Fiber Multi-gig - Retail	$120.00
Router setup - Wholesale	$25.00
Router setup - Retail	$50.00
Router monthly fee - Wholesale	$4.75
Router monthly fee -Retail	$6.49
Mesh unit monthly fee - Wholesale	$1.49
Mesh unit monthly fee - Retail	$3.49

Municipal Court Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Court Administrative Fee Crime	
Appeal transcript fee	$35.00
City Attorney deferred sentence/diversion	$60.00
Civil compromise costs	$75.00
Extend/amend City Attorney deferred sentence/diversion	$45.00
Failure to appear for bench trial/show cause hearing	$90.00
Failure to appear for jury trial	$150.00
Forfeiture of security	$25.00
Court costs	$35.00
Show cause admission of allegation	$25.00
Bench probation fee	$100.00
Warrant & bank costs	$25.00
Court Administrative Fee Violation	
Appeal transcript fee	$10.00
Compliance inspection fee	$25.00
Default judgment	$15.00
Failure to appear for bench trial/show cause hearing	$70.00
Forfeiture of security	$25.00
Court costs	$45.00
Traffic School Program Fees	
Tier 1	$115.00
Tier 2	$120.00
Tier 3	$180.00
Tier 4	$220.00
Tier 5	$280.00
Tier 6	$480.00
Presumptive Fines	
Tier 1	$115.00
Tier 2	$165.00
Tier 3: Special zone enhanced penalty	$225.00
Tier 4	$265.00
Tire 5: Special zone enhanced penalty	$325.00
Tier 6: Special zone enhanced penalty	$525.00

All other fees and charges inconsistent with the fees and charges set forth herein are repealed. Nothing in the Resolution is intended to detract from the inherent power of the Court pursuant to general law to impose fees and charges established in state law or city ordinance in addition to the fees and charges specified herein.

Police Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Police Reports	
10 pages or less	$12.00
Over 10 pages	$15.00
Research Fee	See Page 2
Visa Letters	$19.00
Fingerprint Cards	
First card	$35.00
Each additional card	$10.00
Photographs (CD)	$19.00
Audio Recordings[1]	$19.00
Mobil Audio Video Recordings (MAV)[1]	$19.00
Body Camera Video[1]	$19.00
Impound/Tow Fee - Cash Only	$105.00
Vehicles for Hire - Per Ordinance 3160	
Permit fee for transportation network company	$5,000.00
Permit fee for taxi or limousine company	$500.00
Permit for vehicle for hire drivers	
New	$60.00
Renewal	$60.00

[1]Any audio or video recording requiring extensive redaction, more than 30 minutes, shall be charged at a rate outlined under Research Fee. Refer to page 2.

Public Works Miscellaneous Fees and Charges

Fee Description	2024/2025 Fee
Existing Maps Printed in Color	
Arch C: 18 x 24, 3.00 sq. ft.	$18.00
Arch D: 24 x 36, 6.00 sq. ft.	$36.00
Arch E: 36 x 48, 12.00 sq. ft.	$72.00
Existing Maps or Copies of Existing Maps Copied in B&W	
Arch C: 18 x 24, 3.00 sq. ft.	$2.00
Arch D: 24 x 36, 6.00 sq. ft.	$3.00
Arch E: 36 x 48, 12.00 sq. ft.	$4.00
Note: Maps printed on materials other than the specified bond are double the standard print fee	
Engineering Development Fee	0.75% of Valuation

This fee is charged concurrently with Building Permit Fees at the time of building permit applications. The fee applies to all new residential dwelling units and commercial developments. Remodels, additions, and accessory buildings are not assessed this fee.

Public Works - Fee Inflators

March CPI - Used for Plat & Plan Checks, PW & Engineering Inspections, Permits, and Cemetery Fees

March 2024 CPI value = 312.332 (New)

March 2023 CPI value = 301.836 (Old)

(312.332/301.836)/301.836 = 3.5%

March ENR - Used for Sewer and Water Connection Fees

March 2024 ENR value = 13532.01 (New)

March 2023 ENR value = 13176.30 (Old)

(13532.01-13176.30)/13176.30=2.7%

January CPI - Used for Airport Fees

January 2024 CPI value = 308.417 (New)

January 2023 CPI value = 291.17 (Old)

(308.417-291.17)/291.17 = 6.0%

Public Works / Engineering Inspections & Permits

Fee Description	2024/2025 Fee
Subdivision Construction Inspection/Public Works Improvement Inspection	5% Engineer Fee (5% of the public improvement cost)
Street or Alley Excavation Permit	$244.00 plus per foot cost based on age of pavement
Encroachment Permit	$244.00
Miscellaneous Construction Permit *(Construction of curb, sidewalk, driveway apron, etc.)*	$81.00
Dust Suppression Permit	$81.00
Driveway Painting Permit *(Includes a can of paint)*	$18.00
Right-of Way Closure	
Street	$244.00
Sidewalk: >72 hours	$81.00
Sidewalk: <72 hours	$18.00
Parking Space: >72 hours	$81.00
Parking Space: <72 hours	$18.00
Block Party	$18.00
Sidewalk Dining – Annual Renewal Per Sq. Ft, Min 50 Sq. Ft.	$5.00
Functional Item – Annual Renewal	$81.00
Special Event Permit	
Base fee	$130.00
Events that require City staff overtime	60% of City staff overtime
Rush fee (less than 90 days' advance notice)	$259.00
Street Painting Permit	$18.00
Loaned Functional Item, Pennant Application Fee	$165.00
Publication Box per Publication - Annual Renewal	$34.00
Bike Rack Purchase	$161.00
Special Vehicle Permit-Initial Fee	
Initial Fee	$337.00
Annual Renewal	$130.00
Penalty for No Permit	150% of permit cost
Street or Alley Vacation	$817.00

An administrative fee of 25% will be assessed on all permit refunds. Refunds will not be issued if requested later than one-year following the application date.

Sanitary Sewer Connection Fees

Fee Description	2024/2025 Fee
Sanitary Sewer Mainline Video Inspection - Min Charge (Cost based on time and materials)	$398.00

Water Connection Fees

Fee Description	2024/2025 Fee
Installation of Water Services	
The installation of all new water services and taps regardless of size will be charged on a time and materials basis.	Actual Cost
Utility Locates	
First utility locate at an address	No Charge
Additional locates at same address	$86.00
Water Meter Re-Read	
Once in 12 months	No Charge
Each additional re-read in 12 months	$40.00
Water Meter Field Test	$61.00
Water Meter Bench Test	
3/4" or 1" Water Meter	$136.00
1 1/2" or 2" Water Meter	$255.00
Larger Meters	Actual Cost
Water Pressure Check	
Water pressure check once in 12 months	No Charge
Each additional pressure check in 12 months	$48.00
Water Chlorination Test - Subdivision Retest Upon Failure (Cost based on time and materials)	$806.00
Water Pressure Test - Subdivision Retest Upon Failure (Cost based on time and materials)	$487.00

Cemetery Fees, Sales of Liners, Markers

Fee Description	2024/2025 Fee
Sales of grave spaces or burial plots, liners and markers: fees split, 40% to the cemetery fund and 60% to the cemetery trust fund.	
Grave Space	
Lawn and monument sections	$631.00
Baby Land	$199.00
Niches (bronze)	$534.00
Urn garden	$199.00
Crypt	$1,334.00
Concrete Cemetery Box, Including Setting	$534.00
Concrete Liners	Cost plus 10%
Final Inscriptions - Minimum Charge	$186.00
Niche Vases	$179.00
Grave Markers	Wholesale cost X 2.5 not to exceed $735.00
Grave Marker Setting, Concrete Base	$199.00
Monticello Burial Vault (Sealed Concrete)	$1,469.00

Sexton Fees

Fee Description	2024/2025 Fee
Opening and Closing Graves	
Ground	$534.00
Double-deep	$599.00
Infant	$199.00
Opening and Closing Crypts	$534.00
Opening Closed Crypts	$534.00
Opening and Closing Niches	$136.00
Opening Closed Niche	$136.00
Inter Cremains in Grave Spaces	$199.00
Scattering of Cremains	$136.00
Disinterment (Paid in Advance)	$1,334.00
Saturday, Sunday or Holiday Burial	$533.00
Grave Setup Rental - Per Occurrence	$135.00
Tent Rental - Per Day	$65.00
Perpetual Care Lots, Sold Before 1927	$136.00
Vases	
Galvanized	$53.00

Cemetery fees will be subject to a 1.5% finance charge per month if not paid within 60 days of use. All above services will be sold pre-need in installments, interest free, with a minimum payment of one-twelfth of the total sale.

Ashland Airport Fees

Fee Description	2024/2025 Fee
Lease Type A - City Owned - Rentals	
T-hangars	
Without doors	$240.00
With vintage doors[1] (see next page)	$301.00
With contemporary doors[1] (see next page)	$379.00
Helicopter hangar	$301.00
Box hangars	
With reversionary stack door -per sq. ft./month	$0.307
"Shell rental" (privately built, City owned) -per sq. ft./month building footprint	$0.364
"Amenities" for Any City Owned Hangar	
Office space (inside dimension) -per sq. ft./month	$0.303
Bathroom (building footprint - outside wall dimension) -per sq. ft./month	$0.032
Heat (any upgraded head source including gas and Electric) -per sq. ft./month	$0.011
Monthly tie-downs	
Small	$52.00
Large[2]	$64.00
Overnight tie-downs	
Small	$7.00
Large[2]	$11.00

Tie Down Rental Policy

All parties utilizing tied down parking are required to provide written consent to the Airport deeming the owner of any stored or parked aircraft as the last FAA registered owner of that aircraft. After an unpermitted failure to pay required rent or the aircraft becomes inoperable either mechanically or by regulation, and any such condition exceeds a ninety (90) day period for storage or parking, the Ashland Airport has the authority to treat the aircraft as a nuisance under AMC Chapter 2.31 Uniform Violation Abatement Process. Any appeal to the Ashland Airport taking such action is subject to AMC 2.30 Uniform Administrative Appeals Process.

Lease Type B - Ground Lease - City Owned Hangars	
Ground lease - no minimum footage - per sq. ft., per year	$0.247
Lease Type C - Ground Lease - Privately Owned Hangars	
Privately owned ground lease minimum footage 60'x40'- per sq. ft., per year	$0.580

Fee Description	2024/2025 Fee
Hangar Reservation Fees	
T-hangar - basic fee	$100.00; and 75.00 is applied to first months' rent
Ground lease space	$2,000.00 - Non-refundable space reservation fee[1]
Reservation fees are valid for a period of 1 year at which time can be renewed for an additional 12 months if progress is shown towards development of a hangar onsite.	
Specialized Aviation Service Operations (SASO) Fee (Annual)	
The square footage of the hangar multiplied by 1.6, multiplied by the current B Ground Lease fee rate. A Hanger keeper will have the square footage of the hangar multiplied by 1.0, multiplied by the current B Ground Lease fee rate.	
Mobile Service Providers (MSP) Airport User Fee (Annual)	
Basic Fee	
First two employees	$350.00
Each additional employee	$25.00
Temporary MSP (90 days max, non-renewable)	$100.00
Freight Operation	
(Follows Medford International Airport adjustments annually)	
Tariff Rate	$4.72/1,000 lbs.

[1]An additional electrical surcharge of $5.00 per month will be added to this amount.

[2]Large aircraft defined as a single engine turboprop or multi-engine aircraft with a gross certified aircraft weight of 6000 lbs. or greater

Parks and Recreation Miscellaneous Fees and Charges

Picnic and Facility Rentals and Special Events

Fee Description	2024/2025 Fee
Group Picnic Rentals	
Cotton Memorial Area - 4-hour rental	$125.00
Madrone Area - 4-hour rental	$75.00
Root Memorial - 4-hour rental	$75.00
Hillside Picnic Area - 4-hour rental	$75.00
Sycamore Grove - 4-hour rental	$75.00
North Mountain Park Pavilion - 4-hour rental	$75.00
Lawn below Upper Duck Pond	$75.00
Butler Band Shell - 8-hour rental	
Under 200 people	$250.00
Over 200 people	$500.00
Garden Way Pavilion - 4-hour rental	$75.00
Private Use/Rental Tennis/Pickleball Courts - 1 hour rental	$20.00
Ashland Japanese Garden	
Private Event Rental - 3 hours rental	
Off season, Monday-Thursday	$750.00
Off season, Friday-Sunday	$1,000.00
Busy season, Monday-Thursday	$1,250.00
Busy season, Friday-Sunday	$1,500.00
Busy season = April - July and October	
Off season = November - March, August, and September	
Deposits-Refundable	
Picnic areas	$75.00
Butler Band Shell	$150.00
Buildings security	$150.00
Japanese Garden	$150.00
Special Event Fees	
Special event application fee	$100.00
Street closure fee	$150.00
Park booth fee (per booth, max. 25)	$30.00

Fee Description	2024/2025 Fee
Alcohol Fee (non-refundable)	
Not for profit	$500.00
All other	$1,000.00
General Building Reservations	
The Grove - full facility	
Weekdays - per hour	$41.50
Weekends - per hour	$50.00
The Grove Otte/Petterson OR Gym	
Weekdays - per hour	$23.00
Weekends - per hour	$35.00
Ashland Senior Center -single room	
Weekdays - per hour	$23.00
Weekends - per hour	$35.00
Hourly rate if reserved at least 6 days per year	$20.00
Ashland Senior Center - full facility (excluding kitchen & office)	
Weekends only - per hour	$50.00
Long-term renters & non-profits	
Hourly rate if reserved at least 6 days per year	$20.00
Pioneer Hall	
Weekdays - per hour	$23.00
Weekends - per hour	$35.00
Miscellaneous equipment fee	$100.00
Electricity use fee - per 4 hours	$25.00

Field Usage and Calle Seating

Fee Description	2024/2025 Fee
Field Usage	
Tournaments - per day per team	$36.50
Ball field lights - per hour	$34.00
1 day per week/season	$100.00
2 days per week/season	$150.00
3-4 days per week/season	$200.00
5-7 days per week/season	$250.00
Calle Seating	
8-month Season	
Artisans	
2 weekend days per week - per sq. ft.	$6.99
Restaurant Seating	
7 days per week - per sq. ft. OR	$9.50
5 days per week - per sq. ft.	$5.94
9.5-month Season	
Artisans	
2 weekend days per week - per sq. ft.	$6.99
Restaurant Seating	
7 days per week - per sq. ft. OR	$11.29
5 days per week - per sq. ft.	$7.05

Daniel Meyer Pool Fees

Fee Description	2024/2025 Fee
Daniel Meyer Pool	
Admission	
Youth	$3.00
Adult	$4.00
Lap swim	
Youth	$3.00
Adult	$4.00
Water aerobics	
Youth	$4.00
Adult	$4.00
Swim lessons (8 class session)	
Per 8 class lesson 1 to 4 ratio	$48.00
Per 8 class lesson 1 to 6 ratio	$55.00
Cost is dependent on the age of the child and the length of the lesson.	
Senior only sessions	$3.00
Private lessons	$28.00
Open swim/lap swim multi-pass	
Youth 10 punch multi-pass	$25.00
Youth 20 punch multi-pass	$50.00
Adult 10 punch multi-pass	$35.00
Adult 20 punch multi-pass	$70.00
Water aerobics multi-pass (20 punch only)	$70.00

Recreation Programs & Community Gardens

Fee Description	2024/2025 Fee
Youth Recreation Programs	
60/40 up to 80/20 split w/ instructor and APRC	
Adult Recreation Programs	
60/40 up to 80/20 split w/ instructor and APRC	
Senior Recreation Programs & Services	
Senior Activity Classes	60/40 up to 80/20 split with instructor and APRC
TouchPass lost card replacement	$2.00
Photocopies and printed pages	See Page 1
Community Garden Fees	
10x10	$45.00
10x12	$54.00
10x20	$80.00
20x20	$100.00
4x12 - depending on location	$22.00 to $29.00
Refundable deposit	$50.00
3x6 garden box at Senior Center - no deposit	$10.00
Nature Center School Programs	
K-2/half day	$150.00
3-5/ full day	$225.00

Ashland Rotary Centennial Ice Rink

Fee Description	2024/2025 Fee
General Admission	
Youth	$4.00
Adult	$5.00
Skate Rental	$3.00
Hockey Admission	
Youth	$5.00
Adult	$9.00
Skating Private Lesson - 30 Minutes	$28.00
Helmets	$15.00
Group Rental Rate - Per Person	$6.00
Ashland Rotary Centennial Ice Rink Discounts	
Special event	
Youth	$2.00
Adult	$4.00
Cheap skate-rental	$1.00
Student night admission (includes skate rental)	$6.00
Recreation skate gift card	$6.00
School Groups and Punch Cards	
Youth punch card-all programs (5-13)	$35.00
Adult punch card-all programs (14+)	$45.00
School groups - (per group of 30)	$100.00
Ashland Rotary Centennial Ice Rink & Daniel Meyer Pool Discounts	
50% off total fee for free and reduced lunch Ashland students/punch cards	

Oak Knoll Golf Course

Fee Description	2024/2025 Fee
Annual Passes[1]	
Single	
Annual payment	$1,099.00
Monthly payment	$110.00
Veteran (55+) – single	
Annual payment	$999.00
Monthly payment	$100.00
Couple/domestic partner	
Annual payment	$1,299.00
Monthly payment	$125.00
Family +2 - couple plus two (18 and under) in household	
Annual payment	$1,499.00
Monthly payment	$140.00
Junior-single (17 and under)	$199.00
Snowbird (for 6 months) – single	$750.00
SOU student passes - all single	
Winter term	$215.00
Fall term	$215.00
Spring term	$300.00
Summer term	$380.00
Daily Adult Fees (Ages 18 +)	
9 holes walk	$18.00
9 holes w/cart	$28.00
18 holes walk	$26.00
18 holes w/cart	$39.00
Senior & Veteran 9 holes walk	$16.00
Senior & Veteran 9 holes w/cart	$24.00
Senior & Veteran 18 holes walk	$22.00
Senior & Veteran 18 holes w/cart	$35.00
Cart Fees - Per Person, Year-Round	
9 holes	$10.00
18 holes	$13.00

Fee Description	2024/2025 Fee
Daily Junior Fees (Ages 8 to 17)	
9 holes - year-round	$7.00
18 holes - year-round	$12.00
Twilight cart	$8.00
Driving Range	
One Token (35 balls)	$3.00
Twilight 9 holes walk	$14.00
Twilight 9 holes ride	$22.00
Twilight 18 holes walk	$22.00
Twilight 18 holes ride	$35.00
Oak Knoll Golf Course Wedding Fees	
November-February - full day	$750.00
November-February - half day	$400.00
March-October - full day	$1,500.00
March-October - half day	$800.00

Council Business Meeting

May 21, 2024

Agenda Item	Finance Update – Third Quarter Results for Period Ending March 2024	
From	Mariane Berry	Finance Director
Contact	Mariane.Berry@ashland.or.us (541) 552-2015	
Item Type	Requested by Council ☒ Update ☐ Request for Direction ☐ Presentation ☒	

SUMMARY

On a quarterly basis, the Finance Department presents the current quarter-end financial statements and provides a review of significant items. Finance will also provide departmental updates as well as an outlook for the remainder of the year.

POLICIES, PLANS & GOALS SUPPORTED

Administrative/Governance goal:

"To ensure on-going fiscal ability to provide desired and required services at an acceptable level."

BACKGROUND AND ADDITIONAL INFORMATION

Presented in this packet are the Financial Statements for the nine-month period ending March 31, 2024, which is in the first year of the budget biennium and 75% of the fiscal year.

The March 2024 Financial Statements include the Summary of Fund Balances, the Statement of Revenue and Expenditure for each fund and city-wide, and the Summary of Cash & Investments. These reflect that the City is tracking as expected for the period, and any significant items will be discussed during the presentation.

Revenues – For the period ending March 31, 2024, the City received $12.97M or 96% of budgeted property taxes for the year. The City has collected two quarters of Food & Beverage and Transient Lodging Tax (TLT) Revenue, $1.83M or 57% and $1.85M or 60% of budget, respectively. Food & Beverage and TLT revenues are caught up at year-end through the modified accrual basis of accounting, therefore to-date, collections reflect higher than budget for the period. Charges for utility services are $27.02M or 75% of budget. Franchise fee revenue is $2.78M or 67% of budget, reflecting lower than budgeted due to Ashland Home Network shutting down its cable TV service as of December 31, 2023.

Expenditures – For the period ending March 31, 2024, fund expenditures are within budget expectations for the period with the exception of capital outlay. Overall capital expenditures have not materialized as planned primarily due to the status of the Water Treatment Plant Project.

Ending Fund Balances, Cash & Other – As of March 31, 2024, Total Fund Balances city-wide is $87.15M, which was $5.84M or 7.2% higher than the previous year. The General Fund Ending Fund Balance for the period is $24.72M, which was $1.44M or 6.2% higher than the previous year. Cash & investment balance is $80.51M, which is $4.38M or 5.8% from the previous year. The General Fund cash & investment balance is $23.5M, which is $742K or 3.26% higher than the previous year. These increases are generally attributable to higher interest income and the timing of payables. Overall, Liquidity for the City remains strong.

Grant and debt reimbursements have been received in the Airport Fund and Street Fund, respectively, reflecting updated Ending Fund balances. Timing of reimbursement reflects a temporary negative Community Block Grant Fund balance which will correct itself in the following month(s).

The presentation will also include a Finance Department Update as well as other key items of interest.

FISCAL IMPACTS

N/A

DISCUSSION QUESTIONS

N/A

SUGGESTED NEXT STEPS

N/A

ACTIONS, OPTIONS & POTENTIAL MOTIONS

N/A

REFERENCES & ATTACHMENTS

Attachment 1: March 31, 2024 Financial Statements

City of Ashland
Summary of Fund Balances
Preliminary as of March 31, 2024

Fund	Balance March 31, 2024	Balance March 31, 2023	Change From FY 2023	2023-2024 Requirements	Over(Under) Requirements
General Fund	$ 24,721,850	$ 23,284,702	$ 1,437,147	5,997,105	267%
Tourism Fund	847,816	821,557	26,259	No Policy	N/A
Housing Fund	249,824	277,605	(27,782)	No Policy	N/A
Community Block Grant Fund	(1,647)	16,898	(18,546)	No Policy	N/A
Reserve Fund	1,866,496	1,781,742	84,754	No Policy	N/A
Street Fund	305,680	5,341,270	(5,035,590)	608,622	-50%
SDC Street Fund	3,344,646	124,954	3,219,692	No Policy	N/A
Airport Fund	20,265	345,993	(325,727)	9,012	80%
Capital Improvements Fund	1,167,410	1,242,981	(75,571)	No Policy	N/A
Parks Capital Improvements Fund	3,361,448	3,041,627	319,821	No Policy	N/A
SDC Parks Fund	397,431	28,707	368,724	No Policy	N/A
Debt Service Fund	1,110,367	1,093,471	16,896	No Policy	N/A
Water Fund	16,905,560	15,470,414	1,435,145	2,098,592	420%
SDC Water Fund	987,636	(252,155)	1,239,791	No Policy	N/A
Wastewater Fund	5,931,985	7,945,885	(2,013,901)	2,187,956	171%
SDC Wastewater Fund	2,304,886	21,233	2,283,652	No Policy	N/A
Storm Drain Fund	2,062,596	1,978,829	83,767	146,568	1307%
SDC Storm Drain Fund	24,971	12,015	12,956	No Policy	N/A
Electric Fund	8,544,940	6,863,112	1,681,828	4,115,598	108%
Telecommunications Fund	3,103,820	3,116,450	(12,630)	457,525	437%
Insurance Services Fund	1,352,775	925,811	426,964	668,486	102%
Equipment Fund	7,576,480	6,880,243	696,237	4,897,619	55%
Cemetery Trust Fund	962,659	942,367	20,293	No Policy	N/A
	$ 87,149,893	$ 81,305,710	$ 5,844,183		
Total Fund Balances	$ 87,149,893	$ 81,305,710	$ 5,844,183		
Restricted and Committed Funds					
Restricted	$ 12,516,425	$ 9,777,244	$ 2,739,181		
Committied	20,516,967	12,014,094	8,502,873		
Unassigned	54,116,501	59,514,372	(5,397,872)		
Total Fund Balances	$ 87,149,893	$ 81,305,710	$ 5,844,183		

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Current Fiscal Year				Prior Fiscal Year		
		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
110	**General Fund Revenues**							
	Taxes	$ 20,652,962	$ 24,638,791	83.8%	103.5%	$ 19,960,384	$ 23,302,862	85.7%
	Licenses and Permits	1,199,311	1,264,100	94.9%	133.2%	900,636	1,068,226	84.3%
	Intergovernmental	717,777	2,672,025	26.9%	33.1%	2,168,075	4,041,869	53.6%
	Charges for Services	10,208,634	13,037,604	78.3%	100.8%	10,127,976	12,521,935	80.9%
	Fines	235,784	174,500	135.1%	171.9%	137,155	220,916	62.1%
	Interest on Investments	921,511	300,000	307.2%	298.3%	308,911	464,243	66.5%
	Miscellaneous	286,622	84,150	340.6%	171.9%	166,785	214,022	77.9%
	Transfer In (City General Fund)	-	-	N/A	0.0%	2,660,247	3,546,996	75.0%
	Transfer In (Parks CIP Fund)	-	-	N/A	N/A	-	-	N/A
	Transfer In (Parks CIP)	422,545	422,545	100.0%	0.0%	-	-	N/A
	Transfer In (Water Fund)	50,000	50,000	100.0%	100.0%	50,000	50,000	100.0%
	Transfer In (Cemetery)	37,734	148,364	25.4%	264.5%	14,264	20,826	68.5%
	Total Revenues and Other Sources	34,732,879	42,792,079	81.2%	95.2%	36,494,433	45,451,895	80.3%

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
110	**General Fund Expenditures**							
	Administration Department	3,120,884	4,625,295	67.5%	229.6%	1,358,992	2,032,558	66.9%
	Administration - Municipal Court	364,657	544,256	67.0%	116.7%	312,449	414,831	75.3%
	Administration - Health Benefits Fund	-	-	N/A	0.0%	2,597,397	2,668,448	97.3%
	Information Technology Department	1,311,684	2,350,890	55.8%	156.9%	835,852	1,315,699	63.5%
	Finance Department	2,191,287	3,259,278	67.2%	119.5%	1,834,237	2,504,582	73.2%
	City Recorder	131,354	283,519	46.3%	85.3%	154,028	227,266	67.8%
	Police Department	6,101,973	9,203,005	66.3%	118.4%	5,154,088	6,865,534	75.1%
	Fire and Rescue Department	10,638,830	14,916,007	71.3%	132.0%	8,058,569	10,952,799	73.6%
	Public Works Department	2,040,076	5,085,801	40.1%	92.1%	2,214,320	2,986,759	74.1%
	Community Development	1,430,310	2,471,617	57.9%	105.6%	1,354,955	1,804,429	75.1%
	Parks Department	4,279,634	7,153,590	59.8%	85.2%	5,024,390	6,771,629	74.2%
	Transfer Out (Parks)	-	-	N/A	0.0%	2,660,247	3,546,996	75.0%
	Transfer out (Tourism Fund)	-	-	N/A	0.0%	775,474	775,474	100.0%
	Transfer Out (Housing Fund)	-	100,000	0.0%	N/A	-	-	N/A
	Transfer Out (Capital Improvements)	-	100,000	0.0%	N/A	-	-	N/A
	Transfer Out (Debt Service Fund)	110,000	110,000	100.0%	N/A	-	-	N/A
	Transfer Out (Cemetery Fund)	500	500	100.0%	100.0%	500	500	100.0%
	Contingency	-	857,443	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	31,721,188	51,061,201	62.1%	98.1%	32,335,498	42,867,504	75.4%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	3,011,692	(8,269,122)	136.4%	72.4%	4,158,935	2,584,391	160.9%
	Beginning Fund Balance	**21,710,158**	19,559,426	111.0%	113.5%	19,125,767	19,125,767	100.0%
	Ending Fund Balance	$ 24,721,850	$ 11,290,304	219.0%	106.2%	$ 23,284,702	**$ 21,710,158**	107.3%

Reconciliation of Fund Balance:

Restricted and Committed Funds	2,735,848
Unassigned Fund Balance	$ 21,986,001

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

230 Tourism Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Taxes	$ 570,659	$ 947,438	60.2%	103.4%	$ 551,921	$ 870,482	63.4%
Interest	38,047	12,000	317.1%	343.9%	11,064	17,267	64.1%
Miscellaneous	-	-	N/A	N/A	-	-	N/A
Transfer In (General Fund)	-	-	N/A	0.0%	775,474	775,474	100.0%
Total Revenues and Other Sources	608,706	959,438	63.4%	45.5%	1,338,459	1,663,223	80.5%
Personnel Services	59,364	71,970	82.5%	141.9%	41,824	59,478	70.3%
Materials and Services	693,607	1,161,338	59.7%	146.0%	475,078	611,663	77.7%
Contingency		37,051	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	752,971	1,270,359	59.3%	145.7%	516,902	671,141	77.0%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(144,266)	(310,921)	53.6%	-17.6%	821,557	992,082	82.8%
Beginning Fund Balance	**992,082**	1,015,037	97.7%	N/A	-	-	N/A
Ending Fund Balance	$ 847,816	$ 704,116	120.4%	103.2%	$ 821,557	**$ 992,082**	82.8%

Reconciliation of Fund Balance:

Restricted and Committed Funds	847,816
Unassigned Fund Balance	$ -

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

240 Housing Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Taxes	$ -	$ -	N/A	N/A	$ -	$ -	N/A
Intergovernmental	-	-	N/A	N/A	-	-	N/A
Interest on Investments	9,701	1,000	970.1%	238.1%	4,075	10,631	38.3%
Miscellaneous	-	-	N/A	N/A	-	4,800	0.0%
Transfer In (General Fund)	-	100,000	0.0%	N/A	-	-	N/A
Total Revenues and Other Sources	9,701	101,000	9.6%	238.1%	4,075	15,431	26.4%
Personnel Services	-	-	N/A	N/A	-	-	N/A
Materials and Services	-	200,000	0.0%	0.0%	7,130	55,969	12.7%
Capital Outlay	-	-	N/A	N/A	-	-	N/A
Total Expenditures and Other Uses	-	200,000	0.0%	0.0%	7,130	55,969	12.7%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	9,701	(99,000)	109.8%	-317.5%	(3,056)	(40,538)	7.5%
Beginning Fund Balance	**240,123**	221,798	108.3%	85.6%	280,661	280,661	100.0%
Ending Fund Balance	$ 249,824	$ 122,798	203.4%	90.0%	$ 277,605	**$ 240,123**	115.6%

Reconciliation of Fund Balance:

Restricted and Committed Funds	249,824
Unassigned Fund Balance	$ -

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
250	**Community Development Block Fund**							
	Intergovernmental	$ 22,144	$ 201,812	11.0%	12.3%	$ 180,324	$ 256,256	70.4%
	Total Revenues and Other Sources	22,144	201,812	11.0%	12.3%	180,324	256,256	70.4%
	Personnel Services	38,264	34,407	111.2%	194.1%	19,719	37,179	53.0%
	Materials and Services	22,144	204,024	10.9%	12.3%	180,324	219,077	82.3%
	Total Expenditures and Other Uses	60,408	238,431	25.3%	30.2%	200,043	256,256	78.1%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(38,264)	(36,619)	-4.5%	194.1%	(19,719)	-	N/A
	Beginning Fund Balance	**36,617**	36,619	100.0%	100.0%	36,617	36,617	100.0%
	Ending Fund Balance	$ (1,647)	$ -	0.0%	-9.7%	$ 16,898	**$ 36,617**	46.1%

Reconciliation of Fund Balance:

Restricted and Committed Funds	(1,647)
Unassigned Fund Balance	$ -

*The negative ending fund balance is due to the timing of a grant reimbursement request.

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

255 Reserve Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Interest on Investments	$ 72,284	$ 25,000	289.1%	267.9%	$ 26,981	$ 39,451	68.4%
Total Revenues and Other Sources	72,284	25,000	289.1%	289.1%	26,981	39,451	68.4%
Interfund Loan (Health Benefits Fund)	-	-	N/A	N/A	-	-	N/A
Operating Transfer out	-	-	N/A	N/A	-	-	N/A
Total Expenditures and Other Uses	-	-	N/A	N/A	-	-	N/A
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	72,284	25,000	289.1%	267.9%	26,981	39,451	68.4%
Beginning Fund Balance	**1,794,212**	1,784,761	100.5%	102.2%	1,754,761	1,754,761	100.0%
Ending Fund Balance	$ 1,866,496	$ 1,809,761	103.1%	104.8%	$ 1,781,742	**$ 1,794,212**	99.3%

Reconciliation of Fund Balance:

Restricted and Committed Funds	1,866,496
Unassigned Fund Balance	$ (0)

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

260 Street Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Taxes	$ 1,315,061	$ 2,346,102	56.1%	234.5%	$ 560,693	$ 788,818	71.1%
Intergovernmental	1,280,539	1,652,500	77.5%	101.6%	1,259,942	1,686,912	74.7%
Charges for Services - Rates	1,270,782	1,666,100	76.3%	100.4%	1,266,232	1,687,905	75.0%
Charges for Services - Misc. Service Fees	-	15,000	0.0%	0.0%	406	406	100.0%
System Development Charges	-	-	N/A	N/A	-	-	N/A
Assessments	-	3,000	0.0%	0.0%	384	1,455	26.4%
Interest on Investments	39,812	80,000	49.8%	51.0%	78,037	114,013	68.4%
Miscellaneous	641	-	N/A	7.0%	9,221	9,221	100.0%
Other Financing Sources	-	8,984,110	0.0%	N/A	-	-	N/A
Total Revenues and Other Sources	3,906,835	14,746,812	26.5%	123.1%	3,174,915	4,288,729	74.0%
Public Works - Ground Maintenance	187,605	270,000	69.5%	135.3%	138,694	240,233	57.7%
Public Works - Street Operations	5,231,900	10,583,812	49.4%	165.8%	3,155,956	4,943,326	63.8%
Public Works - Street Operations Debt	-	2,423,865	0.0%	0.0%	74,931	-	N/A
Public Works - Transportation SDC's	-	-	N/A	N/A	-	-	N/A
Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
Contingency	-	130,294	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	5,419,505	13,407,971	40.4%	160.8%	3,369,581	5,183,559	65.0%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(1,512,670)	1,338,841	-113.0%	777.1%	(194,667)	(894,830)	21.8%
Beginning Fund Balance	**1,818,350**	1,701,979	106.8%	32.8%	5,535,938	5,535,938	100.0%
Ending Fund Balance	$ 305,680	$ 3,040,820	10.1%	5.7%	$ 5,341,270	**$ 4,641,108**	115.1%
Reconciliation of Fund Balance:							
Restricted and Committed Funds	305,681						
Unassigned Fund Balance	$ (0)						

* Due to the creation of SDC funds, the fund balances do not represent the same presentation as FY23 year-end.

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
263	**SDC Street Fund**							
	System Development Charges	$ 257,999	$ 150,000	172.0%	206.5%	$ 124,954	$ 155,273	80.5%
	Interest on Investments	108,616	-	N/A	N/A	-	-	N/A
	Other Financing Sources	-	1,516,950	0.0%	N/A	-	-	N/A
	Total Revenues and Other Sources	366,615	1,666,950	22.0%	293.4%	124,954	155,273	80.5%
	Materials and Services	-	25,000	0.0%	N/A	-	-	N/A
	Capital Outlay	-	1,516,950	0.0%	N/A	-	-	N/A
	Contingency	-	46,259	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	-	1,588,209	0.0%	N/A	-	-	N/A
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	366,615	78,741	465.6%	293.4%	124,954	155,273	80.5%
	Beginning Fund Balance	**2,978,031**	3,002,755	99.2%	N/A	-	-	N/A
	Ending Fund Balance	$ 3,344,646	$ 3,081,496	108.5%	2676.7%	$ 124,954	**$ 155,273**	80.5%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	3,344,646						
	Unassigned Fund Balance	$ -						

* Due to the creation of SDC funds, the fund balances do not represent the same presentation as FY23 year-end.

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

280 Airport Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Intergovernmental	$ 2,343,952	$ 1,529,700	153.2%	N/A	$ -	$ 77,798	0.0%
Charges for Services - Rates	124,512	170,000	73.2%	84.1%	148,124	198,047	74.8%
Interest on Investments	4,338	3,000	144.6%	97.3%	4,458	6,740	66.1%
Miscellaneous	-	-	N/A	N/A	4,622	4,622	100.0%
Total Revenues and Other Sources	2,472,803	1,702,700	145.2%	1573.0%	157,202	287,207	54.7%
Materials and Services	50,498	95,350	53.0%	95.4%	52,927	72,919	72.6%
Capital Outlay	2,801,035	1,613,000	173.7%	4961.5%	56,455	113,463	49.8%
Contingency	-	2,861	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	2,851,534	1,711,211	166.6%	2607.0%	109,382	186,382	58.7%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(378,731)	(8,511)	-4349.9%	-792.0%	47,821	100,825	47.4%
Beginning Fund Balance	**398,996**	86,831	459.5%	133.8%	298,171	298,171	100.0%
Ending Fund Balance	$ 20,265	$ 78,320	25.9%	5.9%	$ 345,993	**$ 398,996**	86.7%
Reconciliation of Fund Balance:							
Restricted and Committed Funds	20,265						
Unassigned Fund Balance	$ (0)						

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
410	**Capital Improvements Fund**							
	Intergovernmental	$ 1,158,200	$ 2,058,100	56.3%	56.3%	$ -	$ -	N/A
	Charges for Services - Misc. Service fees	162,186	-	56.3%	56.3%	153,563	207,475	74.0%
	System Development Charges - Parks	-	-	56.3%	56.3%	-	-	N/A
	Interest on Investments	43,815	10,000	438.1%	236.9%	18,493	27,519	67.2%
	Miscellaneous	-	-	N/A	N/A	-	-	N/A
	Transfer In (General Fund)	-	100,000	0.0%	N/A	-	-	N/A
	Total Revenues and Other Sources	1,364,201	2,168,100	62.9%	792.9%	172,056	234,994	73.2%
	Public Works - Capital Outlay	1,195,217	3,111,174	38.4%	5355.8%	22,316	44,932	49.7%
	Finance - Open Space (Parks)	-	-	N/A	N/A	5,000	5,000	100.0%
	Transfer Out (Debt Service Fund)	-	-	N/A	0.0%	110,000	110,000	100.0%
	Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
	Contingency	-	-	N/A	N/A	-	-	N/A
	Total Expenditures and Other Uses	1,195,217	3,111,174	38.4%	870.4%	137,316	159,932	85.9%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	168,984	(943,074)	117.9%	486.4%	34,739	75,062	46.3%
	Beginning Fund Balance	**998,426**	1,035,362	96.4%	82.6%	1,208,242	1,208,242	100.0%
	Ending Fund Balance	$ 1,167,410	$ 92,288	1265.0%	93.9%	$ 1,242,981	**$ 1,283,304**	96.9%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	1,167,410						
	Unassigned Fund Balance	$ (0)						

* Due to the creation of SDC funds, the fund balances do not represent the same presentation as FY23 year-end.

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
411 Parks Capital Improvement Fund							
Taxes	$ 456,631	$ 803,460	56.8%	27.1%	$ 1,682,537	$ 2,905,207	57.9%
Intergovernmental	101,000	1,889,600	5.3%	91.8%	110,000	110,000	100.0%
Interest on Investments	139,455	30,000	464.8%	412.1%	33,843	55,025	61.5%
Miscellaneous	-	50,000	0.0%	N/A	-	-	N/A
Total Revenues and Other Sources	697,085	2,773,060	25.1%	38.2%	1,826,380	3,070,232	59.5%
Materials and Services	-	-	N/A	N/A	4,675	4,675	100.0%
Capital Outlay	700,716	6,216,100	11.3%	122.9%	569,976	881,483	64.7%
Transfer Out (Debt Service Fund)	186,347	186,347	100.0%	98.8%	188,596	188,596	100.0%
Transfer Out (General Fund)	422,545	422,545	100.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	1,309,608	6,824,992	19.2%	171.6%	763,247	1,074,754	71.0%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(612,523)	(4,051,932)	84.9%	-57.6%	1,063,133	1,995,478	53.3%
Beginning Fund Balance	**3,973,971**	5,590,786	71.1%	200.9%	1,978,493	1,978,493	100.0%
Ending Fund Balance	$ 3,361,448	$ 1,538,854	218.4%	110.5%	$ 3,041,627	**$ 3,973,971**	76.5%

Reconciliation of Fund Balance:

Restricted and Committed Funds	3,361,448
Unassigned Fund Balance	$ -

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
413 SDC Parks Fund							
System Development Charges - Parks	63,730	50,000	127.5%	222.0%	28,707	35,690	80.4%
Interest on Investments	13,133	-	N/A	N/A	-		N/A
Miscellaneous	-	-	N/A	N/A	-		N/A
Total Revenues and Other Sources	76,863	50,000	153.7%	267.8%	28,707	35,690	80.4%
Materials and Services	-	-	N/A	N/A	-	-	N/A
Capital Outlay	-	227,832	0.0%	N/A	-	-	N/A
Contingency	-	6,835	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	-	234,667	0.0%	N/A	-	-	N/A
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	76,863	(184,667)	141.6%	267.8%	28,707	35,690	80.4%
Beginning Fund Balance	**320,568**	284,878	112.5%	N/A	-		N/A
Ending Fund Balance	$ 397,431	$ 100,211	396.6%	1384.4%	$ 28,707	$ **35,690**	80.4%
Reconciliation of Fund Balance:							
Restricted and Committed Funds	397,431						
Unassigned Fund Balance	$ -						

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

530 Debt Services	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Taxes	$ 196,317	$ 206,238	95.2%	96.1%	$ 204,214	$ 213,819	95.5%
Charges for Services - Internal	946,196	1,261,595	75.0%	100.0%	946,030	1,261,373	75.0%
Interest on Investments	18,791	9,000	208.8%	202.0%	9,303	16,050	58.0%
Transfer In (General Fund)	110,000	110,000	100.0%	100.0%	110,000	110,000	100.0%
Transfer In (Parks CIP)	186,347	186,347	100.0%	98.8%	188,596	188,596	100.0%
Total Revenues and Other Sources	1,457,651	1,773,180	82.2%	100.0%	1,458,143	1,789,838	81.5%
Debt Service	1,389,176	1,757,126	79.1%	101.1%	1,374,473	1,757,747	78.2%
Total Expenditures and Other Uses	1,389,176	1,757,126	79.1%	101.1%	1,374,473	1,757,747	78.2%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	68,475	16,054	426.5%	81.8%	83,670	32,091	260.7%
Beginning Fund Balance	**1,041,892**	815,165	127.8%	103.2%	1,009,801	1,009,801	100.0%
Ending Fund Balance	$ 1,110,367	$ 831,219	133.6%	101.5%	$ 1,093,471	**$ 1,041,892**	105.0%

Reconciliation of Fund Balance:

Restricted and Committed Funds	1,110,367
Unassigned Fund Balance	$ -

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

670 Water Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Intergovernmental	$ 76,510	$ -	N/A	N/A	$ -	$ 26,250	0.0%
Charges for Services - Rates	6,518,535	8,555,000	76.2%	97.9%	6,660,228	8,585,183	77.6%
Charges for Services - Misc. Service Fees	59,197	89,000	66.5%	188.1%	31,476	45,677	68.9%
System Development Charges	-	-	N/A	N/A	-		0.0%
Interest on Investments	576,053	200,000	288.0%	275.1%	209,396	304,255	68.8%
Miscellaneous	1,810	25,000	7.2%	1673.7%	108	1,289	8.4%
Other Financing Sources	-	8,760,062	0.0%	N/A	1,366,794	2,151,168	63.5%
Total Revenues and Other Sources	7,232,105	17,629,062	41.0%	87.5%	8,268,001	11,113,822	74.4%
Public Works - Conservation	61,891	294,439	21.0%	76.2%	81,200	111,717	72.7%
Public Works - Water Supply	850,918	4,993,034	17.0%	127.3%	668,445	963,353	69.4%
Public Works - Water Supply Debt	118,500	118,502	100.0%	92.7%	127,843	127,843	100.0%
Public Works - Water Distribution	3,227,280	7,772,570	41.5%	116.3%	2,774,896	3,759,910	73.8%
Public Works - Water Distribution Debt	197,581	206,009	95.9%	76.3%	259,071	269,195	96.2%
Public Works - Water Treatment	1,174,297	6,244,414	18.8%	38.3%	3,062,542	3,535,917	86.6%
Public Works - Water Treatment Debt	5,563	448,695	1.2%	7.6%	72,882	73,495	99.2%
Debt Service	-	-	N/A	N/A	-	-	N/A
Transfer Out (General Fund to AFR)	50,000	50,000	100.0%	100.0%	50,000	50,000	100.0%
Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
Contingency	-	219,645	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	5,686,030	20,347,308	27.9%	80.1%	7,096,879	8,891,430	79.8%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	1,546,075	(2,718,246)	156.9%	132.0%	1,171,122	2,222,392	52.7%
Beginning Fund Balance	**15,359,485**	12,341,551	124.5%	107.4%	14,299,291	14,299,291	100.0%
Ending Fund Balance	$ 16,905,560	$ 9,623,305	175.7%	109.3%	$ 15,470,414	**$ 16,521,683**	93.6%

Reconciliation of Fund Balance:

Restricted and Committed Funds	6,000,000
Unassigned Fund Balance	$ 10,905,560

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
673	**SDC Water Fund**							
	System Development Charges - Water	179,220	175,000	102.4%	138.3%	129,561	175,610	73.8%
	Interest on Investments	32,995	-	N/A	N/A	-	-	N/A
	Miscellaneous	-	-	N/A	N/A	-	-	N/A
	Other Financing Sources	-	2,712,021	0.0%	N/A	-	-	N/A
	Total Revenues and Other Sources	212,215	2,887,021	7.4%	163.8%	129,561	175,610	73.8%
	Materials and Services	-	150,000	0.0%	0.0%	-	-	N/A
	Capital Outlay	3,784	3,139,129	0.1%	N/A	-		N/A
	Public Works - Debt SDC's	81,878	205,256	39.9%	N/A	33,633	33,333	100.9%
	Public Works - Improvement SDC's	-	-	N/A	0.0%	348,083	443,393	78.5%
	Contingency	-	103,587	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	85,662	3,597,972	2.4%	22.4%	381,716	476,726	80.1%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	126,554	(710,951)	117.8%	-50.2%	(252,155)	(301,116)	83.7%
	Beginning Fund Balance	**861,082**	1,183,793	72.7%	N/A	-		N/A
	Ending Fund Balance	$ 987,636	$ 472,842	208.9%	-391.7%	$ (252,155)	$ **(301,116)**	83.7%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	987,636						
	Unassigned Fund Balance	$ -						

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

675 Wastewater Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Taxes	$ -	$ -	N/A	N/A	$ -	$ -	N/A
Intergovernmental	-	-	N/A	N/A	-	-	N/A
Charges for Services - Rates	4,785,584	6,200,000	77.2%	99.3%	4,818,478	6,390,372	75.4%
Charges for Services - Misc. Service Fees	-	-	N/A	N/A	-	-	N/A
System Development Charges	-	-	N/A	N/A	-	-	N/A
Interest on Investments	195,508	80,000	244.4%	180.9%	108,097	156,722	69.0%
Miscellaneous	3,939	-	N/A	6252.0%	63	957	6.6%
Other Financing Sources	450,807	4,175,146	10.8%	23.8%	1,893,762	4,090,784	46.3%
Total Revenues and Other Sources	5,435,838	10,455,146	52.0%	79.7%	6,820,400	10,638,835	64.1%
Public Works - Wastewater Collection	1,794,221	3,680,667	48.7%	102.9%	1,743,973	2,334,818	74.7%
Public Works - Wastewater Collection Debt	42,428	44,456	95.4%	99.1%	42,828	45,256	94.6%
Public Works - Wastewater Treatment	4,011,170	6,534,208	61.4%	75.7%	5,296,195	7,767,104	68.2%
Public Works - Wastewater Treatment Debt	127,699	127,699	100.0%	99.6%	128,251	128,251	100.0%
Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
Contingency	-	179,633	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	5,975,518	10,566,663	56.6%	82.9%	7,211,247	10,275,429	70.2%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(539,681)	(111,517)	-383.9%	138.1%	(390,848)	363,406	-107.6%
Beginning Fund Balance	**6,471,665**	4,407,490	146.8%	77.6%	8,336,733	8,336,733	100.0%
Ending Fund Balance	$ 5,931,985	$ 4,295,973	138.1%	74.7%	$ 7,945,885	**$ 8,700,139**	91.3%

Reconciliation of Fund Balance:

Restricted and Committed Funds	-
Unassigned Fund Balance	$ 5,931,985

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
677	**SDC Sewer Fund**							
	System Development Charges - Wastewater	230,890	150,000	153.9%	221.5%	104,262	132,155	78.9%
	Interest on Investments	81,317	-	N/A	N/A	-	-	N/A
	Miscellaneous	-	-	N/A	N/A	-	-	N/A
	Other Financing Sources	-	658,294	0.0%	N/A	-	-	N/A
	Total Revenues and Other Sources	312,208	808,294	38.6%	299.4%	104,262	132,155	78.9%
	Materials and Services	-	-	N/A	N/A	-	-	N/A
	Capital Outlay	242,659	747,450	32.5%	N/A	-	-	N/A
	Public Works - Debt SDC's	-	-	N/A	N/A		-	N/A
	Public Works - Improvements SDC's	-	-	N/A	0.0%	83,029	125,291	66.3%
	Contingency	-	22,424	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	242,659	769,874	31.5%	292.3%	83,029	125,291	66.3%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	69,548	38,420	181.0%	327.5%	21,233	6,864	309.3%
	Beginning Fund Balance	**2,235,338**	1,585,034	141.0%	N/A	-		N/A
	Ending Fund Balance	$ 2,304,886	$ 1,623,454	142.0%	10855.0%	$ 21,233	$ **6,864**	309.3%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	2,304,886						
	Unassigned Fund Balance	$ -						

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
680	**Stormwater Fund**							
	Intergovernmental	$ -	$ -	N/A	N/A	$ -	$ -	N/A
	Charges for Services - Rates	601,817	775,000	77.7%	100.2%	600,397	800,610	75.0%
	Charges for Services - Misc. Service Fees	-	-	N/A	N/A	-	-	N/A
	System Development Charges	-	-	N/A	N/A	-	-	N/A
	Interest on Investments	75,968	16,000	474.8%	272.8%	27,848	41,088	67.8%
	Miscellaneous	-	-	N/A	N/A	-	-	N/A
	Other Financing Sources	-	390,220	0.0%	N/A	-	-	N/A
	Total Revenues and Other Sources	677,785	1,181,220	57.4%	107.9%	628,245	841,698	74.6%
	Public Works - Storm Water Operations	646,683	1,665,767	38.8%	127.8%	506,184	670,811	75.5%
	Public Works - Storm Water Operations Debt	10,625	11,150	95.3%	99.1%	10,725	11,350	94.5%
	Contingency	-	32,043	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	657,308	1,708,960	38.5%	127.2%	516,909	682,161	75.8%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	20,477	(527,740)	103.9%	18.4%	111,336	159,537	69.8%
	Beginning Fund Balance	**2,042,119**	2,036,637	100.3%	109.4%	1,867,493	1,867,493	100.0%
	Ending Fund Balance	$ 2,062,596	$ 1,508,897	136.7%	104.2%	$ 1,978,829	**$ 2,027,030**	97.6%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	-						
	Unassigned Fund Balance	$ 2,062,596						

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
683	**SDC Storm Fund**							
	System Development Charges - Wastewater	24,605	30,000	82.0%	204.8%	12,015	15,089	79.6%
	Interest on Investments	366	-	N/A	N/A	-	-	N/A
	Miscellaneous	-	-	N/A	N/A	-	-	N/A
	Other Financing Sources	-	-	N/A	N/A	-	-	N/A
	Total Revenues and Other Sources	24,971	30,000	83.2%	207.8%	12,015	15,089	79.6%
	Materials and Services	-	-	N/A	N/A	-	-	N/A
	Capital Outlay	-	15,169	0.0%	N/A	-	-	N/A
	Public Works - Debt SDC's		-	N/A	N/A		-	N/A
	Public Works - Storm Water SDC's	-	-	N/A	N/A		-	N/A
	Contingency	-	455	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	-	15,624	0.0%	N/A	-	-	N/A
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	24,971	14,376	173.7%	207.8%	12,015	15,089	79.6%
	Beginning Fund Balance	-	14,954	0.0%	N/A	-		N/A
	Ending Fund Balance	$ 24,971	$ 29,330	85.1%	207.8%	$ 12,015	**$ 15,089**	79.6%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	24,971						
	Unassigned Fund Balance	$ -						

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City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

		Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
		Current Fiscal Year				Prior Fiscal Year		
690	**Electric Fund**							
	Intergovernmental	$ 317,887	$ 1,150,000	27.6%	2519.3%	$ 12,618	$ 12,618	100.0%
	Charges for Services - Rates	12,732,161	17,609,673	72.3%	92.9%	13,699,155	17,733,520	77.3%
	Charges for Services - Misc. Service Fees	234,489	268,000	87.5%	71.5%	328,145	471,103	69.7%
	Interest on Investments	257,959	65,000	396.9%	347.6%	74,211	116,165	63.9%
	Miscellaneous	338,982	292,000	116.1%	104.4%	324,657	337,473	96.2%
	Other Financing Sources	-	3,000,000	0.0%	N/A	-	-	N/A
	Total Revenues and Other Sources	13,881,477	22,384,673	62.0%	96.1%	14,438,786	18,670,879	77.3%
	Administration - Conservation	632,811	1,587,981	39.9%	103.6%	610,912	812,038	75.2%
	Electric - Supply	3,775,690	7,670,000	49.2%	84.4%	4,476,170	5,912,216	75.7%
	Electric - Distribution	7,581,054	10,504,237	72.2%	111.1%	6,824,817	8,829,686	77.3%
	Electric - Transmission	515,114	1,100,000	46.8%	74.9%	687,722	972,754	70.7%
	Debt Service	-	243,663	0.0%	N/A	-	-	N/A
	Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
	Contingency	-	565,976	0.0%	N/A	-	-	N/A
	Total Expenditures and Other Uses	12,504,669	21,671,857	57.7%	99.2%	12,599,621	16,526,694	76.2%
	Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	1,376,808	712,816	193.2%	74.9%	1,839,165	2,144,185	85.8%
	Beginning Fund Balance	**7,168,132**	6,080,192	117.9%	142.7%	5,023,947	5,023,947	100.0%
	Ending Fund Balance	$ 8,544,940	$ 6,793,008	125.8%	124.5%	$ 6,863,112	**$ 7,168,132**	95.7%
	Reconciliation of Fund Balance:							
	Restricted and Committed Funds	-						
	Unassigned Fund Balance	$ 8,544,940						

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

695 Telecommunications Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Intergovernmental	$ -	$ -	N/A	N/A	$ -	$ -	N/A
Charges for Services - Rates	2,097,031	2,679,467	78.3%	99.0%	2,118,056	2,817,541	75.2%
Charges for Services - Misc. Service Fees	-	-	N/A	N/A	-	-	N/A
Interest on Investments	111,822	45,000	248.5%	297.2%	37,625	56,319	66.8%
Total Revenues and Other Sources	2,208,853	2,724,467	81.1%	102.5%	2,155,681	2,873,860	75.0%
Personnel Services	578,634	1,054,852	54.9%	103.4%	559,424	720,249	77.7%
Materials & Services	1,003,003	1,332,196	75.3%	134.9%	743,537	1,073,265	69.3%
Capital Outlay	311,028	1,139,375	27.3%	938.9%	33,126	72,468	45.7%
Debt - Transfer to Debt Service Fund	388,084	517,445	75.0%	100.3%	387,055	516,073	75.0%
Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
Contingency	-	87,135	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	2,280,749	4,131,003	55.2%	132.4%	1,723,142	2,382,055	72.3%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	(71,896)	(1,406,536)	94.9%	-16.6%	432,539	491,805	87.9%
Beginning Fund Balance	**3,175,716**	3,021,118	105.1%	118.3%	2,683,911	2,683,911	100.0%
Ending Fund Balance	$ 3,103,820	$ 1,614,582	192.2%	99.6%	$ 3,116,450	**$ 3,175,716**	98.1%

Reconciliation of Fund Balance:

Restricted and Committed Funds	646,805
Unassigned Fund Balance	$ 2,457,014

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

720 Insurance Service Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Intergovernmental	$ -	$ -	N/A	N/A	$ -	$ -	N/A
Charges for Services - Internal	1,259,915	1,692,526	74.4%	89.5%	1,407,873	1,896,954	74.2%
Interest on Investments	44,614	8,000	557.7%	484.6%	9,207	17,915	51.4%
Miscellaneous	116,856	20,000	584.3%	555.8%	21,026	24,122	87.2%
Transfer In (All Funds)	-	-	N/A	N/A	-	-	N/A
Total Revenues and Other Sources	1,421,385	1,720,526	82.6%	98.8%	1,438,106	1,938,991	74.2%
Personnel Services	95,788	-	N/A	N/A	-	-	N/A
Materials and Services	1,165,446	1,528,209	76.3%	86.8%	1,343,104	1,577,177	85.2%
Contingency	-	48,816	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	1,261,234	1,577,025	80.0%	93.9%	1,343,104	1,577,177	85.2%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	160,151	143,501	111.6%	168.6%	95,001	361,814	26.3%
Beginning Fund Balance	**1,192,624**	1,167,481	102.2%	143.5%	830,810	830,810	100.0%
Ending Fund Balance	$ 1,352,775	$ 1,310,982	103.2%	146.1%	$ 925,811	**$ 1,192,624**	77.6%

Reconciliation of Fund Balance:

Restricted and Committed Funds	1,352,775
Unassigned Fund Balance	$ -

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

730 Equipment Fund	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
Intergovernmental	$ -	$ -	N/A	N/A	$ -	$ -	N/A
Charges for Services - Internal	3,397,057	4,529,408	75.0%	110.9%	3,062,913	4,083,399	75.0%
Charges for Services - Misc. Service Fees	223,614	220,000	101.6%	76.3%	293,255	353,159	83.0%
Interest on Investments	295,782	100,000	295.8%	312.2%	94,754	144,097	65.8%
Miscellaneous	5,016	52,000	9.6%	1.8%	272,104	280,597	97.0%
Total Revenues and Other Sources	3,921,470	4,901,408	80.0%	105.3%	3,723,026	4,861,252	76.6%
Public Works - Maintenance	1,674,883	2,422,338	69.1%	95.2%	1,759,190	2,319,469	75.8%
Public Works - Purchasing and Acquisition	1,584,727	4,707,619	33.7%	165.4%	958,098	1,501,667	63.8%
Transfer Out (Insurance Fund)	-	-	N/A	N/A	-	-	N/A
Contingency	-	72,015	0.0%	N/A	-	-	N/A
Total Expenditures and Other Uses	3,259,610	7,201,972	45.3%	120.0%	2,717,288	3,821,136	71.1%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	661,859	(2,300,564)	128.8%	65.8%	1,005,738	1,040,116	96.7%
Beginning Fund Balance	**6,914,621**	7,197,226	96.1%	117.7%	5,874,505	5,874,505	100.0%
Ending Fund Balance	$ 7,576,480	$ 4,896,662	154.7%	110.1%	$ 6,880,243	**$ 6,914,621**	99.5%

Reconciliation of Fund Balance:

Restricted and Committed Funds	7,576,481
Unassigned Fund Balance	$ (0)

City of Ashland

Statement of Resources, Requirements, and Changes in Fund Balance

Preliminary as of March 31, 2024

(75% of Fiscal Year)

	Fiscal Year 2024 1st Year Actuals	Fiscal Year 2024 1st Year of Biennial Budget	Budget to Actual Percent Collected / Expended	Actual to Actual Year-over-Year Change	Fiscal Year 2023 Year-to-Date Actuals	Preliminary Fiscal Year 2023 End-of-Year Actuals	Actual Percent Collected / Expended
	Current Fiscal Year				Prior Fiscal Year		
810 Cemetery Fund							
Charges for Services	$ 15,398	$ 13,000	118.4%	140.3%	$ 10,972	$ 15,366	71.4%
Interest on Investments	37,734	12,000	314.4%	264.5%	14,264	20,826	68.5%
Transfer In (General Fund)	500	500	100.0%	100.0%	500	500	100.0%
Total Revenues and Other Sources	53,632	25,500	210.3%	208.4%	25,736	36,692	70.1%
Transfer Out (General Fund)	37,734	148,364	25.4%	264.5%	14,264	20,826	68.5%
Total Expenditures and Other Uses	37,734	148,364	25.4%	264.5%	14,264	20,826	68.5%
Excess(Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	15,898	(122,864)	112.9%	138.6%	11,472	15,866	72.3%
Beginning Fund Balance	**946,761**	946,395	100.0%	101.7%	930,895	930,895	100.0%
Ending Fund Balance	$ 962,659	$ 823,531	116.9%	102.2%	$ 942,367	**$ 946,761**	99.5%
Reconciliation of Fund Balance:							
Restricted and Committed Funds	962,659						
Unassigned Fund Balance	$ 0						

City of Ashland
Summary of Cash and Investments
Preliminary as of March 31, 2024

Fund	Balance March 31, 2024	Balance March 31, 2023	Change From FY 2023
General Fund	$ 23,496,543	$ 22,754,510	$ 742,034
Tourism Fund	1,040,421	783,578	256,844
Housing Fund	249,824	277,607	(27,782)
Community Block Grant Fund	2,512	20,198	(17,685)
Reserve Fund	1,866,494	1,781,740	84,754
Street Fund	2,168	5,159,313	(5,157,145)
SDC Street Fund	3,335,403	-	3,335,403
Airport Fund	104,391	322,160	(217,769)
Capital Improvements Fund	1,145,137	1,276,457	(131,321)
Parks Capital Improvements Fund	3,438,120	3,044,235	393,885
SDC Parks Fund	397,431	-	397,431
Debt Service Fund	945,472	931,049	14,423
Water Fund	15,066,618	13,552,225	1,514,392
SDC Water Fund	987,678	-	987,678
Wastewater Fund	4,757,228	7,194,415	(2,437,188)
SDC Wastewater Fund	2,144,607	-	2,144,607
Stormwater Fund	1,938,987	1,866,943	72,044
SDC Stormwater Fund	24,814	-	24,814
Electric Fund	6,746,727	5,591,143	1,155,584
Telecommunications Fund	2,704,880	2,580,804	124,076
Insurance Services Fund	1,564,656	1,142,910	421,745
Equipment Fund	7,596,193	6,916,196	679,997
Cemetery Trust Fund	956,532	937,495	19,037
	$ 80,512,835	$ 76,132,977	$ 4,379,858
Manner of Investment			
General Banking Accounts	$ 3,925,205	$ 2,366,723	$ 1,558,482
Local Government Inv. Pool	54,778,864	56,653,787	(1,874,924)
City Investments	21,808,767	17,112,467	4,696,300
Total Cash and Investments	$ 80,512,835	$ 76,132,977	$ 4,379,858

Council Business Meeting

May 21, 2024

Agenda Item	**Climate: Natural Gas Ordinance Options/Discussion**	
From	Chad Woodward	Climate & Energy Analyst
Contact	Chad.woodward@ashland.or.us	
Item Type	Requested by Council ☐ Update ☒ Request for Direction ☒ Presentation ☒ Consent ☐ Public Hearing ☐ New Business ☐ Unfinished Business ☐	

SUMMARY

In March 2023, members of the Rogue Climate Action Team (RCAT), a youth-based climate organization, presented the Ashland City Council with a draft ordinance to limit new fossil fuel infrastructure within the city. At that meeting, the Ashland City Council directed CEPAC to study the idea of passing such an ordinance.

On June 6, 2023, the Ashland City Council provided guidance to the City Manager to provide City Staff and City Legal Resources to research and draft an ordinance, if possible, on this subject. Since then, an investigation of impacts of natural gas on health and climate along with options to mitigate these impacts have been studied. Additionally, public outreach occurred to better gauge the public sentiment regarding possible actions.

Climate change is happening now, and Ashland has been concerned about how to best address this issue for at least a decade. This concern culminated in a Climate and Energy Action Plan (CEAP) to help guide the city in its efforts to confront climate change. As part of the CEAP, an inventory of greenhouse gas emissions was tallied and a primary goal of reducing Ashland's contribution to global carbon pollution was identified.

The most readily accessible means to reduce emissions occurs where we locally consume carbon emitting fossil fuels. In particular, 'Residential Energy', 'Commercial Energy' and 'Residential On-Road Travel' compromise 41% of our total emissions and nearly 86% of the areas that we can most easily and readily make reductions.

The focus of this memo and the accompanying documents is in the 'Residential Energy' component, which covers 13% of citywide emission and 27% of the emission where we can make improvements most easily.

The purpose of the accompanying appendices is to provide a comprehensive overview of the concerns that arise with the use and regulation of natural gas, a review of mechanisms that have been tried or suggested as actionable, and what the local community has shared regarding this topic.

The goal of this investigation is to provide a menu of options available for council consideration should it choose to move forward. At this stage, a full legal analysis has not been completed, however some legal concerns have been highlighted as areas for further investigation by the City Attorney's office.

In reading through the appendices, you will likely notice that concerns over natural gas have only begun to crop up in the last couple of decades. This is part of what makes this topic confusing, as natural gas has long been considered an ally in our efforts to curb emissions. However, more recent studies, which account for the leakage of methane during the drilling and distribution process, are sharing that natural gas may not be as beneficial in reducing carbon emissions as previously thought. One study cited in the appendices goes so far to say that natural gas may be no better than burning coal for electricity in terms of total greenhouse gas emissions.

Fortunately, the information is clear on the relative carbon pollution from our electricity compared to burning fossil fuels, with natural gas being the most abundant fossil fuel home heating source. According to modeling done by Electrify Now, using a heat pump for your heating with Ashland's electricity will produce approximately 0.1 -0.13 metric tons of carbon emissions per year. Compare this to Avista's average customer in Oregon producing approximately 2.98 metric tons per year of carbon emissions.

The question isn't if natural gas has greater carbon emissions, but rather how the city will address this source of emissions as it moves forward implementing the CEAP and working to obtain 8% reductions every year until we reach our goal? We know that having a low carbon electricity supply and hyper efficient electrical appliances are a major part of the solution and that continuing to use fossil fuels increases emissions at a much higher rate. However, does the city act on limiting natural gas and other fossil fuels in new residential construction?

In exploring pathways forward, the options range from doing nothing new in terms of program or policy to implementing policies that have not been developed locally or even nationally in some cases. There are many policy considerations moving forward which include:

- The cost of not doing anything in terms of climate damage and losing ground on our stated goals.
- The financial costs of exploring, adopting, and implementing a policy.
    - Exploring – includes the cost of staff and the City Attorney's office to move this policy forward.
    - Adopting – includes the cost of possible litigation that might occur with passage of a policy.
    - Implementing – includes staff time to administer whichever program is chosen.
    - Finally, if funds are spent on moving a policy forward, what other options could that money have been spent on?
- Is it better to regulate or incentivize carbon reductions from natural gas?
- How will a decision negatively affect those with the most limited incomes?
    - In the long term - should anyone invest in a natural gas system when it is being targeted for phase out in its current form?
    - In the short term - does it make sense to avoid increasing costs of natural gas through additional fees?

This topic is a new one in Oregon and across the nation. When the youth action group presented an ordinance to the City Council over a year ago, the legal landscape was different. Today, there are more limitations in policy consideration and have added to what is already a complicated topic. I look forward to your questions, concerns, and any guidance you may have at this time.

POLICIES, PLANS & GOALS SUPPORTED

CEAP Goals Supported

Overall Goal 1. Reduce Community GHG Emissions.

CEAP Strategies Supported

- Direction for the Home Energy Score is specifically outline in Ashland's Climate and Energy Action Plan
    - BE-2-2. Require building energy scores to identify and incentivize cost-effective energy efficiency improvements.
- Home Energy Scores support the following elements of the Ashland's Climate and Energy Action Plan
    - Overall Goal 1: Reduce Community GHG Emissions.
    - Strategy BE-1. Support cleaner energy sources.
    - Strategy BE-2. Encourage increased building energy efficiency.

- Strategy CM-1. Reduce consumption of carbon-intensive goods and services.

Supports City of Ashland conservation and sustainability programs

Comprehensive Plan – Housing Element 6.08. Environmental stewardship and sustainability

- Housing Element 6.10 - Policy 20: Promote building and site design that supports energy efficiency, renewable energy generation, and water conservation in new residential developments.

BACKGROUND AND ADDITIONAL INFORMATION

See below in References & Attachments.

FISCAL IMPACTS

Not yet determined.

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

I look forward to your questions, concerns, and any guidance you may have at this time.

REFERENCES & ATTACHMENTS

Appendix 1: Background and Timeline
Appendix 2: Stakeholder Engagement Process
(Including oral comments)
Appendix 3: Common Concerns
Appendix 4: Options Overview
Appendix 5: Emissions Based Ordinance
Appendix 6: Carbon Charge
Appendix 7: Upcoming Franchise Agreement or Ordinance in Lieu of Franchise Agreement
Appendix 8: Construction Excise Tax
Appendix 9: Local Building Code Amendment
Appendix 10: Public Presentation Slides
Appendix 11: Draft - Building Emissions Concept Ordinance
Appendix 12: Draft - Appliance Emissions Ordinance
Appendix 13: Written Comments

Council Business Meeting

(separate document)



CLIMATE AND CLEAN AIR ORDINANCE

Appendices

On June 6, 2023, the Ashland City Council provided guidance to the City Manager to dedicate necessary City Staff and City Legal Resources to research and draft an ordinance, if possible, on this subject. (For more background on the request for the ordinance and the timeline, please see Appendix 1.)

After several months of study, two public input sessions (see Appendix 13) and several Climate and Environment Policy Advisory Committee (CEPAC) meetings dedicated to the topic (see Appendices 2 & 3), the CEPAC voted at their January 11th, 2024, meeting to recommend that the City proceed with a zero NOx ordinance on five appliances for all new residential buildings as soon as possible. In addition, CEPAC endorsed pursuing a right of way restriction for new fossil fuel infrastructure after the expiration of the current natural gas franchise agreement (set to expire December 1st, 2025). (See Appendices 4-9 for more detail on the options considered.) Additionally, they are investigating a resolution to explore all emissions in all existing buildings and future commercial or industrial buildings.

Appendix 1: Background and Timeline

Appendix 2: Stakeholder Engagement Process

(Including oral comments)

Appendix 3: Common Concerns

Appendix 4: Options Overview

Appendix 5: Emissions Based Ordinance

Appendix 6: Carbon Charge

Appendix 7: Upcoming Franchise Agreement or Ordinance in Lieu of Franchise Agreement

Appendix 8: Construction Excise Tax

Appendix 9: Local Building Code Amendment

Appendix 10: Public Presentation Slides

Appendix 11: Draft - Building Emissions Concept Ordinance

Appendix 12: Draft - Appliance Emissions Ordinance

Appendix 13: Written Comments

(separate document)

Appendix 1: BACKGROUND & TIMELINE

BACKGROUND

In 2017 the Ashland City Council approved the Climate and Energy Action Plan (CEAP).[1] CEAP goals call for an annual reduction of 8% in Community Greenhouse Gas (GHG) emissions. In addition, CEAP recommends Ashland switch to low or non-carbon fuel sources when possible and practical. Given the City of Ashland's use of relatively carbon neutral electricity purchased from the Bonneville Power Administration, this makes natural gas and fossil fuel transportation the highest sources of GHG emissions.

With this background in mind, avenues for reducing GHGs from fossil fuels are a logical place to explore when looking for areas to improve upon. Reducing fossil fuel consumption in our buildings focuses primarily on natural gas because that is the most widely used fossil fuel used. Reviewing options to reduce fossil fuel consumption is essential in working on Ashland's goals for annual GHG reductions.



TIMELINE

In March 2023, members of the Rogue Climate Action Team (RCAT), a youth-based climate organization, presented the Ashland City Council with a draft ordinance to limit new fossil fuel infrastructure within the city. At that meeting, the Ashland City Council directed CEPAC to study the idea of passing such an ordinance.

[1] https://ashlandor.org/climate-energy/climate-plan/

On April 17, 2023, the Ninth Circuit Court of Appeals, of which Oregon is a part of, invalidated a Berkeley Ordinance prohibiting natural gas fuel piping in newly constructed buildings. The reasoning in California Restaurant Association v City of Berkeley was that the ordinance violated the federal Energy Policy and Conservation Act (EPCA). The Berkeley Ordinance is what RCAT modeled their proposed Ordinance after, and therefore the path proposed no longer seemed plausible.

Therefore, on June 6th the City Council provided guidance to the City Manager to dedicate necessary City Staff and City Legal Resources to research and draft an ordinance, if possible, to reduce emissions.

Since then, CEPAC and City Staff have researched and worked on the issue. The City Attorney has also begun legal review of the options that may be available. This is a novel situation in Oregon, as our options are different than in other states and therefore there is not an existing Oregon based model for Ashland to follow.

As part of this process, a public engagement process was embarked upon to determine concerns and interest in pursuing a policy based on limiting natural gas in new residential construction. This process is described below.

Appendix 2: STAKEHOLDER ENGAGEMENT PROCESS

(INCLUDING ORAL COMMENTS)

STAKEHOLDER OUTREACH

Identifying and Notifying Stakeholders

To support a comprehensive stakeholder outreach effort staff and CEPAC scheduled two public meetings and created a conduit to receive written comments. Both mechanisms for engagement were broadly advertised and specific stakeholder groups were selected for direct contact.

Public notification of the stakeholder meetings and written comment opportunity were noticed in the Ashland News, The City of Ashland Facebook page, the City of Ashland Climate and Environment Policy Advisory Committee link on the Ashland City Council and Committees/Commission webpage, and NextDoor social media.

To create a direct contact list, staff pulled every contact for contractors who had filed a permit with the planning department in the past five years. Additionally, staff also pulled a list of businesses licenses in the City for realtors, property managers, contractors, developers, and architects. Climate focused environmental groups operating in Southern Oregon were added to this list to create a stakeholder list of over 200 parties. The staff mailed a letter via US mail to all 200+ identified stakeholders and followed up with three e-mails to those with an email contact.

In addition, staff and CEPAC members directly reached out personally to identified key stakeholders including AVISTA (the local natural gas utility), Townmakers LLC who will be developing the Crowman Mill Project, and the Housing Authority of Jackson County to make sure they were aware of the stakeholder meetings, and ensure they had an opportunity to comment. Invitations to the meeting were sent to the Mayor of Ashland, City Council members, and members of CEPAC, the Housing and Human Services Committee, and the Planning Commission. Letters of support from Michael W. Mehaffy, President, Structura Naturalis Inc. on behalf of Townmakers, LLC and Ryan D. Haynes,

Director of Real Estate Development for the Housing Authority of Jackson County are attached to this report. Avista did not attend the public meetings or provide written comments.

TWO PUBLIC MEETINGS

CEPAC held two public hearing forums to educate and solicit comments from stakeholders who may be impacted by such an ordinance. To allow for better participation, two identical sessions were held at different times and dates – one in the evening and one during the lunch hour. The meetings were identical in format to ensure that all attendees heard the same background information and were allowed the same amount of time to ask questions and give oral comments.



These meetings were held on October 18 and October 26. CEPAC shared related background information on the ordinance with the public and actively sought stakeholder input on the topic. The Chair of CEPAC, Bryan Sohl, and the City of Ashland's Climate Analyst, Chad Woodward, presented the information at both sessions and led the Q&A sessions. The question-and-answer segment allowed the community to ask questions after the presentation. Finally, there was an opportunity to provide public comment on the topic. A short synopsis of these is included below.

In addition to oral comments, we have been actively receiving written comments for the past three months. This provided individuals who were unable to attend either session an opportunity to provide input to the CEPAC committee through an online form. The written comments are lengthy and are included in their entirety in appendix 13.

Stakeholder Presentation Overview (slides attached in Appendix 10 below)

REDUCTION OF GHG EMISSIONS

Focusing on fossil fuels in buildings, which again is primarily natural gas, to reduce GHG emissions is a common pathway for local government to focus on. Ashland has two primary sources to provide heating, hot water, and cooking – natural gas and electricity.

Natural gas is composed of primarily methane, which after CO_2, is the second most abundant GHG and accounts for about 16 percent of global GHG emissions.[2] Natural gas, in large part, is a very dirty fuel because of "upstream" losses of methane into the atmosphere from leakage at the wellhead, in transport, and at the appliance. Emissions from burned natural gas create nitrous oxide, also a potent GHG accounting for 6% of GHG emissions.[3]

Ashland's electrical power sources, of which over 95% is purchased from Bonneville Power Authority, are nearly 95% carbon free. Additionally, the local generation in Ashland is through hydropower at Reeder reservoir and over 5 MW of installed solar. The result is that the electricity composition in Ashland is over 95% carbon free.

In addition to negative climate effects, natural gas combustion produces toxic by-products. Exposure to these products is detrimental to the health of Ashland's citizens, primarily children.

Some of the most important elements in thinking about reducing emissions from fossil fuels that will be covered in more detail later:

- Buildings, along with the transportation sector, are areas where we can make the most impact on our GHG footprint.
- Ashland can reduce household GHG emissions without major lifestyle changes.
- Ashland can do this without imposing an undue financial burden on the community.
- For new houses it will be significantly cheaper to reduce emissions upfront, as opposed to retrofitting a house to low carbon in the future.

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[2] Importance of Methane | US EPA - https://www.epa.gov/gmi/importance-methane

[3] Global Greenhouse Gas Emissions Data | US EPA - https://www.epa.gov/ghgemissions/global-greenhouse-gas-emissions-data

HEALTH HAZARDS

Burning natural gas leads to the formation of NO_x.[4] According to the American Lung Association:[5]

- NO_x exposure is associated with deleterious effects on the lungs.
- NO_x exposure is detrimental to heart function; and
- NO_x exposure negatively affects pregnancy and birth outcomes.

In addition, NO_x exposure is associated with a 32% increase in Childhood Asthma for kids living in homes where gas was used to cook.[6]

Written comment from Dr. Ann Turner from Oregon Physicians for Social Responsibility is attached here:

Good afternoon, Mayor Graham and City Council members.

My name is Dr. Ann Turner. Thank you for the opportunity to testify today as a member of Oregon Physicians for Social Responsibility. OPSR strongly supports Ashland's plan to require electrification in new buildings. Pollution from the combustion of fossil fuels in our homes and buildings negatively impacts human health and the climate, and these impacts disproportionately burden vulnerable populations including children, the elderly, low-income communities, communities of color. Vented outdoors, gas

"Pollution from the combustion of fossil fuels in our homes and buildings negatively impacts human health and the climate, and these impacts disproportionately burden vulnerable populations including children, the elderly,

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[4] NOx covers" a family of chemicals comprised of nitrogen an oxygen that are collectively know as nitrogen oxides." https://ww2.arb.ca.gov/resources/nitrogen-dioxide-and-health#:~:text=NO2%20is%20a%20member,referred%20to%20as%20NOX.

[5] Literature Review on the Impacts of Residential Combustion, American Lung Association, July 2022. https://www.lung.org/getmedia/2786f983-d971-43ad-962b-8370c950cbd6/ICF_Impacts-of-Residential-Combustion_FINAL_071022.pdf

[6] Meta-analysis of the effects of indoor nitrogen dioxide and gas cooking on asthma and wheeze in children, Lin et al International Journal of Epidemiology, Volume 42, Issue 6, December 2013, Pages 1724 – 1737). https://academic.oup.com/ije/article/42/6/1724/737113

furnaces, water heaters and dryers, emit numerous air pollutants, including nitrogen dioxide, NO2. The EPA has determined that NO2 is causal of asthma, especially in children. Asthma is the most common chronic childhood illness and asthma rates are a measure of environmental justice. I'm sure you have seen at least some of the recent media coverage of gas stoves causing indoor air pollution and increasing the risk of childhood asthma symptoms--by 42%. (1) What has been less appreciated is that high levels of NO2 in ambient or outdoor air is also associated with high rates of asthma. More NO2 is emitted from gas furnaces and water heaters than from gas power plants. The good news is that a longitudinal study over 20 years (1993-2014) of more than 4000 children in Southern California found that improving pollution controls on cars decreased childhood asthma rates in tandem with lowered levels of ambient NO2. (2) In addition to asthma, nitrogen dioxide is associated with premature mortality, cancer, strokes, and increased ED and hospital visits, especially in children and older adults. We regulate pollution from gas power plants, industry, and cars and trucks, but there is no regulation of air pollution from buildings. Therefore, we strongly support the city of Ashland in electrifying new construction.

Thank you. Ann Turner, MD

Member Oregon Physicians for Social Responsibility

AFFORDABILITY

There are two main elements to affordability, upfront costs, and operating costs. Upfront costs, when discussing a complete heating, ventilation, and air conditioning (HVAC) system, would include a gas heater with air conditioning when discussing natural gas usage. Where an electric home could be served with a heat pump for both purposes. The gas option may be slightly more affordable based on sticker prices. When you start to include federal tax credits and local incentives (and hopefully state incentives soon) the dynamic will likely shift to favor a heat pump-based system.[7] Also worth noting is that pursuant to a recent settlement agreement, the ability for Avista to

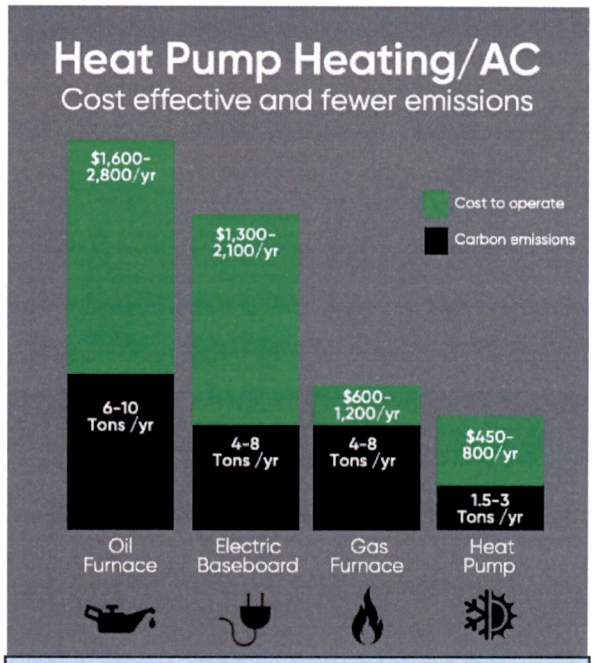
[7] City of Ashland Incentives: https://ashlandor.org/climate-energy/adapt-your-home/switch/ and federal incentives: https://www.energy.gov/save

subsidize line extensions to new homes will be capped, likely increasing the costs to consumers to extend gas lines.[8]

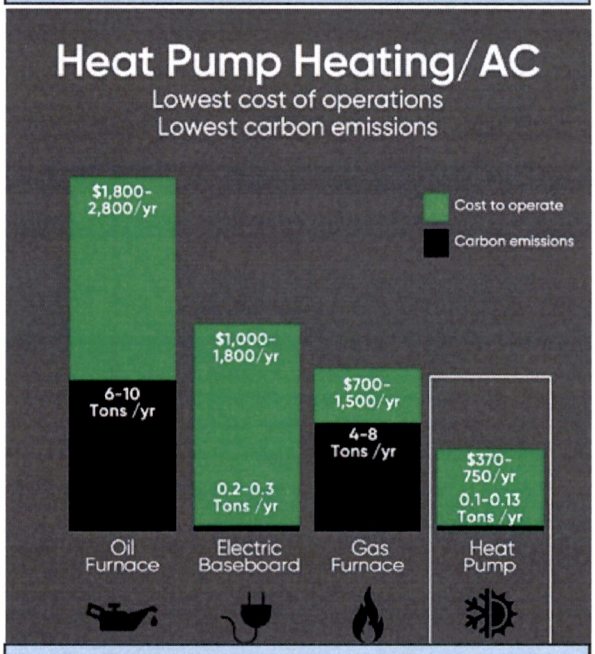
The two charts show relative operating costs for different heating appliances. The first chart was modeled by electrifynow.net based on statewide Department of Environmental Quality numbers.[9] Even on a statewide basis there is an expected savings and reduction in emissions.

The chart below was modeled to demonstrate costs and emissions for Ashland residents based on their energy sources and costs. It shows the most efficient options are electric heat pumps. In both scenarios heat pumps are more economical to operate than gas or gas-electric hybrid appliances.[10]

Moreover, based on anecdotal evidence and the written comments of Ryan Haynes, Director of Real Estate Development for the Housing Authority of Jackson County, it is entirely plausible to see cost savings beyond use costs to landlords in having electric based homes. (Mr. Haynes' full comments is included below)



Above: Oregon statewide comparison



Above: Ashland specific comparison

SOCIAL JUSTICE

The proposed ordinance would only impact .05% of available housing stock in Ashland. It only

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[8] Public Utility Commission Order UG461: https://apps.puc.state.or.us/orders/2023ords/23-384.pdf, see page 9: "The parties to the second stipulation agree to four-year phase out that would ultimately eliminate the allowance. Under the stipulation, the line extension allowance would be $2,500 in 2024, $1,250 in 2025, $750 in 2026, and $0 in 2027."

[9] https://electrifynow.net/install-a-heat-pump

[10] https://electrifyashlandnow.org/economics-and-more/ - modeled by electrifynow.net using local Ashland data.

affects new residential construction. That means that in 99.5% of homes currently built in the Ashland housing market, the homeowners can choose what kind of power source they want.

Less financially secure members of the community who rent their homes do not have a choice on what power source they use to heat their homes, water, or food. Affordability is essential to their being able to rent a home. This ordinance could help lower energy costs in new residential construction. Renters in a tight housing market lack power to choose clean and healthy energy source options.

"HAJC utilizes all-electric construction...We have realized reduced construction costs associated with the need for fewer infrastructure installations such as pipelines and venting systems. Furthermore, the ongoing maintenance and potential repair costs associated with gas systems has also been avoided."

Written comments from Ryan D. Haynes, Director of Real Estate Development for the Housing Authority of Jackson County attached here:

My primary concern and area of interest in this matter is the potential impact on housing affordability. Housing Authority of Jackson County (HAJC) is the region's largest developer of affordable housing. Since 2019, HAJC has completed construction and development of affordable housing for 224 households within Jackson County, and we are currently under construction on an additional 370 homes here in the Rogue Valley. Affordable housing is what we do and who we are. HAJC utilizes all-electric construction...We have realized reduced construction costs associated with the need for fewer infrastructure installations such as pipelines and venting systems. Furthermore, the ongoing maintenance and potential repair costs associated with gas systems has also been avoided. All new HAJC developments are designed to be solar and EV ready...With advancements in electric heating and cooling systems, as well as the general reduction in the cost of renewable electricity, we have also found that our residents who live in all-electric apartment buildings can anticipate competitive, if not reduced, utility bills over time. It's also worth noting that as the energy grid continues to shift towards renewable sources, all-electric homes are positioned to take full advantage of this cleaner, and potentially more affordable, energy... Our experience in this space is testament to the

fact that going all-electric has saved HAJC and our residents money... In conclusion, my primary interest in supporting this legislation is to ensure that the move toward electrification is executed in a manner that is affordable, both in terms of construction costs and the operational costs borne by residents. I believe that with careful planning and consideration, electrification can align with our objectives of affordability, health, safety, and sustainability...
Sincerely,
Ryan D. Haynes
Director of Real Estate Development Housing Authority of Jackson County

Public Meeting Questions and Answers, and Comments

Relevant Question & Answers from Session One: 10/18/2023:

Q: Is the ordinance a range of options or is it a banning of gas in new construction?

Chair: A range of options are being considered for this ordinance - bans, subsidies, anything to move us along. New construction is not big bang in terms of GHG reductions; change in our existing homes is the big payoff.

Q: What is the timeline of this new ordinance and who gives it the final greenlight?

Chair: After collecting feedback from staff, City legal counsel will review and possibly write an ordinance, and citizens will have another opportunity to comment; once the language is solid and there is a clear endorsement from CEPAC then the ordinance draft would be forwarded to council. Council is the body that ultimately decides on an ordinance. There is no firm timeline currently.

Q: What about new commercial construction? Why not ordinance for them also?

Chair: initially it was both, but it was decided to go for just residential at this time.

Q: What is the percentage of new construction of residential vs commercial?

Staff: residential has higher than commercial usage as of 2020

Q: Have you considered a positive incentive for new commercial construction?

Chair: a variety of rebates will be available

Relevant Question & Answers - Session Two: 10/26/2023:

Q: Is it not part of AVISTA's franchise agreement that they provide usage data in the city of Ashland.

Staff: No, they are not clearly obligated to do so. The city has a right to audit the accounting records if it chooses to.

Q: With mixed electric and gas costs it's not clear if we are saddling people with unexpected costs; are the numbers correct?

Staff: New construction is built at the highest efficiency; if costs of installation are the same, does it make sense to install new gas appliances? Based on BTU units it should be more cost effective to use all electric heat over the life of the product.

Q: How would an emission-based ordinance affect high density GHG footprint?

Staff: A reduction in NOx emissions would be expected to have a positive impact on the overall health of residents due to reduced circulation in smaller units.

PUBLIC COMMENTS

Comments Overview

We received nineteen comments during the first session. Of those, seventeen were in favor of an ordinance, one against and one neutral. Those comments are summarized below. Approximately 50 individuals attended the first meeting. At the second meeting 22 people attended, and nine individuals made comments. All nine oral presentations were in favor of an ordinance reducing emissions.

Oral Comments:

Date	Total Comments	In favor of limiting emissions	Against limiting emissions	Neutral on limiting emissions

10/18/2023	19	17	1	1
10/26/2023	9	9	0	0
TOTALS	28	26	1	1
Percent	100%	92.85%	3.57%	3.57%

Written Comments:

As noted above, due to the length of the comments, they are included below in Appendix 11.

		In favor of limiting emissions	Against limiting emissions	Neutral on limiting emissions
Total Comments	101	95	5	1
Percent of total	100%	94%	5%	1%

Public Meeting Oral Comments - Session One: 10/18/2023:

1. Lauri K: Thanks, submitted written Ashland climate collaboration, I know a lot about voluntary retrofits, city has an important role to distribute IRA funds. Easier, better, cheaper, fairer, and healthier to start with all electric in the first place.
2. Dr Bell: efforts to decrease methane esp. benefit the health of communities of color, and poorer communities as they are more vulnerable to the effects of climate change.
3. Mira: We RCAT members have researched and written this ordinance: immediate action is necessary to address climate change, council must be held accountable to the CEAP directives.
4. Shakeah: AHS STUDENT AND RESIDENT IN SUPPORT OF EMISSION STANDARD IN HOMES, public health of community is important, move carefully but quickly. Supports this ordinance.
5. Livy: RCAT member – came to voice urgency and support for the ordinance.
6. Allen S., a 42-year resident appreciates the effort of the youth, developers need to be brought more into the conversation, "I build a lot of houses here,

putting in generators into houses as a back-up esp. with more electrification". Wants to develop mixed use buildings. "We need to think beyond building type and all new construction should be without gas, but it should be done in an orderly way, building size is significant factor, needs more time".

7. Larry C. resident: climate activist, our family switched last year to electric, and our bills have been reduced by about 40%. Also, solar subsidies have more than paid for installation, suggests battery back-up rather than generators. Methane has huge health and climate impacts, this ordinance is a great idea, I hope councils makes this a priority.
8. Paul M: disagrees that there is a climate crisis exacerbated by humans, "There is no meaningful cause and effect between CO_2 and climate. It is the sun and solar winds that effect climate, it is an unwarranted intrusion into our private lives."
9. Claudia F: frustrated by slowness of achieving CEAP goals. "All electric in new construction is such an effective approach, action is needed now, the future citizens are effected by our decisions today".
10. Geeny S: speech and language pathologist. "Asthma is very detrimental to children's health and development", so supports the ordinance, we also need to address commercial use. "An idea I propose is that restaurants that convert to electric should be exempt from meals tax".
11. Allen J: please read written comments: retired bio faculty member. "We must divert our trajectory, we must take action at all levels, we want the city to implement CEAP. Methane must be excluded from our residences". SOCAN Supports CEAP and the switch to low and no carbon fuels.
12. Gaton C: AHS: here to support CEAP ordinance to ban gas in new construction here because he loves this earth and deserves a future, "We must do something, please move forward with an emissions-based standard, please listen."
13. Elliot C: supports the clean air ordinance, enjoying the end of fire season, "will save money and improve health, not radical policy not new technology, opponents say it will create challenges to the grid and fossil fuel plants, but I have faith that these issues are addressable".
14. Jackson: On the fuel committee: evacuated from Almeda fire, many lost their homes. "We have to move to a larger scale of reduction other than just individual behavior change; the future belongs to others so please let's reduce GHG for the world".

15. Lily: AHS RCAT member, supports the clean air ordinance, and transition from fossil fuel gas, "Anthropocene effects are everywhere, Almeda fire, smoke, climate change anxiety a mental health disorder emerging; no child should have to grow up like this."
16. Leah: strongly supports the ordinance, inspired by the youth, and hopes the city listens.
17. Chris: with ALLIED Heat and Air, launched energize Ashland program echoes support for program. The fact is that the state is increasing gas prices. Heat pumps used to be 20% is going up the flue, 1992 got more efficient so now only 6 % loss in efficiency.
18. Chris C: supports ordinance, "It is scary out there esp. regarding fire and forest, Ashland is a leader on environmental fronts. This is another opportunity we should not go the minimum route should also go for commercial new construction, we are our own Energy co-op why should we give money to AVISTA when we could invest our local energy bills into our city, ban it in every way possible."
19. Mason: (online) in Eugene; done air quality testing into homes and "I have seen the wide variety of gases and chemicals such as carbon monoxide, benzine, etc., etc., which some cause cancer, some cause heart disease, dementia asthma, NOx levels can sometimes be very invasive, invades whole house, vents to removes the pollution don't always get rid of these gases, implores the city of Ashland to pass ordinance and incentivize transition to cleaner fuels."
20. Olena: League of Women Voters needs more support in the marketplace from local businesses esp. for induction on the floor at big box stores

Public Comments - Session Two: 10/26/2023:

1. Ann T: For ordinance; spoke to many health risks of natural gas
2. Steve: Supports choice; paid more for utilities and more for food. Works in education. "Lift and empower voices who want change from fossil fuels; setting standards will force change in the way they've been doing things; we have people who can put electrical systems in place".
3. Michael: research scientist. Spoke to the hazards of burning fossil gas indoors; "conflict is going to be a legal battle – defensible ordinance to defend in court and in public opinion." Electricians weren't available to put in

a heat pump water heater. Owner of the property can install circuit but $700 to purchase

4. Shakina: asked to work so hard for a future that isn't guaranteed – that "low-income families can feel left behind because of how expensive it can be; climate action isn't always going to be convenient. All people have power, should consider convenience last"
5. Gaten C: for ordinance – "we do not inherit the earth; we borrow it from our children"
6. Jason: resident of Medford had to evacuate due to Alameda fire; "act on a local level and reduce emissions wherever possible. Dividends in billions of dollars in savings in not having to clean up from fossil fuel climate crisis".
7. Dylan P: (online) Represents Sierra Club with over 70000 members in Oregon; "strong support for city of Ashland to pass a nitrous oxide emissions standard on new construction and uplift public health issues. Important to recognize false information put out by natural gas industry to avoid any regulation". Recommend NPR article.
8. Shane: "no brainer first step toward comprehensive climate action strategy. Bolsters local economy. Moving to electric heat pump can have upstream impacts; lower costs"; "ordinance only applies to new buildings – increases renters options; importance of this ordinance cannot be understated. Leadership of youth important"
9. Kathleen H: Support an emissions standard that would prohibit new gas installations; as retired healthcare provider she has taken care of young people suffering from asthma.

Appendix 3: COMMON CONCERNS

"Limiting Choice"

There has been some mention that a policy restricting or limiting energy options would lead to limiting home ownership choices. However, balancing when and where people will have choices has long been the role of the government. Do the residents of Ashland value the individual choice of how to heat our homes and water and cook our food (in new homes only) more than they value limiting future climate emissions by limiting choices? Aside from this question, there is still ample choice for individuals. You can still purchase a used house, meaning 99.5% of the existing housing stock is available without limitations.

A choice that is currently limited is the ability for a renter to have a home free of natural gas appliances. In particular, the inability to have a home guaranteed to be free of gas cooking appliances that emit pollutants into the air. If new residential buildings, including apartments, were to be free of gas appliances there would be an increasing number of rentals that allowed for homes with cleaner indoor air quality.

"No Impact"

The question of why even bother with this notion when new homes constitute such a small percentage of housing stock inevitably crops up. The answer is threefold.
First, we must start somewhere and sometime in our fuel switching efforts to meet our CEAP and global climate goals. New construction is the easiest place to start. Allowing new homes to use fossil fuels is simply deferring the problem of that pollution source to a later date while adding to the problem for the next twenty years while those appliances remain in operation. Planning for and building new construction without using fossil fuels is easier than later retrofitting a home to accommodate alternative energy sources.[11] The cost of installing a new HVAC system with fossil fuel heat and air conditioning versus a heat pump is often cheaper, with studies demonstrating this is already the case.[12]

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[11] https://newbuildings.org/resource/building-decarbonization-code/ at 4.
[12] *Id at 4.*

Second, the impact in new homes alone is not insignificant as the benefits compound over the next 20 years. A home utilizing natural gas for heating will create roughly 3 metric tons of carbon dioxide per year.[13] Compare this to a home that is 95% carbon free using Ashland's electricity. If you simply assume that the three metric tons per year are reduced by 95%, you will save 2.85 metric tons per year per house by having an all-electric house.

Assuming 50 new homes per year for the next 20 years, equates to avoiding over 33,000 cumulative metric tons of carbon dioxide equivalent by using electricity from predominantly renewable sources as the heating source.[14] This equates to removing what could be a roughly 10% of our annual citywide greenhouse gas emissions had these homes chosen to install a natural gas furnace instead of having an all-electric home.[15] Note, that this number is citywide emissions, not just portion of residential building emissions. Reducing what could amount to a 10% increase in our citywide emissions is substantial. That is 33,000 annual metric tons we do not have to try and mitigate later.

If we calculated how much this would save against just residential energy emissions the number would be much higher. Ashland's GHG inventory

Year	Per House	New Homes	Annual Metric Tons Reductions of CO2	Cumulative MT of CO2 Reductions
1	2.85	50	143	143
2	2.85	50	286	429
3	2.85	50	429	858
4	2.85	50	572	1,430
5	2.85	50	715	2,145
6	2.85	50	858	3,003
7	2.85	50	1,001	4,004
8	2.85	50	1,144	5,148
9	2.85	50	1,287	6,435
10	2.85	50	1,430	7,865
11	2.85	50	1,573	9,438
12	2.85	50	1,716	11,154
13	2.85	50	1,859	13,013
14	2.85	50	2,002	15,015
15	2.85	50	2,145	17,160
16	2.85	50	2,288	19,448
17	2.85	50	2,431	21,879
18	2.85	50	2,574	24,453
19	2.85	50	2,717	27,170
20	2.85	50	2,860	**30,030**

[13] Public Utility Commission Order UG461: https://apps.puc.state.or.us/orders/2023ords/23-384.pdf

[14] Assuming a slightly higher rate than the city's housing production strategy of 43 per year, but much lower than the Climate Friendly Communities forecast of 3500 new homes.

[15] Based on the above calculations and the CEAP Greenhouse Gass inventory included in the CEAP Executive Summary here: https://ashlandor.org/wp-content/uploads/Ashland_Revised_CEAP_ExecSummary.pdf

apportioned 13% of the 300,000 metric tons to residential energy, which is 39,000 metric tons. Removing 2,860 annual metric tons in twenty years is equivalent to 7.3% of our annual baseline of residential GHG's. While this is not a reduction in the 2015 GHG inventory number, the numbers demonstrate how preventing future emissions is significant in meeting our goals.

In 20 years, the annual carbon avoided from going to electric in only new residential could be the equivalent of 7.3% of our 2015 annul residential emissions avoided every year.

You may have heard of natural gas referred to as methane. This is because natural gas is mainly composed of methane, generally above 85%.[16] When natural gas is combusted, it is primarily CO_2 emissions. When natural gas leaks into the atmosphere during production, processing, or transportation it is largely methane. This is important because over a 20-year period, methane has a global warming potential (GWP) 86 times greater than carbon dioxide.[17] The Environmental Protection Agency, in its potentially modest estimate, believes that approximately 1.4% of natural gas in pipelines leaks into the air as methane.[18] Therefore, the GWP of that leaked 1.4% of natural gas, aka methane (1.4% x 86 GWP = 120.4), is greater than the GWP of combusted natural gas (98.6% x 1 GWP = 98.6).[19] It is truly astounding the impact that small leaks in the pure form of methane can have even at the more modest EPA estimates.

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[16] 1.4_natural_gas_combustion.pdf (epa.gov) https://www.epa.gov/sites/default/files/2020-09/documents/1.4_natural_gas_combustion.pdf#:~:text=Natural%20gas%20consists%20of%20a%20high%20percentage%20of,and%20inerts%20%28typically%20nitrogen%2C%20carbon%20dioxide%2C%20and%20helium%29.

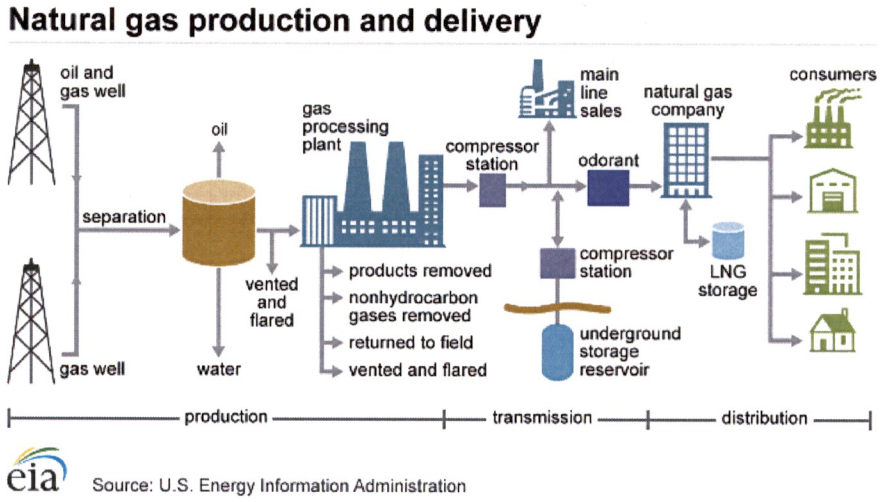
[17] https://www.epa.gov/ghgemissions/understanding-global-warming-potentials, also referred to as CO2e, Carbon Dioxide Equivalent

[18] Estimate of Methane Emissions From The US Natural Gas Industry, see page 25, Table 3 : https://www.epa.gov/sites/default/files/2020-11/documents/methane.pdf; *Environ Sci. Technol.* 2020, 54, 14, 8958–8967, Publication Date: June 10, 2020, https://pubs.acs.org/doi/10.1021/acs.est.0c00437 - estimating leaks 5 times higher than the EPA.

[19] https://climate.mit.edu/ask-mit/why-do-we-compare-methane-carbon-dioxide-over-100-year-timeframe-are-we-underrating

The detrimental effects of carbon dioxide on climate change are well documented, however the short-term effects of methane's impact are now being fully understood. The GWP of methane dissipates over time, however it still has a GWP roughly 28 times that of carbon dioxide over 100 years.[20] Additionally, there are several reports estimating the amount of methane leakage as much higher than the EPA's. Some studies have estimated that leakage could be as high as 9% of the total production.[21] Expanding on the above example, comparing leaked natural gas as methane versus burned natural gas as CO2, with the 9% number means that the emissions of leaked methane (9% x 86 GWP = 774) would amount to 8.5 times more GWP from leaked natural gas than burned natural gas.[22]

Studies demonstrate that natural gas, when accounting for leakage, may not be any better for the climate than burning coal![23] When looking at the carbon dioxide mitigation potential and the typically unaccounted for methane leakage contributions, a policy of fuel switching can help move the needle in our mitigation efforts.



Finally, there are benefits that radiate beyond the immediate impact of limiting fossil fuel usage in the city. Fossil fuels are being phased out and people will need to make changes to their energy sources or face the likely increasing costs of fossil fuels. In limiting fossil fuel usage in the city, the residents of Ashland will gain a better

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[20] https://climate.mit.edu/ask-mit/why-do-we-compare-methane-carbon-dioxide-over-100-year-timeframe-are-we-underrating; https://www.epa.gov/ghgemissions/understanding-global-warming-potentials

[21] https://www.epa.gov/ghgemissions/understanding-global-warming-potentials

[22] If there is 9% leakage that leaves 91% to be burned and result in CO_2 with GWP of 1; so 774/91= 8.50.

[23] https://iopscience.iop.org/article/10.1088/1748-9326/ace3db

understanding of how important it is to transition to clean energy. Fossil fuels such as natural gas have been thought of as bridge fuels, however studies are demonstrating just how polluting natural gas is when including leaked methane in the equation. Public education about the need to switch to cleaner energy is necessary for residents so they can plan on replacing fossil fuel burning appliances. Additionally, there are federal, state, and local incentives that can greatly aid in reducing costs of fuel conversions and save money on energy bills. Converting existing buildings to cleaner fuel sources will be a large and important focus of city staff moving forward as there is unprecedented funding to assist in these fuel transitions.

"Just Use Carbon Credits"

One comment mentioned that simply using carbon offsets was a mechanism for offsetting the carbon emissions from burning natural gas. While on its face this seems plausible, it has a few problems. First, it would be a purely voluntary program, that would need to be maintained by the resident year over year. The ability or desire for an individual to continue this path year after year cannot be relied upon to consistently reduce emissions. Second, there are inherent problems with the carbon credit system. Studies are coming out showing that offset programs overestimate their benefits and do not reliably reduce emissions. This has been the case with the University of California system where they have moved into funding directly cutting emissions.[24] Finally, carbon offsets are not always reducing additional emissions, referred to as "additionality" but rather you are buying a credit for a project that would have occurred anyhow and may even have required by law.[25]

A different economic mechanism, the social cost of carbon or the more inclusively, social cost of greenhouse gases, focuses on the cost of avoiding climate change damage and is embraced by economists.[26] The current EPA estimates for the social cost of carbon amounts to $208 per metric ton of CO2 in 2024.[27] The new EPA number is

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[24] https://www.technologyreview.com/2023/11/30/1084104/the-university-of-california-has-all-but-dropped-carbon-offsets-and-thinks-you-should-too/

[25] https://climate.mit.edu/ask-mit/what-most-cost-effective-way-buy-carbon-offsets

[26] https://news.stanford.edu/2021/06/07/professors-explain-social-cost-carbon/#:~:text=Economists%20tend%20to%20embrace%20introducing%20a%20carbon%20price,decide%20how%20to%20produce%20or%20what%20to%20consume.

[27] https://news.stanford.edu/2021/06/07/professors-explain-social-cost-carbon/#:~:text=Economists%20tend%20to%20embrace%20introducing%20a%20carbon%20price,decide%20how%20to%20produce%20or%20what%20to%20consume. at 154

in the process of being implemented and represents a number in alignment with at least one recent scientific study and Canada's federal government projections.[28]

"Equity"

Multiple questions regarding equity have been presented. If the policy was a fee or tax on emissions, then it would allow for new homes to "pay to pollute" to have their desired energy source. Another equity concern we have heard about is the ability of renters to have more options for a gas-free home. The desire for such homes is only likely to grow as the health concerns of natural gas combustion grow with increased awareness. Addressing public health concerns through limitations occurs commonly. Within our city limits, we have limitations on where you can smoke and how fast you may drive in efforts to protect health and safety.

Regarding the "pay to pollute" concern. This is a legitimate concern in that emissions from this choice will likely persist well into the future as gas furnaces can operate for over twenty years. Therefore, a policy based on a fee or tax, if chosen, should work to offset the long-term impacts of such a choice.

As for renters, the cost of installing electric in homes is very similar to natural gas and comes with reduced risks to the landlord such as carbon monoxide or fire dangers. A policy favoring electric homes or prohibiting gas would likely increase the housing stock available to renters that is gas free and provide an increase of options.

"Heating with gas during power outages"

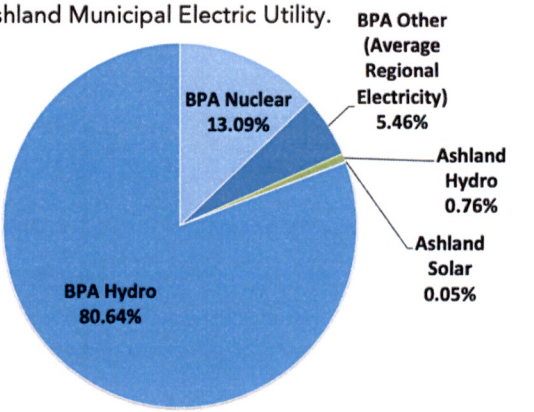
Having a natural gas furnace does not ensure a heating source during an electric power outage. Natural gas furnaces will frequently have an air handler with an electrically powered fan to circulate air throughout the house. The furnace heating the home is therefore likely dependent on electricity to function properly whether it be distributing the heat or even the mechanism to light the furnace. One other important note on this question is that our local electric utility had an Average Service Availability Index (a reliability index comparing hours served versus hours requested) of 99.995% last year.

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[28] https://www.rff.org/publications/journal-articles/comprehensive-evidence-implies-a-higher-social-cost-of-co2/ & https://www.canada.ca/en/environment-climate-change/services/climate-change/science-research-data/social-cost-ghg.html

"Just switching dirty for dirty"

Figure A1: Sources of electricity supply for Ashland Municipal Electric Utility.

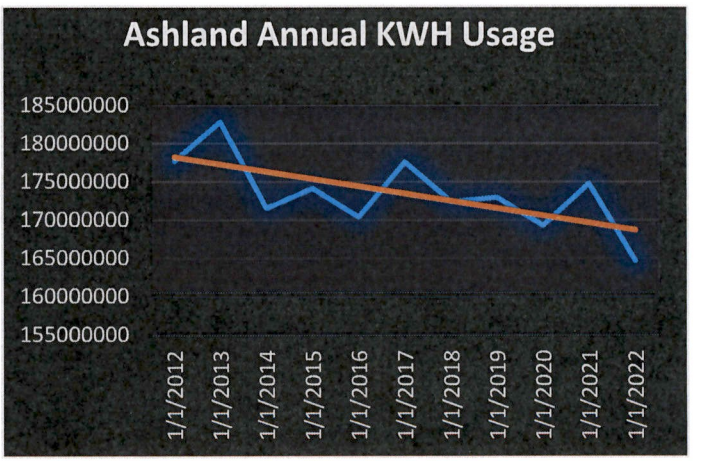


A heat pump typically extracts at least three units of heat for every unit of electricity. This is how a heat pump can be 300% efficient and over 450% for some models. This efficiency is what allows a heat pump using electricity generated from a natural gas fired powerplant to be roughly 25% more efficient than burning natural gas in a 95% efficient furnace. Even in this worst-case scenario we see an efficiency increase of 25%, that alone would be compelling.

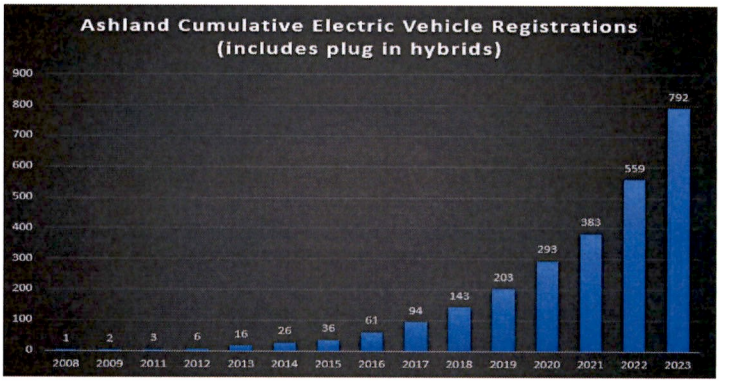
However, in Ashland the electricity we purchase is 95% carbon free. Therefore, our emissions reduction from electrifying our appliances is much greater than that 25%.

"Grid can't handle it"

Ashland has seen a steady decline in overall electric usage over the past 11 years while at the same time seeing a large increase in electric vehicles locally registered. This is likely due to our efforts on energy efficiency and local solar productions. See the charts below.



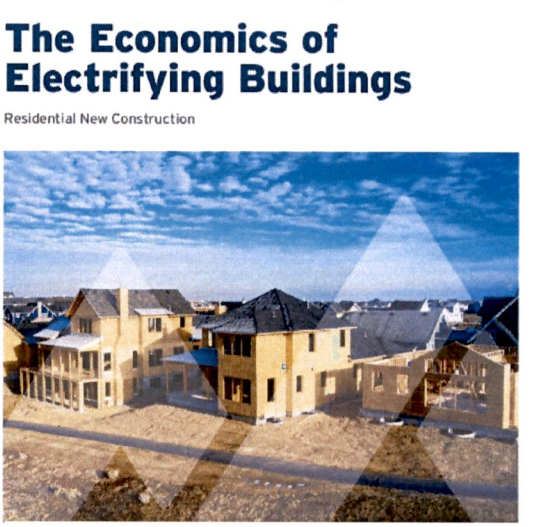
Our local power distribution system is sized large enough to handle a large increase in demand. The Electric Department is currently in the process of developing a Master Electric Plan that is considering both increased use of electricity for heating, hot water, and cooking in homes along with increasing electric vehicle ownership. The city and in particular, the Electric Department will be prepared to meet the increased need for electricity. Additionally, the city will continue to investigate opportunities for local production and storage, Additionally, the city is committed to continue incentivizing local electric production and energy efficiency measures.



An interesting article discussed three recent studies that discuss how electric vehicle adoption may reduce electric costs by better using grid infrastructure.[29] The basic notion is that an increase of revenues would more than offset needed investments. Additionally, one study showed that most charging of electric vehicles occurs during off peak hours.

"Affordability"

A quick perusal of the internet will reveal that the cost estimates of installing a heat pump system is very similar in new construction compared to a gas furnace/air conditioning system. Additionally, the cost of ownership can be lower on a heat pump system. The cost parity between these options may come to favor heat pumps for the initial installation as line extension costs for natural gas will no longer be subsidized by the gas companies.[30] This does not include current federal or local incentives and possible upcoming state incentives that can further reduce the cost.[31]



All electric single-family homes cost less to build and operate than mixed fuel homes.

There have also been studies demonstrating that all electric homes cost less to build and operate than new mixed fuel homes.[32] This study included nine cities with Eugene, OR being one of them. The Eugene case study showed that over 15 years of ownership the cost to operate an all-electric home would be $5850 less

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[29] https://www.greencarreports.com/news/1141988_evs-will-drive-long-term-electricity-cost-down-studies-suggest

[30] https://apps.puc.state.or.us/orders/2023ords/23-384.pdf

[31] City of Ashland Incentives: https://ashlandor.org/climate-energy/adapt-your-home/switch/ and federal incentives: https://www.energy.gov/save

[32] https://rmi.org/insight/the-economics-of-electrifying-buildings-residential-new-construction/ The Economics of Electrifying Buildings at 5.

than a mixed fuel home.[33] The savings came in the form of both lower upfront and operating costs meaning the cost to install is lower than a mixed fuel system according to this study.[34]

In fact, this study found that installation and operation costs in all nine cities was lower for all-electric homes.[35] It is also noteworthy that this study include colder climate cities includes Boston, New York, Minneapolis, Columbus Ohio, and Denver. Even in those colder climates it was more affordable to build and operate all electric houses.

In addition to this study, we have had local developers supply support for the move to all-electric residential construction.

Jackson County Housing Authority stated:

> *"Our experience in this space is testament to the fact that **going all-electric has actually saved the HAJC and our residents money.**"* (emphasis added)

Former Partner Mark Knox at KDA Homes, Ashland's largest home builder:

> *"...we started out with simple strategies consisting of pedestrian focused neighborhoods and Earth Advantage Platinum housing (Verde Village Subdivision) and today are building the same, but **excluding natural gas within the vast majority of the housing developments** (Garden Cottages and the Beach Creek Subdivision) ...However, **the vast majority of our home buyers "demanded" these conscientious features** and were willing to pay for them.* (emphasis added)

Structura Naturalis &Townmakers LLC (applicant for the redevelopment of Croman Mills):

> *"...the company believes that **going all-electric on residential is a smart move**, for all the reasons you articulated previously in our*

"...the company believes that going all-electric on residential is a smart move..."

[33] Id at 12.

[34] Id at 10-11.

[35] Id at 11.

> *discussion, as well as market trends... Townmakers will also be building out the infrastructure, and* ***the elimination of gas lines is certainly a financially attractive choice****..."* (emphasis added)

One last note on cost regards a measure that is not currently under review but is highly relevant. Increasing the amount that Avista would pay the City of Ashland in franchise fees cannot be implemented until after the expiration of the current natural gas franchise agreement. Currently the franchise fee, meaning what the utility must pay for the privilege of using the city's right of way is 5% of gross revenues. Meanwhile, our own electric utility has a franchise fee of 10%. If changing this percentage were later chosen, it is worth noting that this increase in cost could affect all natural gas users and further increase the cost of natural gas.

Higher natural gas costs could impact both positively and negatively. Increased costs of gas could increase conservation efforts, encourage fuel switching, and increase the demand for all-electric construction. All these impacts would likely result in decreased greenhouse gas emissions. However, increased costs could also negatively impact on those with less means to pay their existing bills.

The increase on customer utility bills would reflect the increased fee on the utility A natural gas company is obligated by Oregon Administrative Rule (OAR) 860-022-0040 to bill differently for any charges that exceed three percent levied by a city.[36] They can bill for up to three percent as an operating expense in that line item, however section 6 of this rule states that whatever exceeds this limit "shall be charged pro rata to energy customers..."[37] Therefore, if your bill used to be $100 at a 5% franchise fee rate, then if the rate were doubled to 10% your bill will increase by roughly $5 per $100 billed. The proceeds of the increased fee could, at least partially, be used to help assist low-income households.

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[36] https://oregon.public.law/rules/oar_860-022-0040 Section 1 states that 3 percent can be allowed as an operating expense and need not be itemized. Section 6 states that amounts exceeding the 3 percent must be charge and stated separately on the customer bills.

[37] Id at Section 6.

Appendix 4: Options Overview

New Residential Buildings

Deciding to implement a policy aimed at new residential construction that is affordable for residents and greatly reduces climate pollution is the easy part. The hard part is determining how it should be done.

While over 100 other jurisdictions have enacted some form of fossil fuel limitation, the options are a little limited in Oregon. Many other states allocate some building code jurisdiction to municipalities, but Oregon's law requires a state-wide uniform building code unless permitted to adopt something different. However, this local building code authority is likely less useful in wake of the Berkeley decision noted above and below.[38]

Oregon does have a national reputation for having strong home rule, from both its constitutional origins and the lawsuits interpreting this power. Oregon's home rule has been described as "durable" and allowing for a "fair amount of autonomy over social and economic policy."[39]

At the other end of the spectrum, there are municipalities who cannot take action because their states have enacted laws banning a city from regulation of local emissions, predominately from natural gas. [40] So roughly half of the states now have expressly preempted localities from regulating natural gas.[41]

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[38] The ordinance used in Berkeley is a simple and straightforward mechanism. It stated that "Natural Gas Infrastructure shall be prohibited in Newly Constructed Buildings." See: https://berkeley.municipal.codes/BMC/12.80.040. This ordinance covered all buildings and did contain an exception if infeasible to do along with additional electric ready requirements.

[39] The Partly Fulfilled Promise of Home Rule in Oregon, Diller, OR Law Review Vol 87 at 939: https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/9754/Diller.pdf?sequence=1

[40] https://www.cnn.com/2022/02/17/politics/natural-gas-ban-preemptive-laws-gop-climate/index.html

[41] https://www.spglobal.com/marketintelligence/en/news-insights/latest-news-headlines/half-of-us-states-are-on-pace-to-prohibit-local-gas-bans-76245300

What options are available?

As noted above, Oregon doesn't provide local building code authority, unless permission is provided by the Building Code Division (e.g. the Local Building Code Amendment), so that is not available. Even if it did have this authority outright, it is now clear from the Ninth Circuit Court of Appeals, that any regulation relating to the building code must be EPCA compliant, which appears to be a complicated process that may be best suited for statewide action.

This leaves five options that have been explored in these appendices. We will look at those briefly in two groups.

Not as viable options

Two options were reviewed and deemed less viable than the remaining options. Both the Construction Excise Tax and the Local Building Code Amendment were deemed less viable but for two different reasons. There is a slightly longer analysis below, but here is the short version for each.

The Local Building Code Amendment process has been explored by Ashland in the past. The wildfire mitigation measure was adopted by the state after a lengthy (2 years) time as an optional statewide code. The primary deterrent here is timing as there are other options that may be quicker to implement. The secondary issue is that while it may be possible to adopt a state optional code, as noted above, the amount of work to comply with EPCA can be daunting.

The Construction Excise Tax was looked at as a possible mechanism to disincentivize fossil fuel use in homes. However, using this option in the manner envisioned would likely lead to less revenue that can be utilized for low-income housing. The Construction Excise Tax was one of the few options readily available in the Housing Production Strategy Study to help fund Ashland's affordable housing situation.

More Viable Options

In reading about the issue, reviewing options and considering feedback, three options began to appear more viable than the others. A nitrogen oxides (NOx) emissions-based standard focused on natural gas appliances, as has been done in California for years, became a focal point. This option is appealing because there is a long history of

regulating Nitrogen Oxides in natural gas furnaces and hot water heaters. Copying California's decision to regulate appliances rather than an entire buildings emission, which would be a new approach, stood out as a more viable option. Branching out from this option both in terms of emissions limits and types of appliances increases the relative risk as you get into unexplored areas.

The next option that seems viable is the notion of a Carbon Charge. A fee of this kind would essentially require those who choose to install natural gas lines to their home to pay to mitigate the carbon emissions the home will likely emit. This option acknowledges that adding more carbon intense fuels to our city will require even more work to meet our CEAP goals. The charge is based on average consumption of natural gas from an Avista home in Oregon, using the social cost of greenhouse gas emissions as the price and the average life expectancy of major natural gas appliances as the timeline for applying an upfront mitigation fee.

The third option is one that is not readily available. For this option to be possible the city must clearly notify Avista of its intention to terminate the natural gas franchise agreement by May of 2025 (six months advance notice required in our current Franchise Agreement). Only with a terminated agreement can the city change how it manages its right of way in relation to natural gas utilities, which it may not do until after December 1, 2025, when the current Franchise Agreement with Avista expires. At this point the city could elect to ban new fossil fuel pipelines within the city's right of way and or increase the fee for use of the right of way from the current 5% charge to a different number. Increasing fees may help dissuade new construction from using natural gas and the right of way could effectively ban natural gas in homes that require right of way gas pipeline expansions.[42]

Future Options: Existing Residential, Commercial, and Industrial

While the task at hand is to review options for new residential construction, a couple of these options have clear expansion possibilities into existing residential, commercial, and industrial options. The appliance emissions standard in California applies to all installations and sales of furnaces and hot water heaters. It does not parse out

[42] It is worth noting here that in section 3.1 of the City's Franchise Agreement with Avista we are required to provide thirty days notices if we make any rule "pertaining to the conduct of Avista's operations..."

residential versus commercial or new versus existing equipment. This pathway could therefore be expanded to include all future replacement appliances in both new and existing buildings, upon burnout of the equipment.

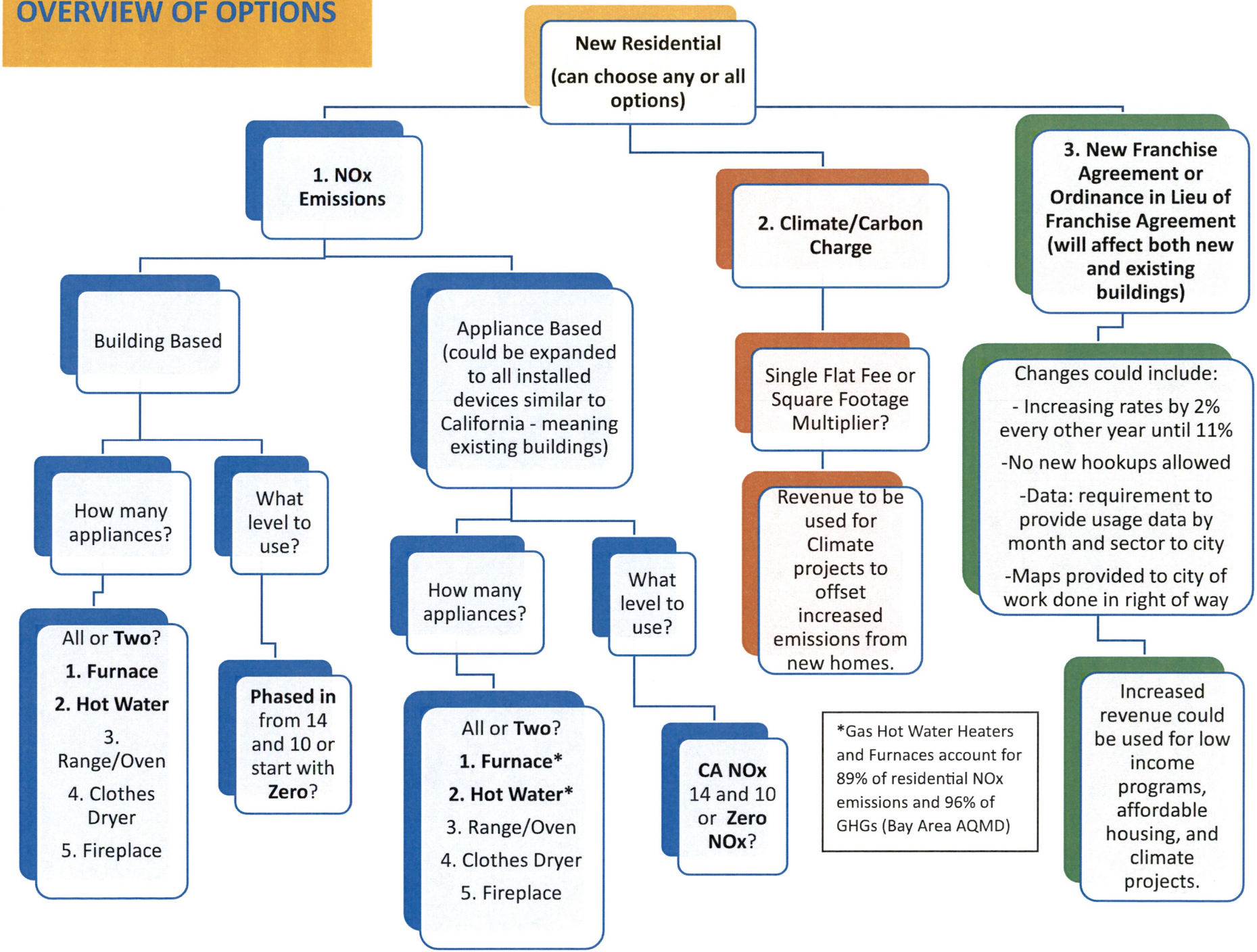
Additionally, the increasing fees to Avista for providing gas services would naturally expand to all users of natural gas regardless of building type or age. Therefore, that option must be weighed carefully for any unintended consequences. However, as with most things, there are unintended consequences and equity concerns that manifest in different places and favor different decisions.

Options Overview Charts

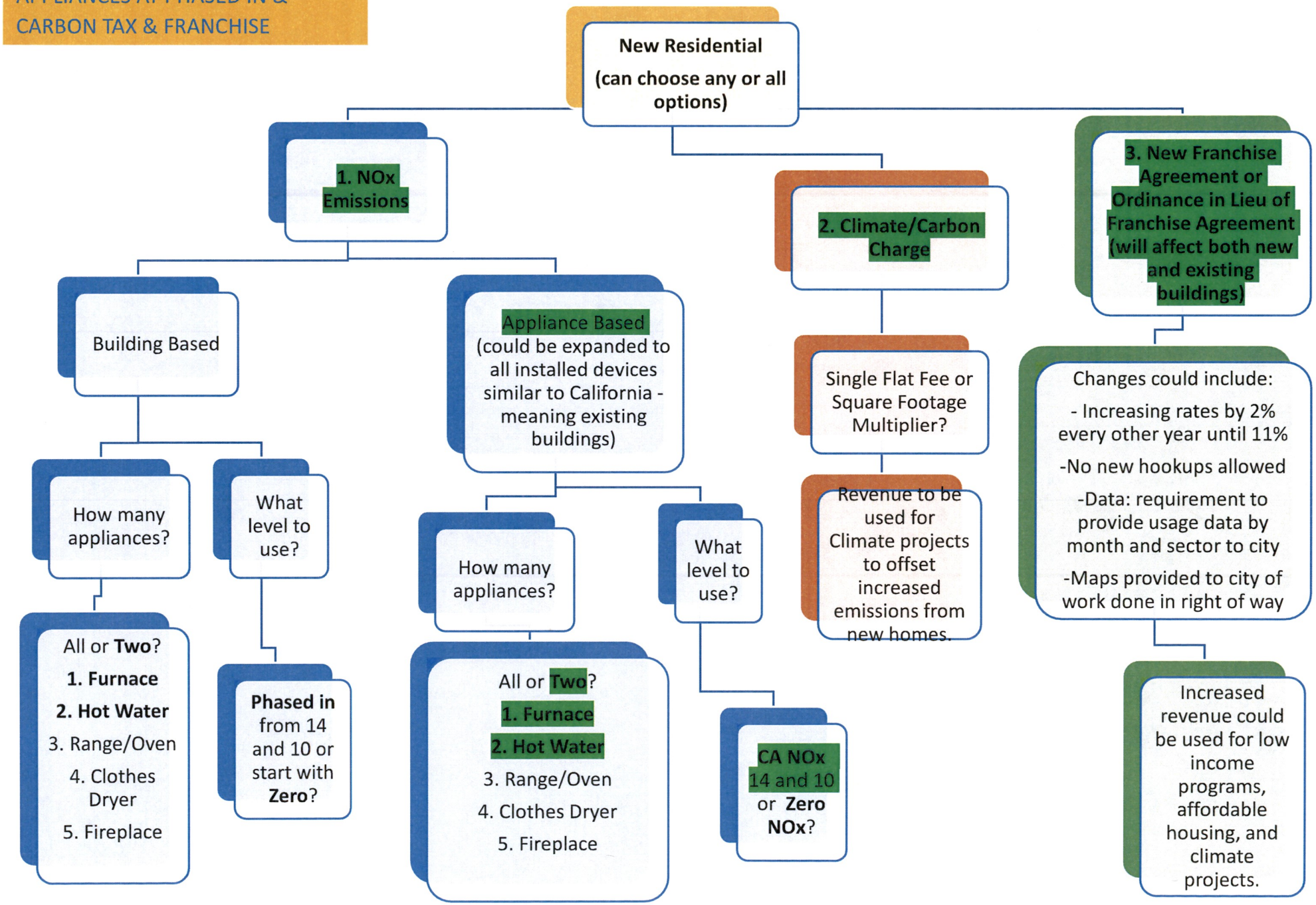
The charts on the following pages examine the three more viable options in more detail. These options include an emissions standard, a carbon charge and franchise agreement related avenues. It is important to note that one or more options could be implemented. These options could also be implemented at different times and with different effective dates.

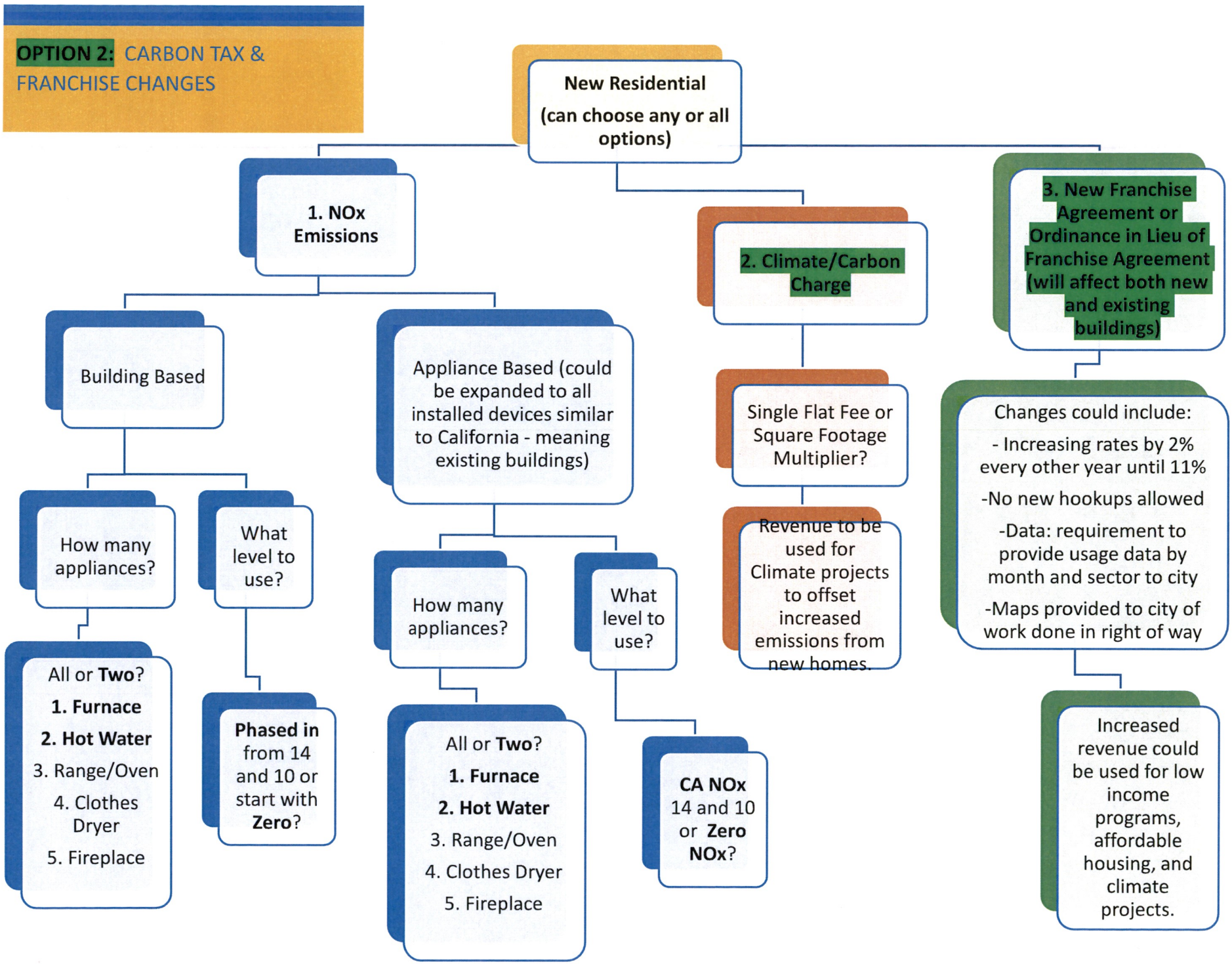
The first chart highlights various decision pathways in reviewing the three options. The next two charts, Options 1 and 2, highlight pathways with less risk. The charts with Options 3 and 4 represent more novel approaches, and therefore more unknowns and greater risks. Finally, the last chart notes what has been done either in Oregon or other states. It is noteworthy that many of the options remaining are in unchartered or locally unchartered waters.

OVERVIEW OF OPTIONS

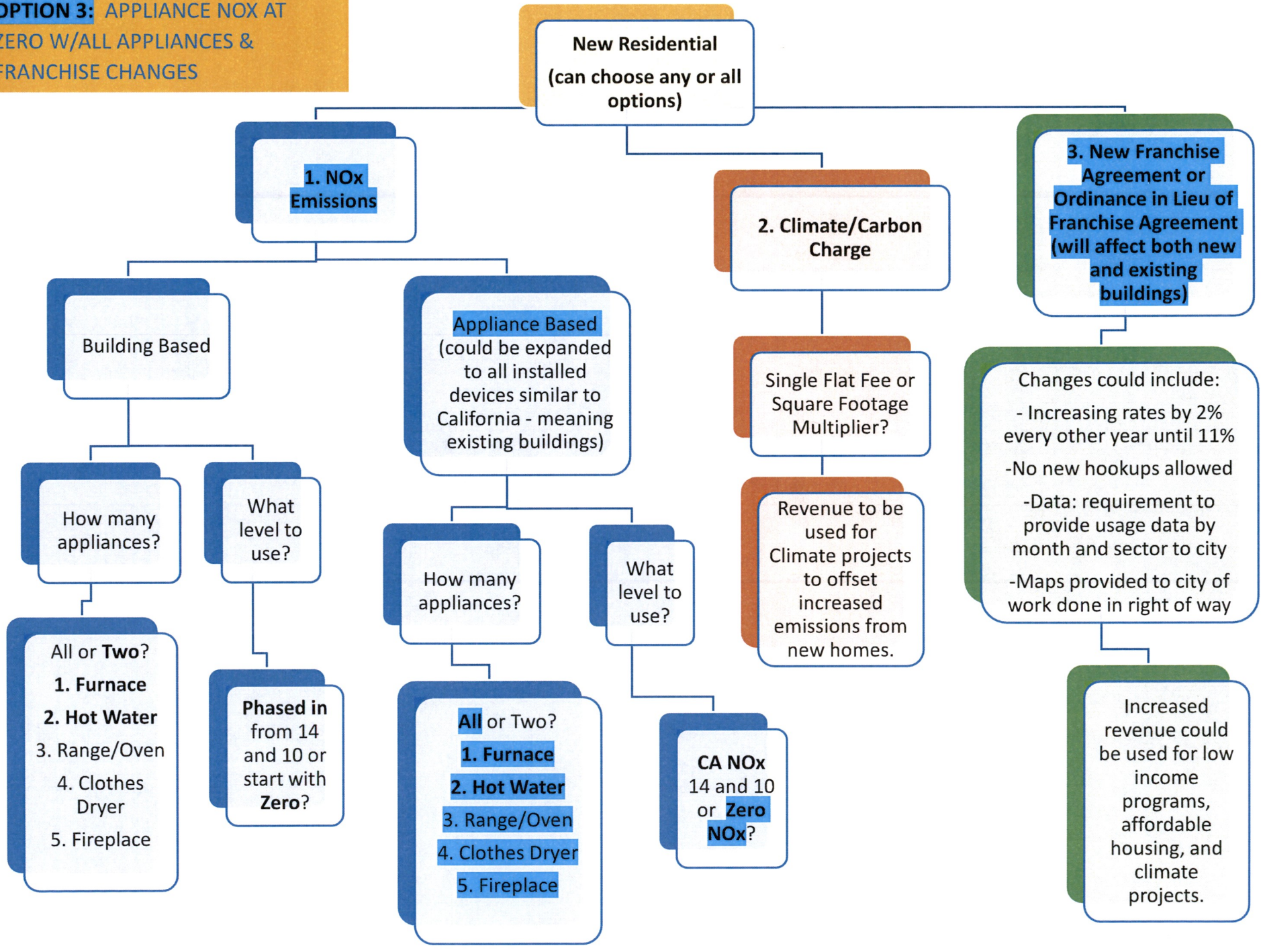


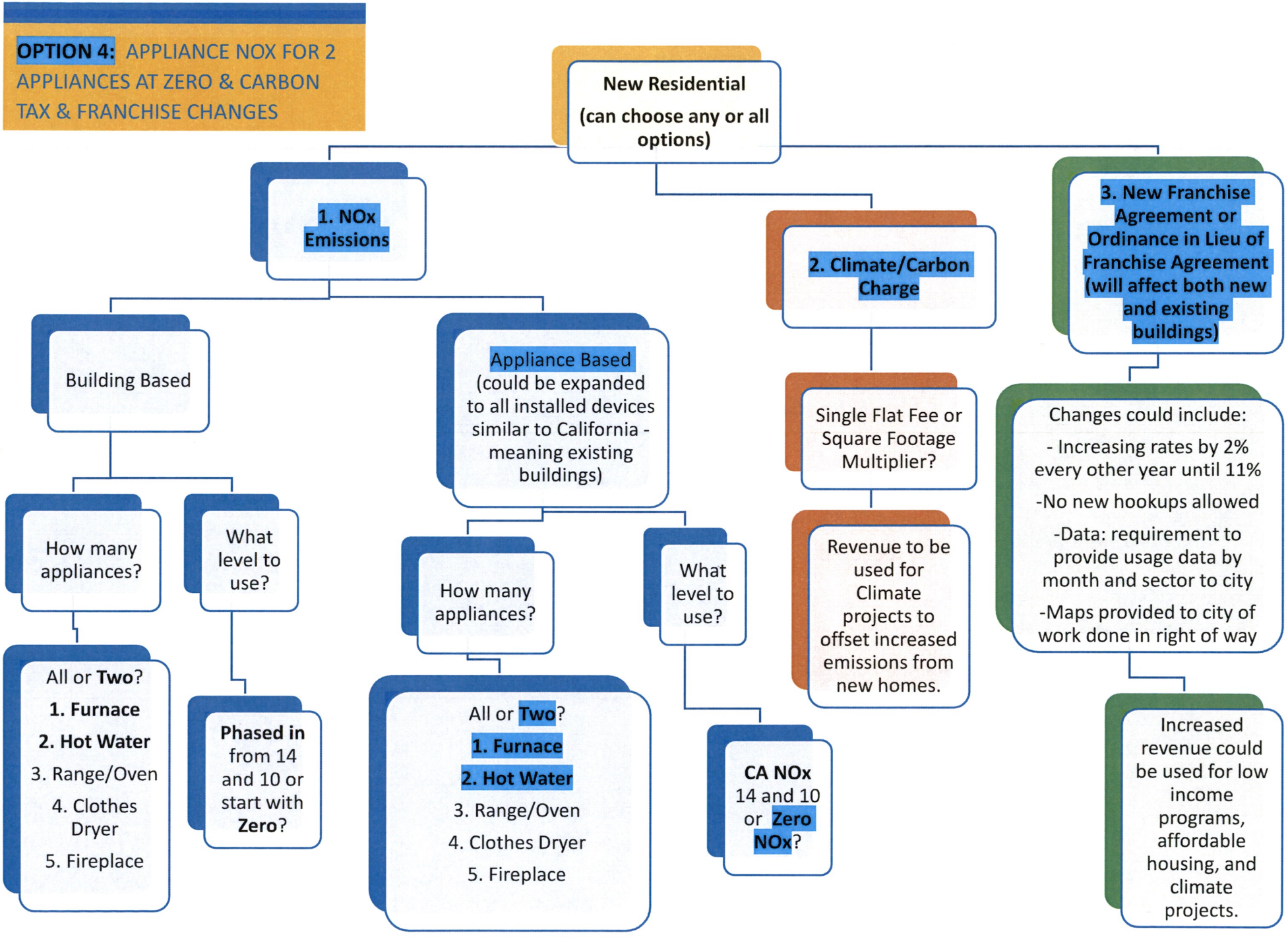
OPTION 1: APPLIANCE NOX FOR 2 APPLIANCES AT PHASED IN & CARBON TAX & FRANCHISE

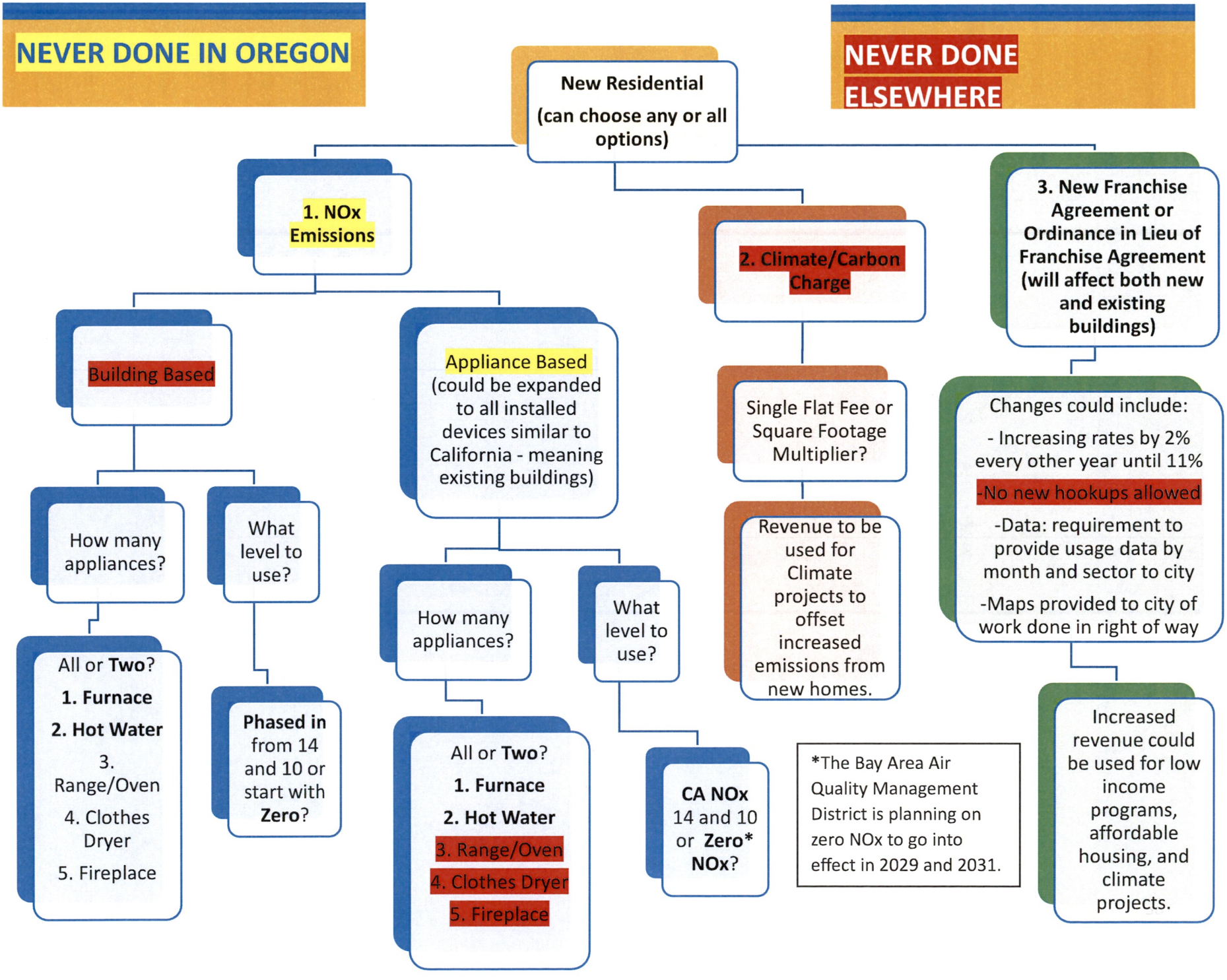



OPTION 2: CARBON TAX & FRANCHISE CHANGES
New Residential
(can choose any or all options)
1. NOx Emissions
2. Climate/Carbon Charge
3. New Franchise Agreement or Ordinance in Lieu of Franchise Agreement (will affect both new and existing buildings)
Building Based
Appliance Based (could be expanded to all installed devices similar to California - meaning existing buildings)
How many appliances?
What level to use?
All or Two?
1. Furnace
2. Hot Water
3. Range/Oven
4. Clothes Dryer
5. Fireplace
Phased in from 14 and 10 or start with Zero?
How many appliances?
What level to use?
All or Two?
1. Furnace
2. Hot Water
3. Range/Oven
4. Clothes Dryer
5. Fireplace
CA NOx 14 and 10 or Zero NOx?
Single Flat Fee or Square Footage Multiplier?
Revenue to be used for Climate projects to offset increased emissions from new homes.
Changes could include:
- Increasing rates by 2% every other year until 11%
-No new hookups allowed
-Data: requirement to provide usage data by month and sector to city
-Maps provided to city of work done in right of way
Increased revenue could be used for low income programs, affordable housing, and climate projects.

OPTION 3: APPLIANCE NOX AT ZERO W/ALL APPLIANCES & FRANCHISE CHANGES




OPTION 4: APPLIANCE NOX FOR 2 APPLIANCES AT ZERO & CARBON TAX & FRANCHISE CHANGES
New Residential
(can choose any or all options)
1. NOx Emissions
2. Climate/Carbon Charge
3. New Franchise Agreement or Ordinance in Lieu of Franchise Agreement (will affect both new and existing buildings)
Building Based
Appliance Based (could be expanded to all installed devices similar to California - meaning existing buildings)
How many appliances?
What level to use?
All or Two?
1. Furnace
2. Hot Water
3. Range/Oven
4. Clothes Dryer
5. Fireplace
Phased in from 14 and 10 or start with Zero?
How many appliances?
What level to use?
All or Two?
1. Furnace
2. Hot Water
3. Range/Oven
4. Clothes Dryer
5. Fireplace
CA NOx 14 and 10 or Zero NOx?
Single Flat Fee or Square Footage Multiplier?
Revenue to be used for Climate projects to offset increased emissions from new homes.
Changes could include:
- Increasing rates by 2% every other year until 11%
-No new hookups allowed
-Data: requirement to provide usage data by month and sector to city
-Maps provided to city of work done in right of way
Increased revenue could be used for low income programs, affordable housing, and climate projects.


NEVER DONE IN OREGON
NEVER DONE ELSEWHERE
New Residential
(can choose any or all options)
1. NOx Emissions
2. Climate/Carbon Charge
3. New Franchise Agreement or Ordinance in Lieu of Franchise Agreement (will affect both new and existing buildings)
Building Based
Appliance Based (could be expanded to all installed devices similar to California - meaning existing buildings)
How many appliances?
What level to use?
All or Two?
1. Furnace
2. Hot Water
3. Range/Oven
4. Clothes Dryer
5. Fireplace
Phased in from 14 and 10 or start with Zero?
How many appliances?
What level to use?
All or Two?
1. Furnace
2. Hot Water
3. Range/Oven
4. Clothes Dryer
5. Fireplace
CA NOx 14 and 10 or Zero* NOx?
*The Bay Area Air Quality Management District is planning on zero NOx to go into effect in 2029 and 2031.
Single Flat Fee or Square Footage Multiplier?
Revenue to be used for Climate projects to offset increased emissions from new homes.
Changes could include:
- Increasing rates by 2% every other year until 11%
-No new hookups allowed
-Data: requirement to provide usage data by month and sector to city
-Maps provided to city of work done in right of way
Increased revenue could be used for low income programs, affordable housing, and climate projects.

Appendix 5: Emissions Based Ordinance

Emissions Ordinance Overview

After the Ninth Circuit's decision on the Berkeley Ordinance an emissions-based standard was brought to the attention of Staff and CEPAC by RCAT. The idea is that an emissions standard would not be preempted by EPCA as that statute deals with energy standards. The emission standard deals with air pollution, which is governed at the federal, state, and sometimes local level. Additionally, the Clean Air Act expressly empowers local governments to act.[43] Oregon's home rule law provides strong deference to localities and the belief is that local regulation of air quality for public health benefits has not been preempted in Oregon and would therefore be locally allowed.[44]

The ordinance brought to CEPAC sets a nitrogen oxide (NOx) emissions limit on residential buildings. Nitrogen oxides (NOx) are a combination of pollutants made up of nitric oxide (NO) and nitrogen dioxide (NO_2).

NOx impacts air quality, and jurisdictions outside of Oregon already regulate NOx from appliances,[45] and NOx is produced from fuel combustion. Limiting NOx can simultaneously drive down greenhouse gas emissions and protect air quality.

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[43] Clean Air Act, 42 U.S.C. § 7416 ("[N]othing in this chapter shall preclude or deny the right of any State or political subdivision thereof to adopt or enforce . . . any standard or limitation respecting emissions of air pollutants" and states and political subdivisions "may not adopt or enforce any emission standard or limitation which is less stringent than the standard or limitation under such plan or sections."); *see also* 42 U.S.C. § 7401 (a)(3) (findings include that "air pollution prevention (that is, the reduction or elimination, through any measures, of the amount of pollutants produced or created at the source) and air pollution control at its source is the primary responsibility of States and local governments").

[44] https://law.lclark.edu/live/files/34365-regulating-natural-gas-in-oregons-buildings-a

[45] Vancouver, WA (regulating water heaters since 2010 at the equivalent of 40 ng/J), https://www.swcleanair.gov/docs/regs/reg400.pdf; and California South Coast Air Quality Mgmt. Dist. (SCAQMD), (regulating water heaters since 2002 and ratcheting down the emissions limit to 10 ng/J as of 2006), https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1121.pdf?sfvrsn=4, and NOx Emissions from Natural-Gas-Fired, Fan-Type

Some jurisdictions have enacted NOx emission standards as low as 10 ng/J for specific equipment types.[46] These standards can be met with either low NOx combustion equipment or electric alternatives which have zero emissions. Other jurisdictions have developed zero-NOx standards for certain equipment types. [47] The Bay Area Air Quality Management District has banned the sale or installation of furnaces and water heaters manufactured after 2029 and 2031 respectively that exceed 0 ng/J.

Other jurisdictions' NOx standards are calculated at different levels for different equipment types, and generally apply to all newly installed equipment (as opposed to newly constructed buildings).

Considering existing emission rates from other jurisdictions, the concept ordinance created a mathematical formula to determine a covered building's overall NOx emission rate. The existing equipment standards provide limits that were aggregated for setting limits for a building's combined NOx emissions (the sum of all equipment emissions) at a health-protective level that provides climate co-benefits.

Additionally, air quality has long been viewed as an area of concern for the city. Dating back to the 2005 Amendment to the City Comprehensive Plan, the city has had an eye on air quality and pollution.[48] On p. 283 of the plan it states:

Central Furnaces (regulating residential furnaces since 1984, and ratcheting the limit down to 14 ng/J), http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2014/2014-sep5-032.pdf ; Texas - (regulating natural gas-fired boilers, process heaters, and water heaters since 2002), https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_plo c=&pg=1&p_tac=&ti=30&pt=1&ch=117&rl=3205;

[46] Cal. SCAQMD, Rule 1121, http://www.aqmd.gov/docs/default-source/permitting/1121-list/current-rule-1121-certified-model- list.pdf?sfvrsn=8. Equipment-specific low-NOx standards vary by jurisdiction and equipment type, with existing standards covering a range of emission levels including 14 ng/J, 40 ng/J and others. *See, e.g.*, Cal. SCAQMD, PAR 1111, (14 ng/J for residential furnaces), http://www.aqmd.gov/docs/default- source/Agendas/Governing-Board/2014/2014-sep5-032.pdf; Texas Comm'n on Envt'l Quality, Control of Air Pollution from Nitrogen Compounds, Rule § 117.3205 (40 ng/J for medium-sized water heaters and boilers), https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=30&pt=1&ch=117&rl=3205

[47] Bay Area Air Quality Management District - https://www.baaqmd.gov/rules-and-compliance/rule-development/building-appliances

[48] https://www.ashland.or.us/Files/Comprehensive_Plan-updated_6.2019.pdf

> The Ashland Citizen's Air Quality Advisory Committee was appointed by the Mayor in 1989. Its goal was to develop an overall air quality enhancement program to present to the Ashland City Council for adoption. Things considered were education, ways to make the wood burning advisory have higher compliance rates, financial incentives and/or subsides for increasing the efficiency of wood usage, bans on installation of non-certified woodstoves, clean air utility rates, outdoor burning regulations, and many other ideas. These actions should guide the city in trying to improve the valleys air quality.

Therefore, it is reasonable and related to a long-standing legitimate city interest to develop policies relating to air pollution. Furthermore, there are examples which form the basis for creating a local emissions standard.

Further Emissions Determinations

There are a few questions that must be answered to create an emissions ordinance. First, what appliances the city will consider in an emissions standard? Second, what would the emissions level be set at? Finally, does a building emissions standard or appliance based standard work better for our purposes?

Which appliances?

The first question of what appliances should be included can be further broken down into two additional questions. Is there data to support the inclusion of the appliance? And is there a good reason to include the appliance emissions in the standard?

Existing Data

Possible appliances that could be regulated by an emissions-based standard include furnaces, hot water heaters, ranges/cooktops, clothes dryers, and fireplaces. Of those, the first two have existing state or federal standards. The third cooktops/ranges have less information readily available. The leading information comes from a scientific paper.[49] The last two, clothes dryers and fireplaces, do not have readily available standards that we are aware of. The most fully vetted and supported appliances are gas furnaces and hot water heaters. Each has identified standards in various California Air Quality regions. Gas ranges/cooktops are an emerging concern with a singular study to support emission numbers.

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[49] Environnent Science & Technology, https://pubs.acs.org/doi/pdf/10.1021/acs.est.1c04707

Climate and Health

Regarding the reasons for regulating the appliances based on a clean air standard, there are two primary reasons. This process began as an investigation into reducing the city's emissions to help meet our local CEAP goals to combat climate change. Reducing the use of fossil fuels is essential in meeting our climate goals. The two major areas we can achieve this are in our transportation and building sectors. While we have incentives to accelerate the adoption of electric vehicles and heat pumps, we have not utilized policy action to limit building emissions in new construction. Limiting emissions from new residential buildings so that we are not continuing to grow our city's carbon footprint through regulation is both possible and will not create additional economic hardship.

During the process of researching a possible ordinance to reduce emissions it became clear there was a public health element that has been long overlooked. The use of gas ranges creates indoor air emissions that can have severe health consequences.[50] The poor indoor air quality related to using natural gas appliances has also become a focal point moving forward. There have been studies and news reports about the contributions to health issues, including the increased prevalence of asthma in children.[51] Therefore the inclusion of gas ranges/ovens became more important than previously thought. There is a path to use municipal home rule powers to help reduce greenhouse gas emissions, improve indoor air quality, and reduce smog contributing pollution.

Based on the above it became clear that furnaces and hot water heaters have ample support to include in an emissions standard. Not only have these appliances been regulated by other local entities they are also the largest contributors to air pollution and greenhouse gas emissions. According to a study in the Bay Area, these two appliances account for about 89 percent of the residential NOx emissions and 96 percent of the greenhouse gas (GHG) emissions originating from residential buildings.[52]

Including gas ranges/ovens is less clear as the supporting emissions rates are not as robustly documented. While there is evidence of the concerns there has not been a local

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[50] https://www.npr.org/2023/06/16/1181299405/gas-stoves-pollute-homes-with-benzene-which-is-linked-to-cancer

[51] https://www.npr.org/2023/10/17/1183551603/gas-stove-utility-tobacco

[52] https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-9-rule-4-nitrogen-oxides-from-fan-type-residential-central-furnaces/2021-amendments/documents/20221220_sr_appc_rg09040906-pdf.pdf?la=en

regulation that can be replicated. Ashland would be the first to regulate emissions based on gas range/cooktop emissions if they were included.

What should the 'Emission Level' be set at?

An emission ordinance is possible because regulating air pollution rather than energy or building standards is not expected to trigger the EPCA preemption concerns addressed by the Ninth Circuit. This thought is likely strengthened in the courts amended opinion from 1/2/2024 which added that "We only decide that EPCA's preemptive scope applies to building codes that regulate the gas usage of covered appliances on premises where gas is otherwise available."[53] However, setting limits for air quality and the limits of where EPCA ends, and the Clean Air Act begins has not been fully tested.

There are three basic levels that could be used. A standard like California's existing standard in the Bay Area Air Quality Management District could be implemented and left in place.[54] A phased in standard that would be implemented after the Bay Area Air Quality Management District's next adopted reduction is implemented. Or finally, a Zero NOx standard that is implemented prior to the Bay Area's.

Using Existing Bay Air Quality Management District standards

Effective Date	Appliance (natural gas)	Standard
January 1, 2025	Furnace	14 ng/J
January 1, 2025	Hot water heater <75,000 BTU	10 ng/J
	Hot water heater >75,000 BTU	14 ng/J

Phasing in ever stronger limits is what various California air quality districts have done. Notably, the more stringent limits are 14 ng/J for furnaces and 10 ng/J for hot water heaters. In the Bay Area, the limits for furnaces and water heaters will go to zero

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[53] California Restaurant Association v. Berkeley amended opinion at 18. https://cdn.ca9.uscourts.gov/datastore/opinions/2024/01/02/21-16278.pdf

[54] See sections 9-4-300 and 9-6-300: https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-9-rule-4-nitrogen-oxides-from-fan-type-residential-central-furnaces/2021-amendments/documents/20230315_rg0906-pdf.pdf?rev=436fcdb037324b0b8f0c981d869e684d and https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-9-rule-4-nitrogen-oxides-from-fan-type-residential-central-furnaces/2021-amendments/documents/20230315_rg0906-pdf.pdf?rev=436fcdb037324b0b8f0c981d869e684d.

between 2027 and 2031. However, those zero limits may test the waters of how the Clean Air Act and EEPCA reconcile with each other.

Setting up a zero NOx standard that would go into effect before the Bay Area would mean that Ashland would be the first to implement a standard this strict. Doing so may invite legal action against the city. It would however allow for a clear standard and effectively eliminate natural gas appliances/equipment, regardless of how the emission ordinance was structured (appliance or building based – see below).

Phased In Standard

Setting appliance-based limits that align with the most protective in California for both natural gas furnaces and hot water heaters is a viable path forward. Setting limits of 14 ng/J for natural gas furnaces and 10 ng/J for gas hot water heaters has both been done and there is existing technology to meet these needs.

Moving forward, like air quality districts in California have done, we could implement more stringent standards. Here is what it could look like in two stages:

Effective Date	Appliance (natural gas)	Standard
January 1, 2025	Furnace	14 ng/J
January 1, 2025	Hot water heater	10 & 14 ng/J
January 1, 2032	Furnace	0 ng/J
January 1, 2032	Hot water heater	0 ng/J

A phase in is done in part to allow time for technology to adapt to the new standards. A study prepared for the Bay Area Air Quality Management District (BAAQMD) state just this: "Because the market has not yet seen the large-scale introduction of appliances that would meet the zero-NOx emissions standard, BAAQMD is considering a timeline that would see the introduction of this standard from 2027 to 2031."[55] A phased in approach will also allow for any type of EPCA concerns to be resolved, with the BAAQMD set to begin a 0 ng/J on furnaces on January 1, 2029.

Zero NOx Standard

[55] https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-9-rule-4-nitrogen-oxides-from-fan-type-residential-central-furnaces/2021-amendments/documents/20221220_sr_appc_rg09040906-pdf.pdf?la=en at 1.

An alternative approach would be to implement a zero NOx standard in the near term. While zero NOx gas appliances do not currently exist for residential and commercial buildings, zero NOx burners have been used in industrial settings.[56] The most aggressive emission policy would set a zero limit in the shortest reasonable timeframe. Using the same timeline as above, the implementation would consist of one stage:

Effective Date	Appliance (natural gas)	Standard
January 1, 2025	Furnace	0 ng/J
January 1, 2025	Hot water heater	0 ng/J

What level?

This all really depends on the forthcoming legal analysis and the City Council's resulting risk assessment. A zero NOx standard would lead the city down a path that the Bay Area will implement in six years. However, it will lead to greater emissions reductions than a phased in option. Alternatively, having a phased in NOx standard is more risk averse and will likely lead to fewer reduced emissions in the near term.

Building or Appliance/Equipment Standard

Building

The concept ordinance provided to CEPAC is constructed to rely on equipment-level emissions rates (which are used in existing appliance-level NOx standards). These equipment-level rates are averaged to reach a building-level emissions rate. Two data elements need to be provided by the builder or homeowner. First, the emission rate in ng/J and additionally the input from the device in Btu's. These two then can be compiled into a weighted average. The building would pass the emissions standard if the resulting calculation was below the limit set by the city.

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[56] https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-9-rule-4-nitrogen-oxides-from-fan-type-residential-central-furnaces/2021-amendments/documents/20230307_fsr_rules0904and0906-pdf.pdf?la=en, Bay Area Air Quality Management District Final Stall Report re Rules 4 and 6, at page 11. "While not currently utilized in residential and commercial building appliances, zero NOx burners have been achieved in industrial settings using catalytic heat8 and flameless, high air flow burners, 9 both of which realize zero NOx results by keeping the temperature of the combustion chamber below that at which NOx is formed."

A building emission standard is much easier when dealing with only furnaces and hot water. However, when you get to a gas range, there are now up to five burners and an oven, all with potentially different input rates. Do you calculate all of those? Or do you simply calculate the largest burner and the oven? These factors can greatly influence the outcome of the calculation and add further complexity.

Appliance/Equipment

If appliances were the focus in the ordinance, then only a single point of data would need to be collected – the emission rate in ng/J. This data would need to be corroborated with either manufacturer literature or verifiable testing data.

Using the appliance standard is both easier for staff and the public to understand. It reduces the requirements of data points and the complexity of calculating emissions. Staff and the public would not be required to run a mathematical formula to determine compliance. The emission rate would either be above or below the limit, making it very clear if it is allowed or not when planning the home.

Conclusion

An entire house emission standard is a new idea and a great notion. It helps to bring attention to gas ranges and fireplaces that greatly impact indoor air quality. However, most greenhouse gas emissions and NOx pollution come from furnaces and hot water heaters. Additionally, an appliance/equipment-based standard would be replicating programs that have been in effect for decades. Finally, the appliance option reduces complexity for all involved and can be utilized to help protect air quality. Therefore, limiting emissions from each appliance and focusing on hot water heaters and furnaces, as the most prevalent NOx emitting appliances, appears to be the best supported approach moving forward.

However, should the City Council wish to consider a building standard the concept ordinance is included below in Appendix 12. If this option is preferred, then limiting the standard to the three appliances above (furnace, hot water, gas stoves) and the predominant fuel of natural gas would simplify implementation.

Future Emissions Options

Our focus has been on new residential construction; however, California's approach has been different. Their appliance regulations are created so that a "person shall not sell, install, or offer for sale..." meaning, the appliance limit applies to the entire jurisdiction regardless of the age of the home.

Implementing appliance emission standards across the spectrum of uses and building age may be worth exploring in the future. The appliance standard could be applied to commercial and industrial buildings along with existing residential buildings. The standard would be triggered by permit applications.

Process Documentation

Builders will need to be made aware of the new requirements. In addition to any public noticing and outreach about a selected measure, there would need to be an integrated notice document to potential builders. Creating newly required documents that must be filed as part of the building permitting process can help to achieve this. The language below creates a "Notice of Construction" requirement and a final "Construction Report" requirement.

If a building would emit or have the potential to emit (through the operation or installation of any appliance, equipment, or process) NOx emissions in a "covered building" they would need to submit the two reports at the proper time. At the beginning of the permitting process, a "Notice of Construction" would also be required. This document would make the builder aware of the new requirement and how to comply with the implemented requirements. This will provide ample time to ask questions and get clarity on the new rule. At the end of the construction, the builder is required to submit a "Construction Report" that details the relevant appliances and will allow for a compliance assessment. Failure to comply with the requirements or underlying ordinance could lead to penalties and/or result in revocation of the certificate of occupancy.

Emissions Based Standard Process

This process notes differences for different emissions ordinance types (building vs appliance/equipment) and different emission levels (existing, phased in versus zero emissions).

1. **Notice of Intent to Construct** – (prior to construction, at the time applying for a building permit)
    a. Required if building will emit or have potential to emit covered emissions.
2. **Staff Review of Notice of Intent to Construct**
    a. This provides an opportunity for city staff to educate the public about the requirements.
3. **Construction Report** – If the Notice above is required, then submit this within 30 days of completion of construction describing:
    a. Documentation from the manufacturer or other verifiable source showing the emissions rate in nanograms per joule for each covered appliance.
        i. NOTE: If a zero standard is set there are no existing models operating on natural gas that are currently available that would pass this standard.
    b. NOTE: If a building emissions standard were chosen, then there would also need to be an input rate in Btu's submitted for each covered appliance.
    c. Make and Model of all appliances installed that emit or have potential to emit covered emissions.
    d. Description of non-electric fuel inputs.
4. **Staff review of Construction Report**
    a. Review of Construction Report for:
        i. Fuel types and appliances listed.
        ii. Review – depends on standard chosen.
            1. Appliance Based = Need to compare provided emission rate data against adopted standard.
                a. If the existing California standard is utilized, then there are appliances available that will comply with the requirements.
                b. If zero is adopted any appliance that burns fossil fuel would not pass based on current availability.
            2. Building Based = Need to calculate emissions:
                a. Obtain appliance technical data.
                    i. Emission Rate and

   ii. Fuel Input
   b. Utilize automated spreadsheet to calculate emissions.
   c. Record Calculation

5. **If a violation** of emissions standard, then:
   a. Penalty via AMC 1.08
   b. Building official *may revoke* certificate of occupancy.
6. **City response** to applicant re Construction Report

Appendix 6: Carbon Charge

The concept of a carbon charge is that if someone chooses to install natural gas in their new residential home instead of a readily available low carbon option, then they should pay upfront for the costs and effort the city will have to undertake to mitigate that carbon and meet its climate goals. The city is committed to reducing carbon emissions and when new carbon is added, it creates additional work to reach our goals. Therefore, this option would create a funding stream to help pay for the actual costs of mitigating the newly added carbon.

The charge would be created by weighing either three or four variables. The first three variables include the social cost of greenhouse gas emissions, the average gas usage of an Oregon Avista serviced home, and the average lifespan of major appliances. The fourth variable could be utilized to better size the mechanism for different sized homes.

Social Cost of Greenhouse Gas emissions (SC-GHG)

The price for carbon varies greatly around the world and even within a country. Amounts range from one dollar to $1600 per metric ton.[57] At the federal level our government has long utilized carbon for valuing projects. The social cost of carbon is a comprehensive mechanism for valuing climate change damages.[58] The EPA has been using this tool since 2008 to analyze action that affect greenhouse gas emissions.

This term is now being replaced by the social cost of greenhouse gases (SC-GHG) to better account for the social costs of nitrous oxide and methane in the equation.[59] The price allocated to SC-GHG has recently been reevaluated in a new EPA study to reflect changes in scientific knowledge regarding climate change and economic impacts.[60] This study has a SC-GHG set at $190 per metric ton for the year 2020 in 2020 dollars

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[57] Amgen has implemented their own internal SC-GHG at $1600, https://www.rappler.com/business/some-companies-set-own-carbon-prices-climate-change/

[58] https://19january2017snapshot.epa.gov/climatechange/social-cost-carbon_.html

[59] https://www.epa.gov/system/files/documents/2023-12/epa_scghg_2023_report_final.pdf at page 7.

[60] https://www.epa.gov/system/files/documents/2023-12/epa_scghg_2023_report_final.pdf Id at page 104.

with a 2% discount rate.[61] The amount for 2024 has been reported at $208 per metric ton.[62]

Avista Natural Gas Usage in Oregon

The amount of natural gas for a new connection will be based on the numbers Avista has provided regarding average usage. Avista stipulated that an average home uses approximately 564 Therms per year (based on 12 months at an average 47 therms).[63] That number can then be converted to million Btu, and then kg CO2e/million Btu and then to metric tons of CO2e emissions (see chart below). The result is that an average Avista customer using natural gas in Oregon emits about 2.98 metric tons of CO2e emissions per year.

Average Natural Gas House Emissions

Average Annual Therms Used	Average Usage in Million Btu = (multiply therms by 0.1)	Emissions: kg co2 per Million Btu	Total KG co2 emissions million btu	KG to MT = multiply by .001	**Average Emissions from Average Consumption in mt of co2e**
564.00	56.40	52.91	2984.124	0.05291	**2.984124**

Lifespan of Natural Gas Appliances

There is at least one more fact necessary to calculate the social cost of carbon, the term in years for which you want to calculate. The emissions above are annual numbers, however when a person installs a new natural gas appliance it is reasonable to assume that they will use the installed appliance for its expected lifecycle. Various natural gas appliances have different life expectancies.

Searching life expectancies for furnaces, hot water heaters, ranges, and clothes dryers typically brings back a range of numbers with highs, lows, and average for each appliance's lifespan. The average lifespans for these appliances compiled from multiple resources, came out to 16 years for the four appliances.

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[61] https://www.epa.gov/system/files/documents/2023-12/epa_scghg_2023_report_final.pdf at 7 and 101.

[62] EPA Report on the Social Cost of Greenhouse Gases: Estimates Incorporating Recent Scientific Advances at 154

[63] Oregon PUC Settlement at p 5, https://apps.puc.state.or.us/orders/2023ords/23-384.pdf

Carbon Charge Based on Three Variables

Combining the three numbers above: a SC-GHG Of $208/mt, 2.98 metric tons of usage on average and an average life span of sixteen years allows you to calculate a lifecycle social cost of carbon for new homes choosing to install natural gas. Using these three numbers creates a charge of $9,931.16.

SC-GHG for Average Natural Gas Home with Average Lifespan of Appliances

Average Emissions from Average Consumption in mt of co2e	2024 SC-GHG = $208/mt of CO2e	Annual Amount	SC-GHG Total Amount based on a 16-year lifecycle
2.984124	208	620.6978	**$9,931.16**

Carbon Charge Based on Four Variables

Finally, not all houses are average with some being much larger than average. The idea of incorporating a multiplier is to capture the increased usage of natural gas a larger home would consume. It could look something like the chart below.

Accounting for Square Footage of Home

Square footage	Multiplier	Base Rate	SC-GHG Total
< 1,999	1	$9,931.16	$9,931.16
2,000 - 2,999	1.5	$9,931.16	$14,896.74
4,000 - 3,999	2	$9,931.16	$19,862.32
> 4,000	3	$9,931.16	$29,793.48

Should someone choose to build an all-electric home with building code compliant equipment, they would not be subject to this charge as they have chosen the lowest emission option possible. Those homes would not be penalized for adding carbon to the city's carbon bank due to their upfront choice to minimize the city's carbon burden.

Appendix 7: Upcoming Franchise Agreement or Ordinance in Lieu

New Franchise Agreement or Alternative Arrangement

The current ten-year franchise agreement with Avista could end December 1, 2025.[64] However, according to term 2.3, the agreement will continue "year-to-year" unless the agreement is either renewed for 10 more years by both parties or terminated by either party "with not less than 180 days prior written notice to the other party."[65] At that point, the city could choose to implement a new franchise agreement or use an alternative mechanism interacting with a natural gas utility. Therefore, if the city would like to create a different arrangement than the current franchise agreement, the city must notify Avista in writing, no later than May of 2025.

It is becoming more common to move forward with alternatives to Franchise Agreements. The city of Bend is currently moving forward with a "Right of Way Code" to cover their franchise agreements. They note that other cities in Oregon have shifted to standardized codes:[66]

- 2012 Gresham[67]
- 2013 Oregon City
- 2016 Beaverton, Gladstone, Happy Valley, Hillsboro
- 2017 Milwaukie, Tualatin
- 2018 Corvallis, Sherwood
- 2019 Tigard, Lake Oswego
- 2021 Woodburn

Regardless of which path forward is chosen, it is important to highlight some elements that should be considered critical in the next iteration of this arrangement. These elements include data & mapping, franchise fees, and limiting expansion.

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[64] https://www.ashland.or.us/SIB/files/111715_Avista_Franchise_Agreement_CC.pdf

[65] Id at 2.

[66] https://www.bendoregon.gov/government/city-codes/right-of-way-code

[67] https://greshamoregon.gov/WorkArea/DownloadAsset.aspx?id=1964 a "Utility License Code" located in Article 6.30 of its revised code

Whether to use a standardized code or renew a franchise agreement with Avista is a task that must be thoroughly vetted over the next year so that the city is prepared to decide on its path forward and be ready to implement it on December 2, 2025.

Data Requirements

It is imperative that the natural gas utility provides the city with relevant data to enable tracking our city-wide emissions, which is critical to determining if we are meeting our CEAP goals. These numbers should include at a minimum the following two items. First, the number of meters by type (residential, commercial, industrial, government, other). Second, the total Therms used by month/per type.

One additional data point that should be required is that relevant and detailed maps be submitted to the city as a part of the repairs/work down by the utility. Bend's draft code includes this requirement. Section 3.20.055 (F) and (G)[68] state:

> F. Engineering Designs and Plans. The licensee must provide the City with as-built plans or system maps of their facilities, upon request.
>
> G. Maps. Licensee must provide, at no cost to the City, a comprehensive map showing the location of all facilities, including abandoned facilities, in the rights-of-way. Such a map must be provided in GIS format, with accompanying data sufficient to enable the City to determine the location of facilities as well as any relevant data in licensee's possession showing the type and size of the facility. The licensee must provide such a map yearly by March 1, if any changes occurred during the prior year, and at any time upon request by the City. The City may only request such map once per calendar year

Franchise/License Fees

Currently the City's Electric Department pays a franchise fee of 10% while the natural gas utility, Avista, pays 5%. This number is in place until December of 2025. This amount could increase to match our electric franchise fee. This could help motivate individuals to move to a lower carbon option. Additionally, the new revenue could be earmarked for low-income energy help, low-income housing, and climate projects. The amount of

[68] https://www.bendoregon.gov/home/showpublisheddocument/57927/638406533969900000

money is not insignificant, average roughly $280,000/year based on the current budge.[69] Doubling this fee, would generate significant income while many still use natural gas and could help homes fuel switch as natural gas prices likely continue to increase.

A mechanism to provide ample warning could be to ramp up the fee every other year by 2% with a final fee of 11% coming into existence around four or six years after adoption. Alternatively, it could be increased by 1% per year. This change would affect all natural gas users including commercial and existing homes, not just new residential users. This would reach, and likely motivate a larger audience to increase efficiency and reduce carbon emissions from fossil fuels. This has been done before as the City of Gresham has increased its fees to the natural gas utility twice. First from 5% to 7% in 2011 and then later to 10%.[70]

Right of Way Limitations

Finally, limiting the expansion of the natural gas pipeline network is likely well within the city's rights, even after the EPCA decision.[71] No new right of way expansion could be written into the next agreement or code. This is uncharted territory as this has not been done in Oregon or implemented in another municipality at this time, however there is explicit statutory language in Oregon Revised Statute 221.420(2) regarding a municipal regulation of public utilities.[72]

Concerns

At any point moving forward until May of 2025 the city could create a policy to implement changes that take effect after the expiration of the current franchise agreement. There are a few considerations for the city to consider if the city would like to implement any of these options after the franchise agreement expires.

First, would be the legal concerns in implementing a right of way limitation. As noted, this has not been implemented in Oregon or elsewhere. While there is a strong case

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[69] Ashland / BN 2023/25 Adopted Budget-No UAL (opengov.com)

[70] City of Gresham Master Fee Schedule, at p 25: https://greshamoregon.gov/WorkArea/DownloadAsset.aspx?id=685

[71] https://law.lclark.edu/live/files/34365-regulating-natural-gas-in-oregons-buildings-a

[72] https://www.oregonlegislature.gov/bills_laws/ors/ors221.html

that Oregon's robust home rule provision should allow the city's actions, it hasn't been implemented and therefore has not been legally tested anywhere in the state yet. So, while legal minds believe this option is supported by the law, that does not mean the city couldn't be sued for implementing a novel approach.[73]

Several Oregon municipalities are paying attention to Ashland to see what happens here. Before Ashland, all eyes were on Eugene in its pursuit of a Berkeley style standard. This option is no longer relevant, and Eugene has withdrawn this type of initiative. Many of the communities watching Ashland are no longer bound by a franchise agreement. One possible scenario is that several different Oregon municipalities decide to implement similar right of way policies.

Second, is the concern noted earlier about affordability when discussing an increase in franchise fees. An increase in franchise fees would most likely apply to everyone and therefore create a potential burden on those struggling to pay their bills. To offset this concern, the city could work to help increase efficiency in those homes by using the increased franchise revenue to fund such measures or help low-income individuals with burdensome utility bills.

"...those who are slower to transition from gas to efficient electric appliances will face a high burden of paying for the remaining cost of the gas system as gas utilities have fewer customers from which to collect revenues."

Additionally, there is an important equity concern in not acting now. The notion is that "...those who are slower to transition from gas to efficient electric appliances will face a high burden of paying for the remaining cost of the gas system as gas utilities have fewer customers from which to collect revenues."[74] This paper further states that "Multiple electricity rate designs can provide bill affordability and capture the benefits of efficient building electrification."[75] Furthermore, there is unprecedented funding and programs focused on electrification now, that can ease the transition to

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[73] https://law.lclark.edu/live/files/34365-regulating-natural-gas-in-oregons-buildings-a at 7.
[74] Yim, E., and S. Subramanian. 2023. *Equity and Electrification-Driven Rate Policy Options*. Washington, DC: ACEEE. https://www.aceee.org/white-paper/2023/09/equity-andelectrification-driven-rate-policy-options. At 1.
[75] Id at iv.

Appendix 8: Construction Excise Tax

A construction excise tax (CET) was included in an earlier version of an emissions based clean air standard as a penalty option.

It was also reviewed as a standalone option where the statute allows a 1% CET to be levied against new residential construction.[76] Homes that chose all electric and thereby greatly reduce their future emissions may have been eligible for a waiver or reduced CET charge.

This option was not pursued as it is included in the city's May 2023 Housing Production Strategy to help fund affordable housing.[77] Utilizing the CET for climate related incentives would lead to reduced revenues for housing, which is at odds with increasing revenue to support affordable housing in the city.

Should the City Council choose to pursue this option, there are local examples readily available, including the City of Medford which has exemptions.[78] However, what is likely novel here and would need legal review is whether you could exempt a home, either fully or partially, for choosing to be all-electric to help the city meet its climate goals.

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[76] ORS 320.192 - https://oregon.public.law/statutes/ors_320.192

[77] Fihttps://www.ashland.or.us/SIB/files/Final_Ashland_HPS.pdf

[78] Affordable Housing Construction Excise Tax | Medford Municipal Code, see also https://www.medfordoregon.gov/files/assets/public/v/2/planning/hcd/cet-q-a_rev-02-2023.pdf for exemptions

Appendix 9: Local Building Code Amendment

The local building code amendment idea didn't seem feasible based on both the likely amount of time it would take to fully explore and the likelihood of success.

Staff shared their experience on a previous effort by Ashland to adopt a local wildfire code amendment. The local amendment was not granted. However, Ashland's effort resulted in Oregon Residential Specialty Code "Section R327 Wildfire Hazard Mitigation."[79] This code is voluntary and can be adopted by a municipality as an additional code layer. The process of pursuing a local amendment and the ultimate adoption by the state of a voluntary code took roughly two years to complete.

In addition, any building code requirement would have to be EPCA compliant based on the recent Berkeley Ninth Circuit Court of Appeals decision discussed above. The Washington State Building Code Council has approved a suite of changes as a statewide EPCA compliant building code.[80] This code process has been a lengthy process and led to a lengthy document that created 39 changes to the 2021 Building Code. This was done with full state resources including staffing and subject matter expertise.

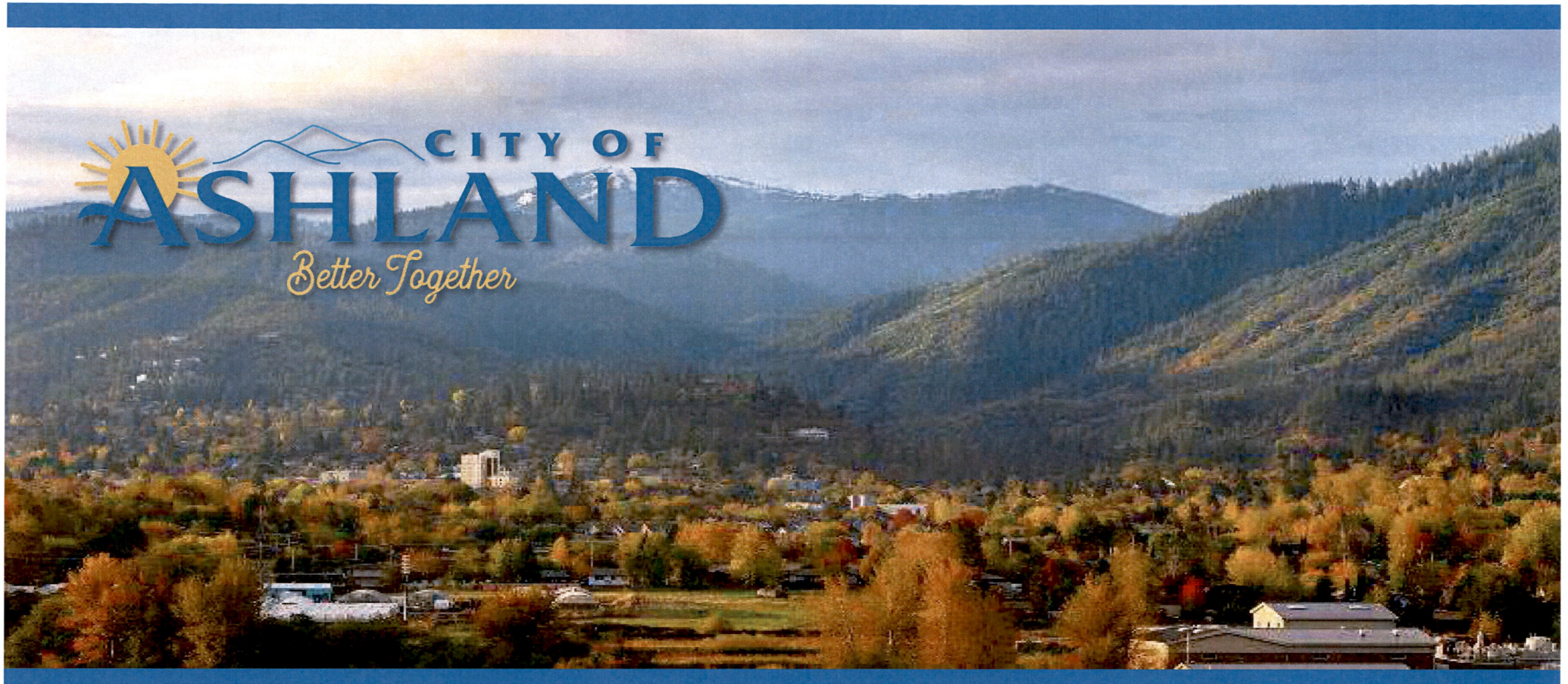
Therefore, based on likelihood of success, the timeline, and the added complexity to be EPCA compliant (and the necessary staff time to pursue this), this option was not more thoroughly vetted.

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[79] https://codes.iccsafe.org/content/ORRSC2021P1/chapter-3-building-planning#ORRSC2021P1_ChPanel_SecR327

[80] https://sbcc.wa.gov/sites/default/files/2023-10/CR102_WSEC_R_EPCA_complete_101823.pdf

Appendix 10: Public Presentation Slides

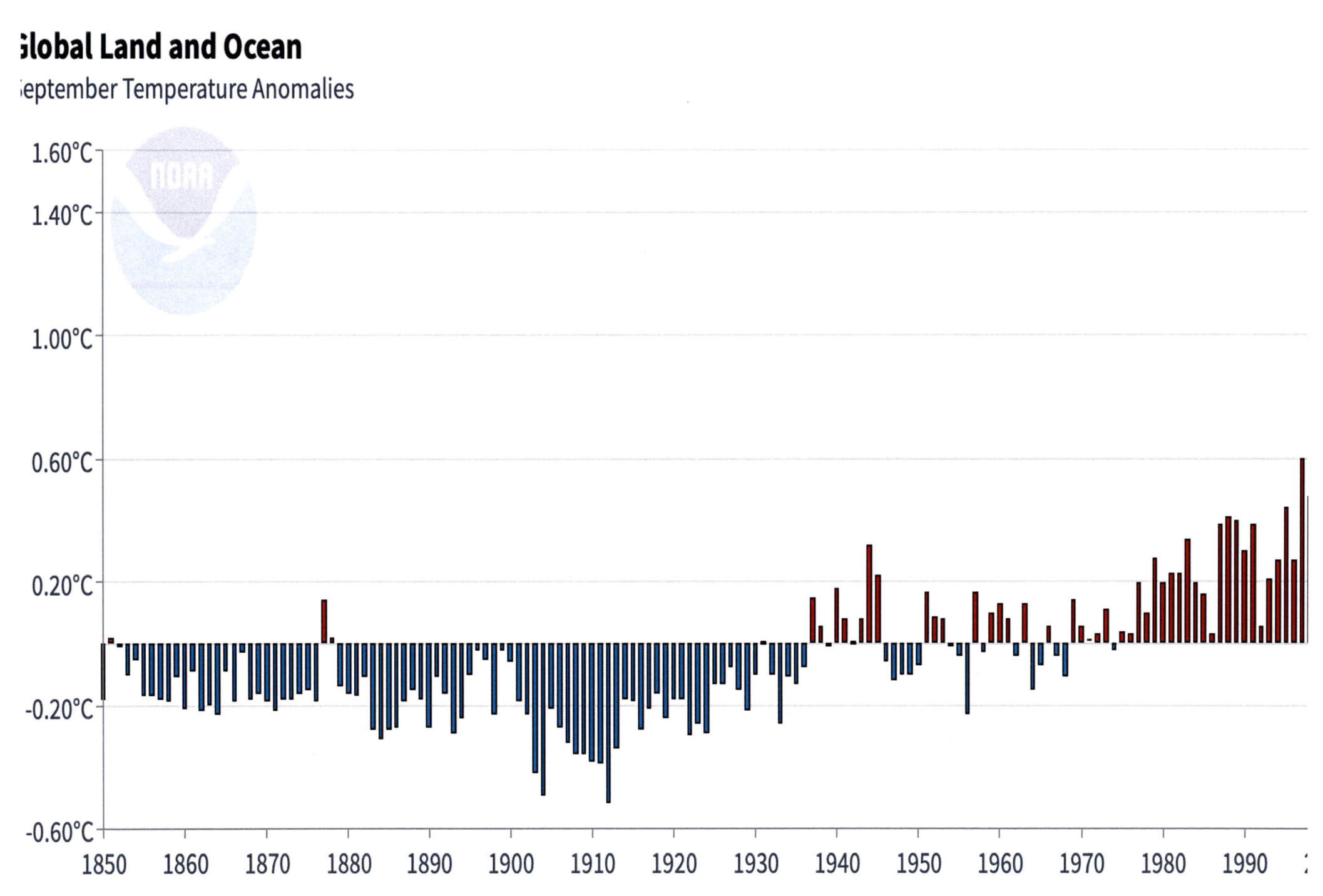


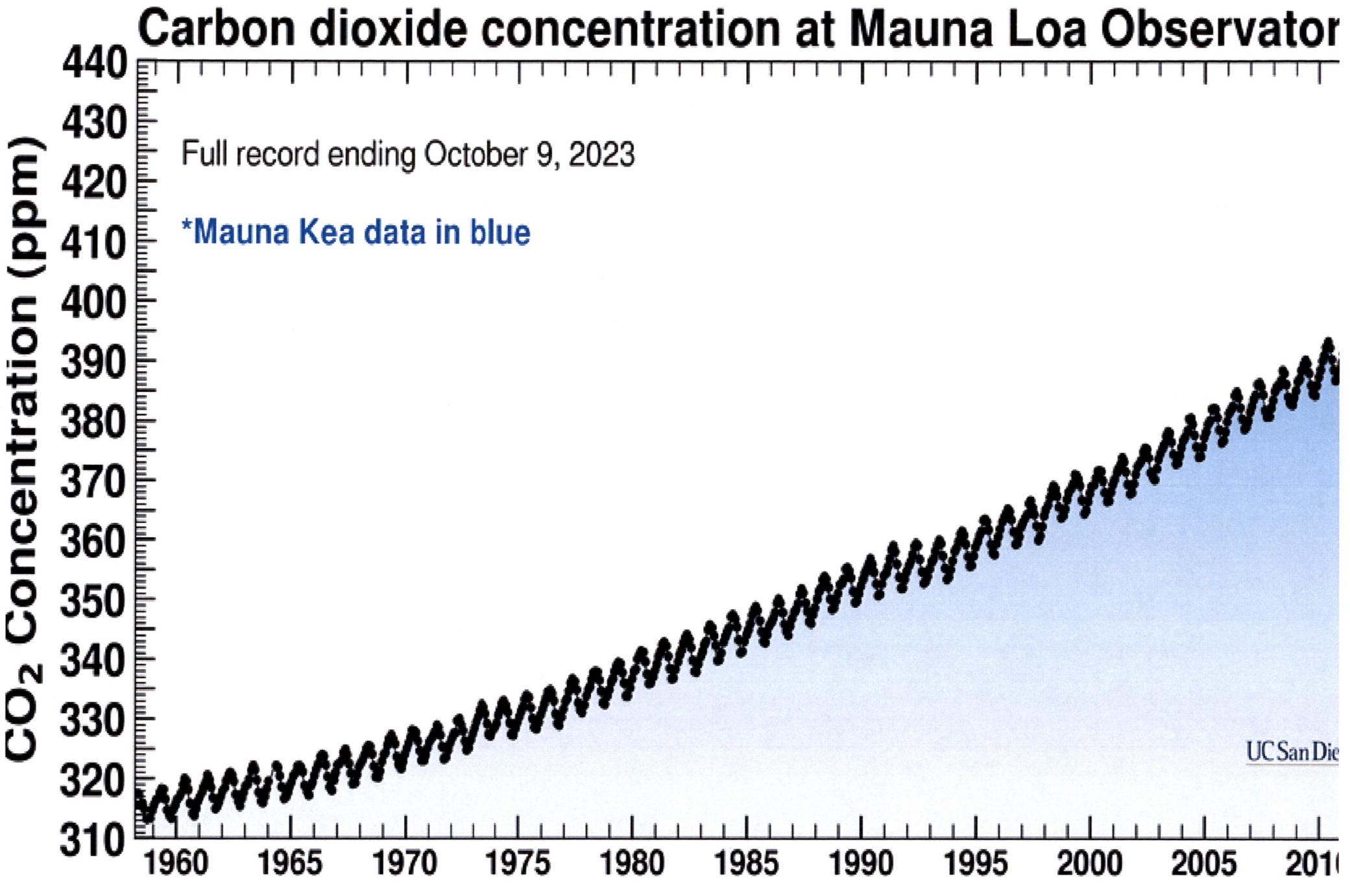
City of Ashland – CEPAC Informational Meeting
Stakeholder Engagement re: Electrification Ord

October 18, 2023
October 26, 2023


AFP via Getty Images


I-5 at Ashland - Siskiyou Chain Up Area
Updated: Aug 01 2013 6:29 PM
Looking S
ODOT
Elevation 2080
TripCheck.com
Milepost 13


Global Land and Ocean
September Temperature Anomalies
1.60°C
1.40°C
1.00°C
0.60°C
0.20°C
-0.20°C
-0.60°C
1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950
1960
1970
1980
1990


Carbon dioxide concentration at Mauna Loa Observator
Full record ending October 9, 2023
*Mauna Kea data in blue
CO_2 Concentration (ppm)
440
430
420
410
400
390
380
370
360
350
340
330
320
310
1960
1965
1970
1975
1980
1985
1990
1995
2000
2005
UC San Die

Ashland Climate and Energy Action P
(CEAP) – Adopted by City Council March 7, 2017



13 Member ad-hoc Committee
Paid Consultant
Community Wide Involvement
- 240 people at Armory
- 135 people on-line comments
- Involvement of Local Businesses, institutions, and organizations
- City Staff Facilitated Workshops

Better Together

Ashland CEAP – Climate Vision for 2

Broad Goals

Zero Net GHG Emissions
Embrace Equity
Protect Healthy Ecosystems
Create Opportunities for
Future Generations



Better Together

Ashland CEAP – Climate Vision for 20

Specific Emissions Goals

Reduce Ashland Community GHG emissions by ***8% PER YEAR*** on average every year to 2050

B-E 1-2: *Promote Switching to Low and Non-Carbon Fuels*



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Ashland Emissions:

How Are We Doing since CEAP Was passed in 2017?

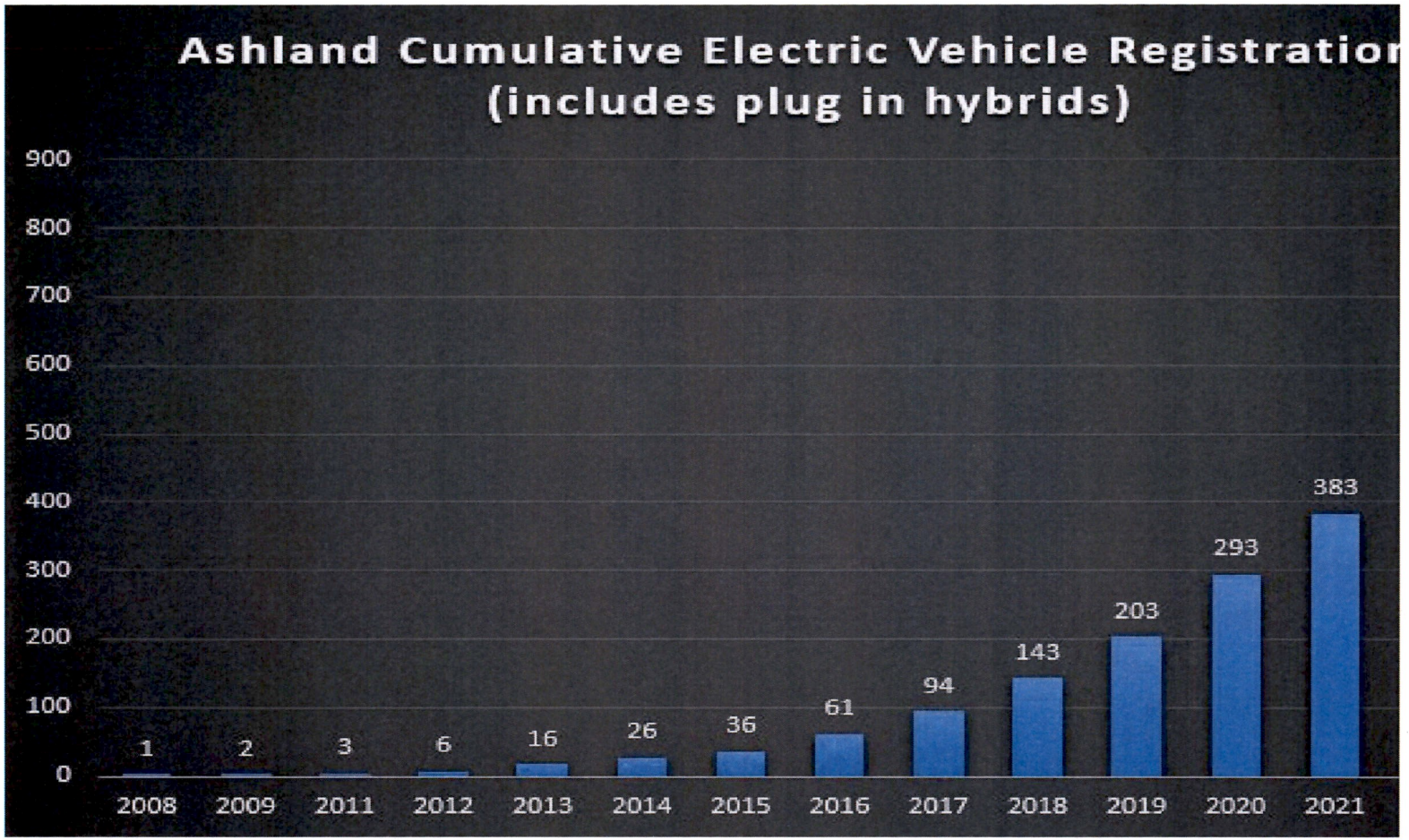
Ashland Community NG use up 10% 2015-2020

Community Gas Meters Increased 5% 2015-2020



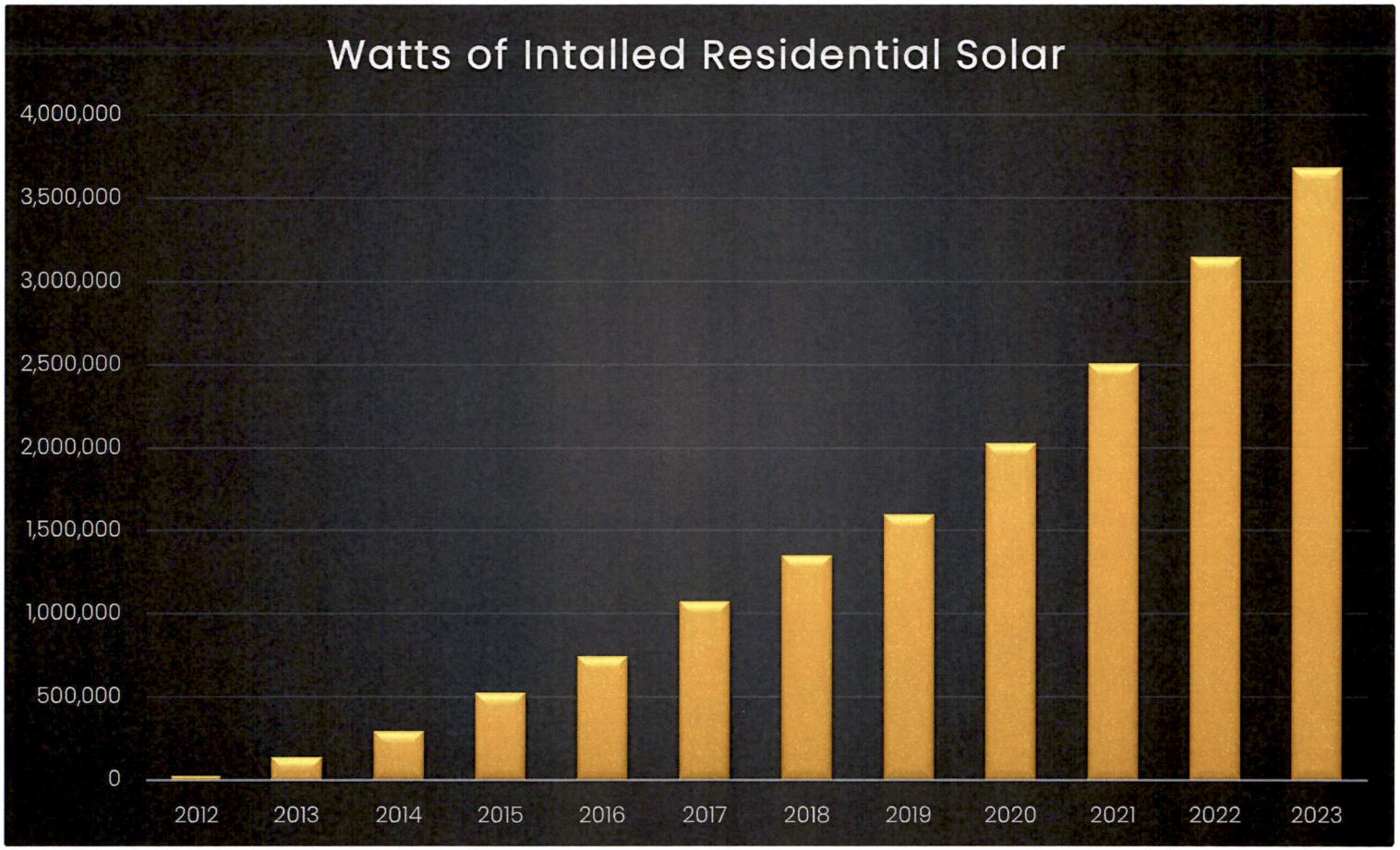
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Transportation Emissions Likely Decre



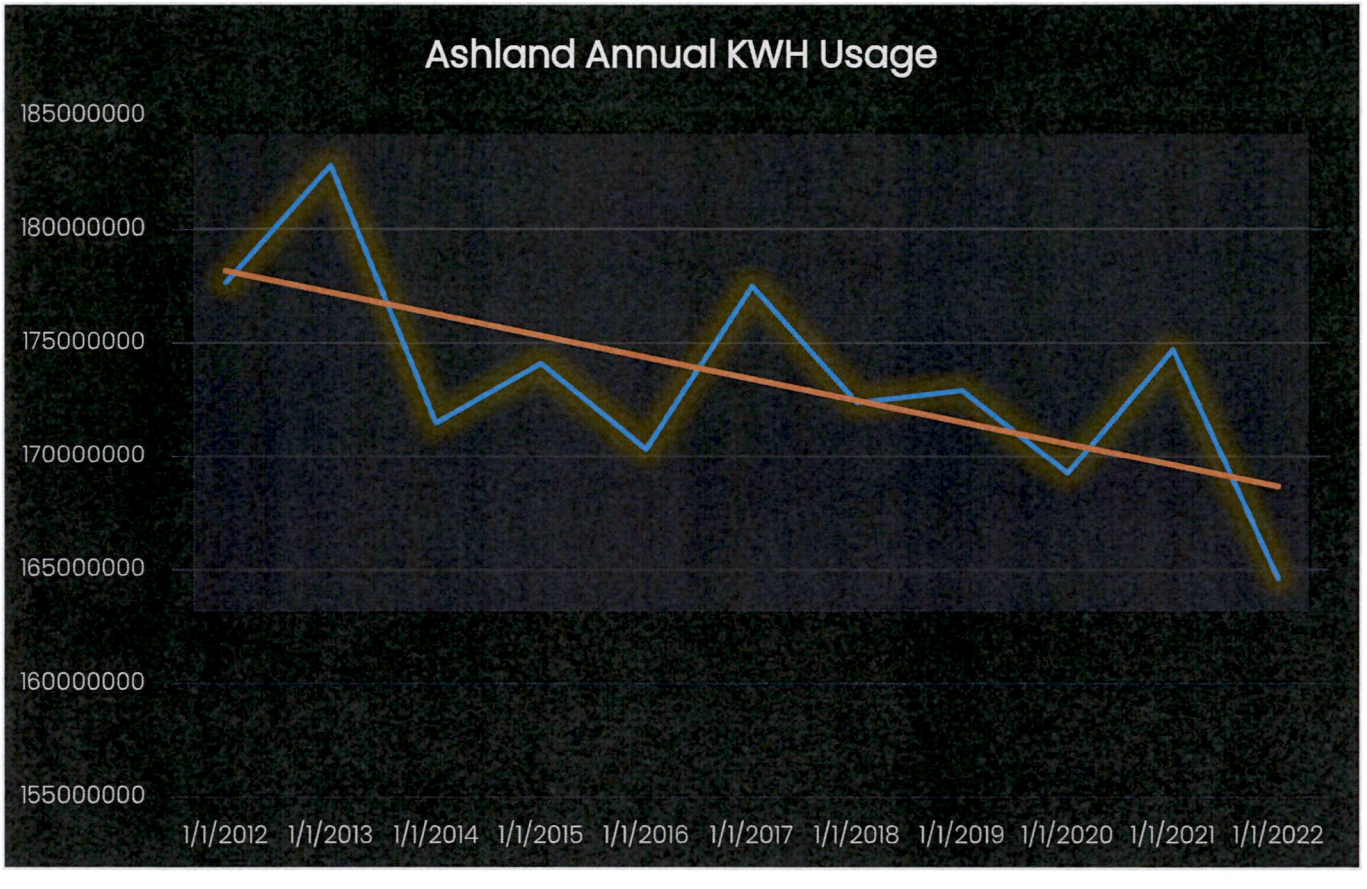
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Solar Electric Generation in Ashla



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Electric Usage and Solar Generatio



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How Did We Get Here?



Better Together

How Did We Get Here?



Better Together

How Did We Get Here?



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What is RCAT?

- ★ Group of youth working to positively impact the clima
- ★ Electrification - youth were looking for obtainable wa Ashland meet the goals of the CEAP and improve hou and equity.
- ★ We have faced bumps along the way but are excited a confident about moving forward with a strong ordina

Why is this ordinance important to youth?



We are advocating for...



- Affordab
- Health
- Equity
- Climate j

Some Facts about "Natural" Gc

- "Natural" Gas is primarily methane.
- Methane is the second most important G
- Methane is MUCH more potent than CO_2

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Myths Pertaining to "Natural" G

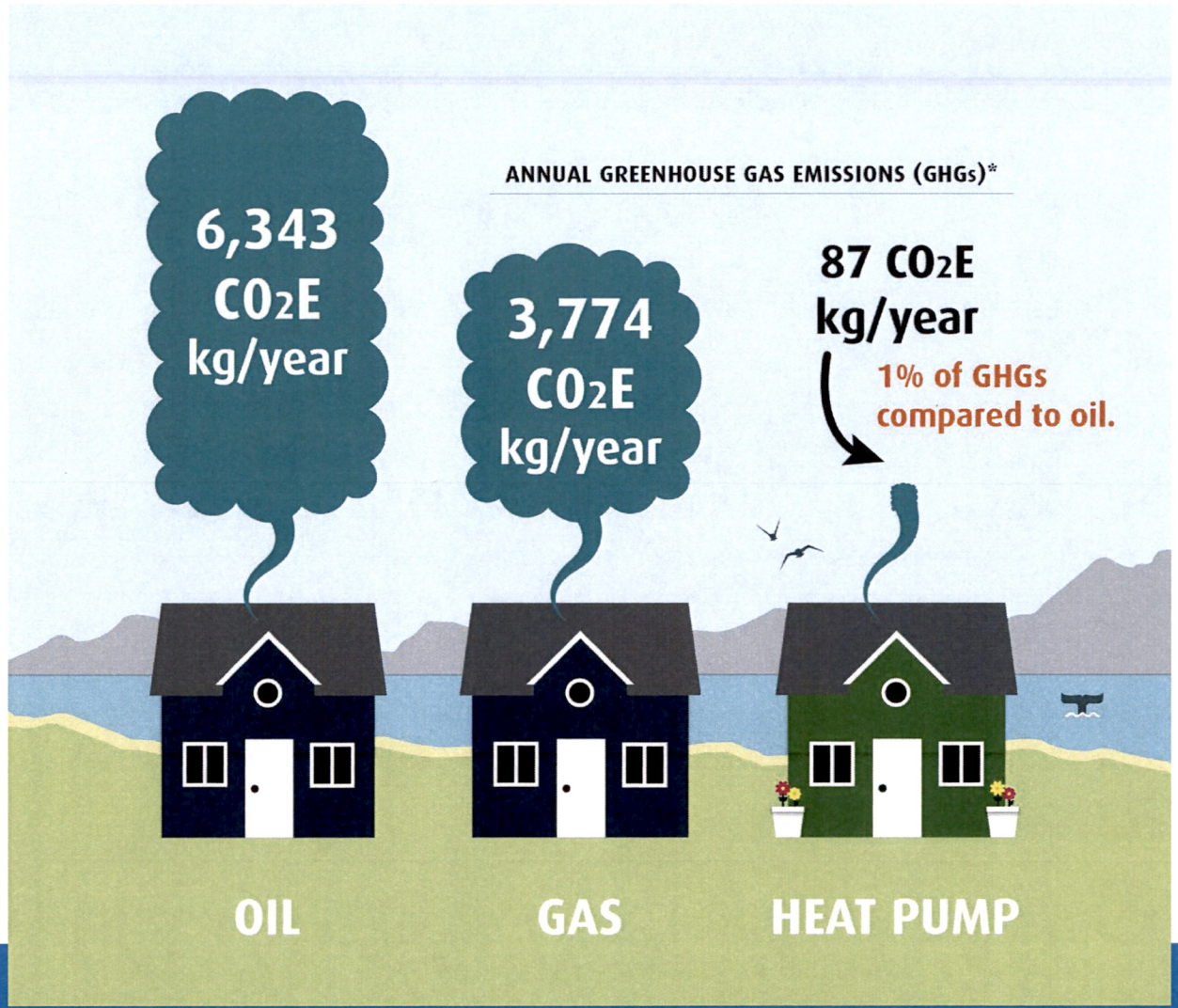
Myth #1: Natural Gas is Clean

Myth #2: Electrifying your home just switches one fos
for another

Myth #3 : Natural Gas is Cheaper than Electricity

Better Together

Natural Gas Heating Creates More G



Ashland's pow
over 95% carb
(compared to
shown in the i

This equates t
174 CO_2E kg/y
of GHG's comp
oil.

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Health Impacts of Burning "Natural

- Burning "Natural" Gas leads to the formation of NO
- American Lung Association Concludes:
  - NO_x Exposure is associated with deleterious affects on th
  - NO_x Exposure is detrimental to heart function
  - NO_x Exposure negatively affects pregnancy and birth out
- **NO_x exposure is associated with a 32% increase in Asthma for kids living in homes where gas was use**
  - Lin et al *International Journal of Epidemiology*, Volume 42, Issue 6, Pages 1724–1737

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Myths Pertaining to "Natural" G

Myth #1: Natural Gas is Clean

Myth #2: Electrifying your home switches one fossil fuel for ano

Myth #3 : Natural Gas is Cheaper than Electricity

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A Heat Pump is more efficient than a G Furnace! *Even when the energy sourc natural gas powerplant.*

96% Efficient Gas Furnace = 96% efficient







Heat pump = 300% efficient

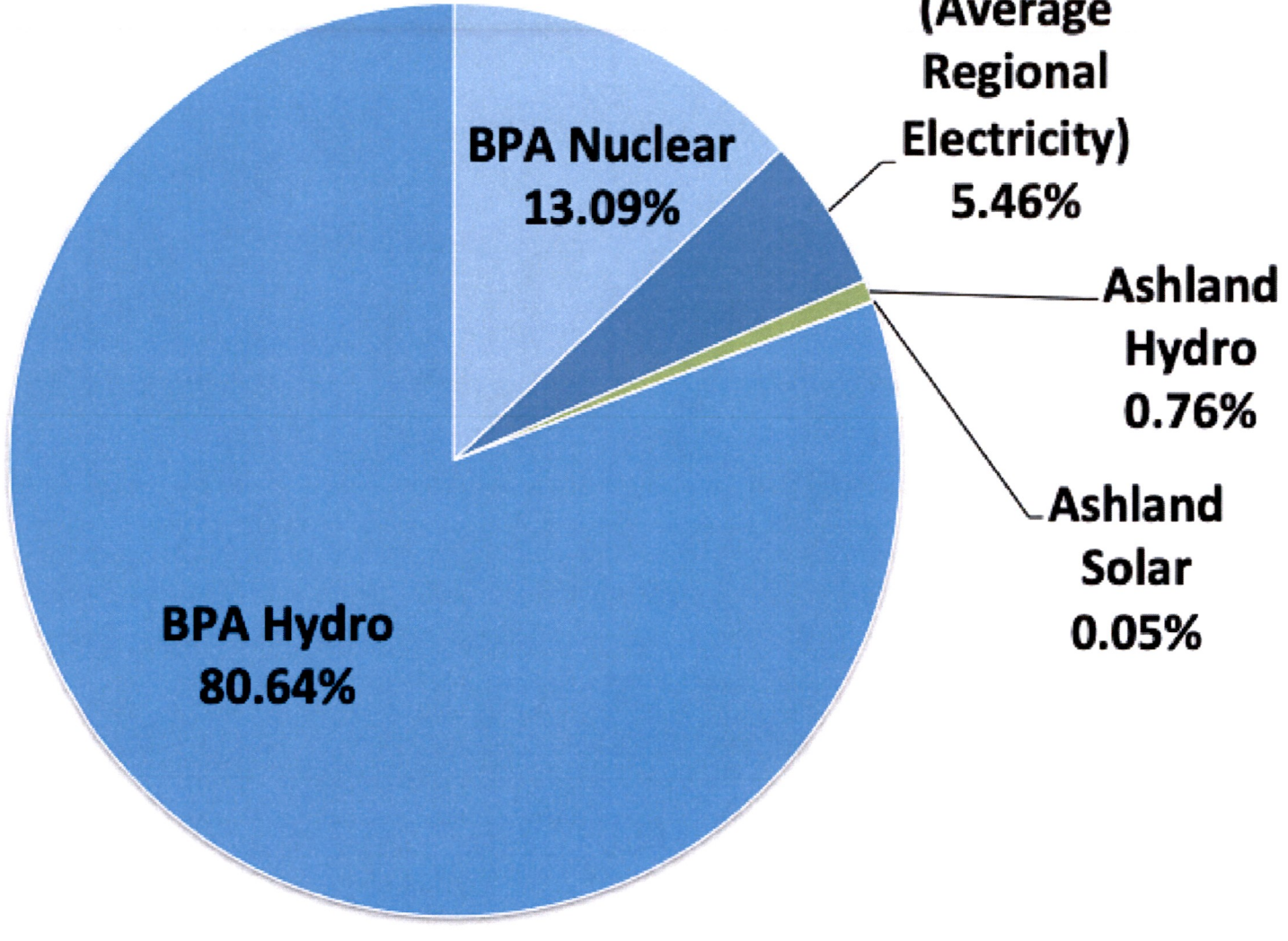


Le
nc
pc
35

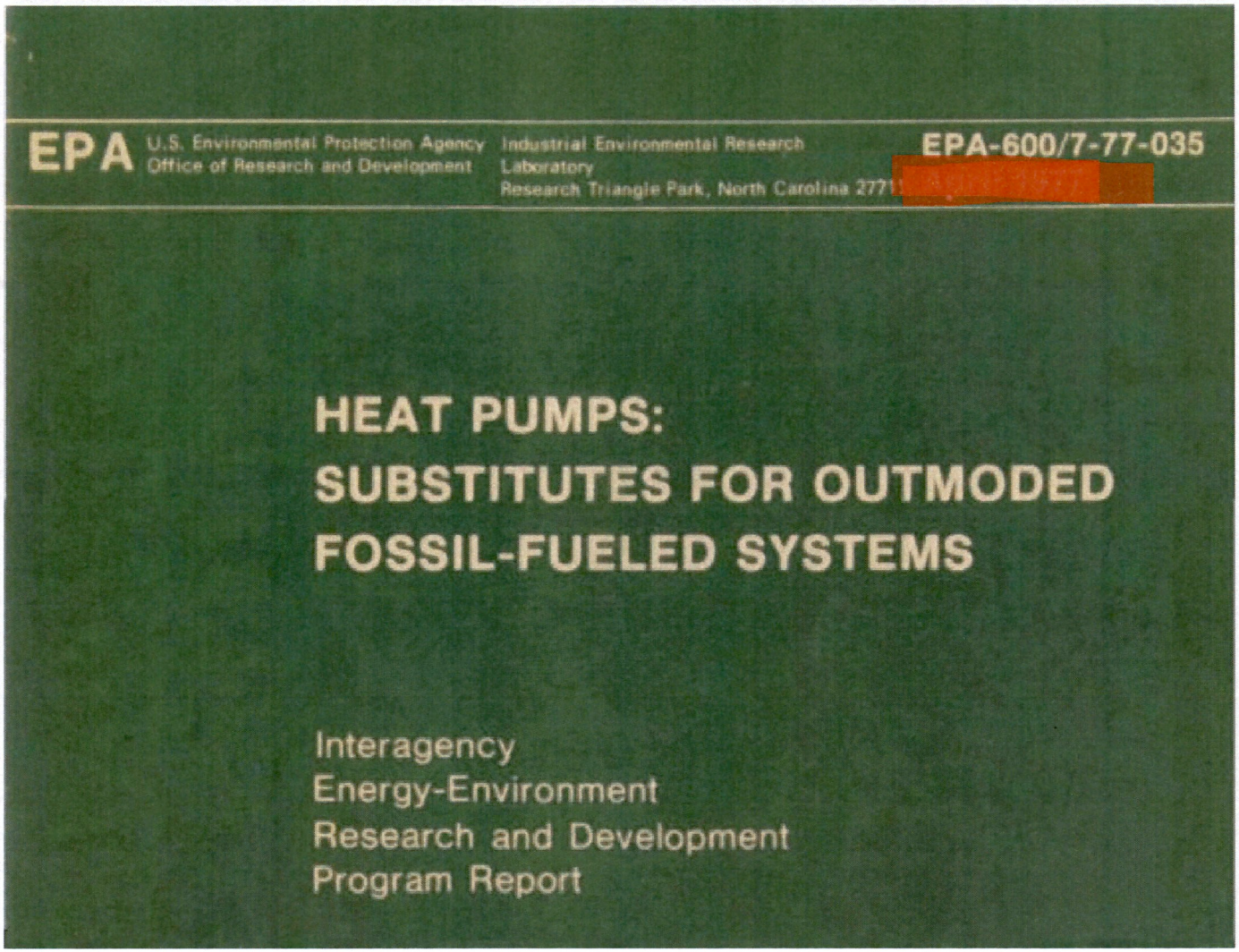
300 x 0.35 = 105% eff (could be as high a efficiency)

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Figure A1: Sources of electricity supply for Ashland Municipal Electric Utility.



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Better Together

Myths Pertaining to "Natural" G

Myth #1: Natural Gas is Clean

Myth #2: Electrifying your home just switches one fos
for another

***Myth #3 : Natural Gas is Cheap
than Electricity***

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Costs: Electrification vs. Natural Gas

Cost of HVAC System and Installation Supplies

New Construction HVAC System Costs by Type

Here are your system options and their costs.

Below this chart are charts of central HVAC systems costs and mini split systen

New Home Construction HVAC System Cost | 2023 Costimates

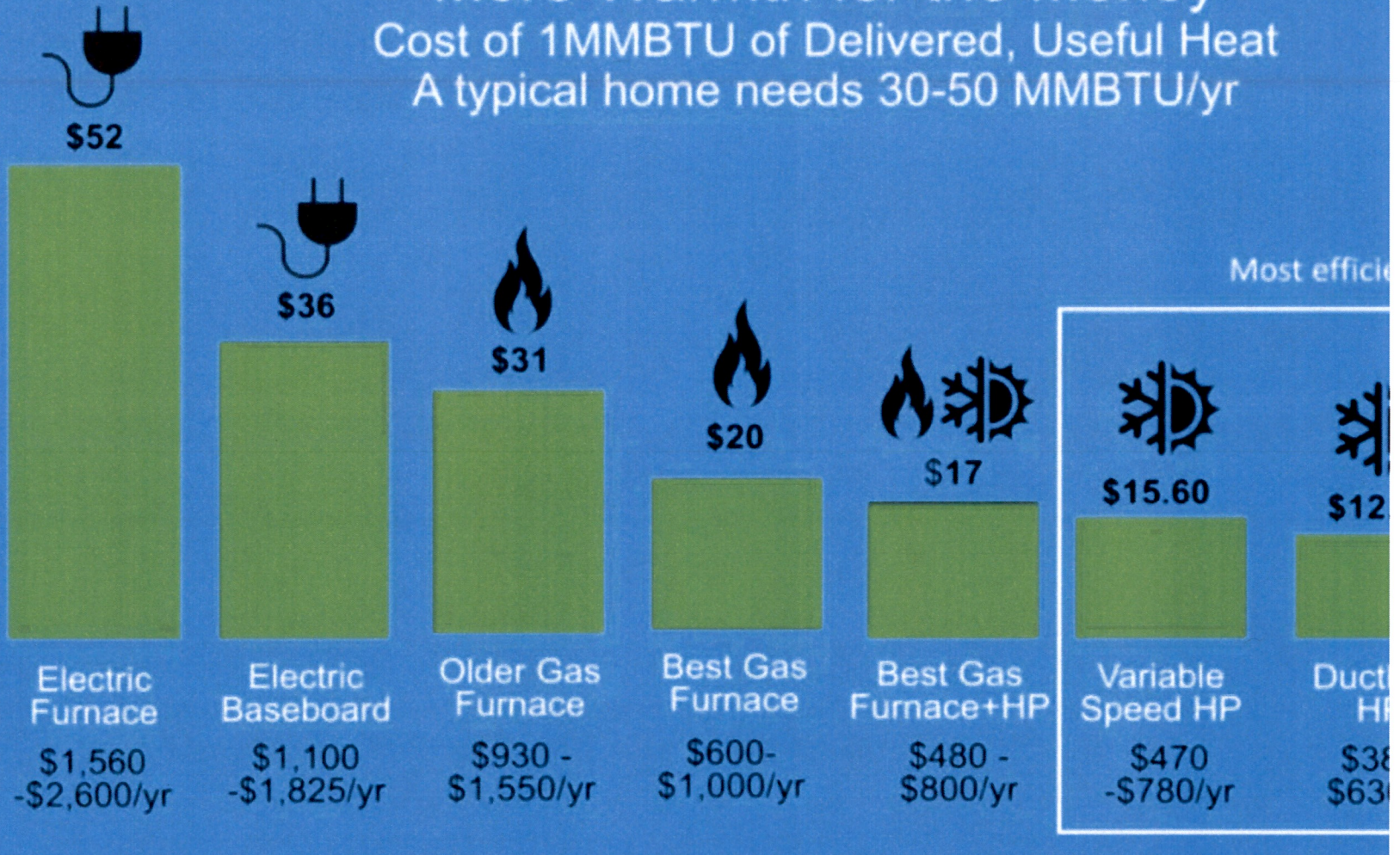
System Type	Basic System	Average System
Furnace & AC	$16,500 – $24,500	$21,000 – $28,000
Heat Pump	$17,250 – $25,500	$22,500 – $29,500
Dual Fuel	$17,850 – $27,000	$23,500 – $31,000
Packaged	$14,750 – $21,000	$17,000 – $26,500

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More Warmth for the Money

Cost of 1MMBTU of Delivered, Useful Heat

A typical home needs 30-50 MMBTU/yr



from Northwest Energy Efficiency Alliance 2022: Heating costs in Oregon, utility costs for Ashland December 2022

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What Are Other Communities D

- July 2019 – Berkeley. Phases out ***ALL*** gas hoo all new residential and most new commerci buildings
- To date – 109 U.S. Jurisdictions in 13 states ho decarbonization efforts (76 in CA)
- San Francisco 2020, Seattle and NYC 2021, LA
- 20 states have outlawed local communities to enact ordinances limiting Natural Gas us

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Eugene Ordinance

- Feb 2023 – Eugene Council voted 5-3 to ban fossil fu
  infrastructure in new residential buildings of less tha
- NW Natural Gas, pours $$ into Eugene to defeat the
  Much false information disseminated in this effort.
- March 2023 – Petition to force the ordinance to the b
  for the November, 2023 election
- April 2023 – U.S. 9th District Court ruled in favor of Ca
  Restaurant Association vs. Berkeley
- Jul, 2023 – Eugene Council votes to repeal the Ordin
  currently exploring new pathways to obtain a similar

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Ashland Electrification Ordinance Tir

- March 21, 2023 –RCAT brings Electrification Ordinanc Council. Council directs CEPAC to study feasibility o ordinance.
- April 17, 2023 – U.S. 9th District Court rules in favor of C Restaurant Association vs. Berkeley
- June 6, 2023 – City Council instructs City Manager to necessary City Staff and City Legal Resources to res potential ordinance and draft ordinance if felt to be
- CEPAC members, City Staff and Attorney, in consultc many others , researched and worked on the issue.

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What does this ordinance intenc

- **Primary Goal – Move Ashland along It's cc path of an 8% annual GHG emissions dec**
- Secondary Goal – Improve air quality and
- Method - Eliminate or Discourage New Fos Infrastructure in ***NEW RESIDENTIAL*** construc

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What this ordinance will not do

- Will ***NOT*** affect existing built homes
- No one from the city will knock on your door t your gas appliance
- Will ***NOT*** affect new commercial nor new indu construction
- Will not affect your BBQ!

Possible Ordinance Pathways

Presented to Council on June 6, 2023:

- **Right of Way** - prohibition for new piping in public rights of way
- **Emissions Based Ordinance** – limiting the amount a building could emit for a particular pollutant.
- **Local Building Code Amendment** – to create locally more stringent code elements to reduce emissions.
- **Construction Fee or Tax** – creating an up to 1% tax that could be waived for non-carbon heated homes.

Other Options:

- **Carbon Tax/Fee**
- **Increasing Franch** available in new fr agreement
- **Fee Reductions** - f with carbon free heating/cooking/v
- **Other ???**

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Why Consider an Ordinance?

- Buildings, along with the transportation sector, ar where we can make the most impact of our GHG
- We can reduce household GHG emissions withou lifestyle changes.
- We can do this without imposing an undue finan on our community.
- For new houses it will be significantly cheaper to now, as opposed to a retrofit to electrify a house now.

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Thank you!

Bryan Sohl
Chair – Ashland Climate and Environment Policy Advisory Committee (DEPAC)
bsohlmfm@mac.com

Chad Woodward
Climate & Energy Analyst,
City of Ashland Electric Department
51 Winburn Way, Ashland, OR 97520
541-552-2085
chad.woodward@ashland.or.us

Written Comments or Testimony can be given at:
CEPAC webpage under City of Ashland Committees

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Appendix 11: Building Emissions Concept Ordinance Language

ORDINANCE NO. XXX

AN ORDINANCE RELATING TO RESIDENTIAL NITROGEN OXIDES EMISSIONS; ~~REPEALING AND REPLACING AMC CHAPTER XXX AND AMENDING AMC XXXX~~

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are **~~bold lined through~~**, and additions are **bold underlined.**

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. Ashland Municipal Code Title 9 Health and Sanitation is hereby amended as follows.

SECTION 2. Section 9.45.010 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.010 Definitions.

For the purposes of this chapter, the following definitions apply:

A. "*Building emissions*" means air pollutants directly emitted by appliances, activities, or processes involving the combustion of any fossil fuel or combination of fossil fuels, including natural gas, propane, and any petroleum-based fuel, from a covered building, including but not limited to emissions generated through the operation of appliances, equipment, or processes used for space heating, water heating, clothes drying, or cooking in a covered building. Building emissions do not include:

1. [Emissions from the combustion of wood or other biofuels in a solid fuel burning device regulated under chapter [code]; or]

2. Emissions from any appliance, equipment, or process that is designed for exclusive use outside of a covered building and from a non-piped fuel source, including but not limited to emergency generators and outdoor grills powered by propane or charcoal.

B. *"NOx emissions"* means the sum of nitric oxide and nitrogen dioxide (oxides of nitrogen), collectively expressed as nitrogen dioxide.

C. *"Covered building"* means a [residential dwelling] that is a [permanent structure].

D. [*"Permanent structure"* means a structure, as defined by [code] which has been constructed and placed on a permanent foundation for the purpose of occupancy.]

E. *"Potential to emit"* means the maximum capacity of an appliance, equipment, or process, or a combination of appliances, equipment, and/or processes, to emit NOx emissions from a covered building.

F. [*"Residential Dwelling"* means a structure as defined by [code]].

SECTION 3. Section 9.45.020 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.020 Building emissions limit.

A. A covered building that commences construction on or after [DATE] shall not emit or have the potential to emit, through the operation or installation of any appliance, equipment, or process, NOx emissions that exceed the building emissions limit established in this section.

B. A building may not emit nor have the potential to emit more than [X] nanograms of NOx (calculated as NO_2) per Joule of heat output from equipment with the potential to emit NOx.

C. The covered building's NOx emission rate shall be calculated as:

D. $ER_{avg} = (\Sigma (ER_{eq} * E_{leq})) / (\Sigma E_{leq})$
Where:

ER_{avg} = building-wide average NOx emission rate (ng/J)

ER_{eq} = equipment NOx emission rate (ng/J), as specified in Table 1.

E_{leq} = equipment energy input capacity (BTU/hr), as specified by the manufacturer.

Sums (Σ) include all emitting equipment, as listed in [Section 4.B.4], in the building.

E. For any appliance and equipment listed in Table 1, an applicant may use a NOx emissions rate that is lower than the value listed in Table 1 if the applicant demonstrates that the actual NOx emissions rate of the appliance or equipment to be used is lower than the listed value through testing or certification that satisfies the requirements of California South Coast Air Quality Management District Test Method 100.1, U.S. EPA Reference Method RM-7 (40 C.F.R. Part 60, Appendix A, Test Method 7E) (as described in California Bay Area Air Quality Management District Rule 9-4-601)[, or a similar test or certification method that is deemed acceptable by a [City official]].

SECTION 4. Section 9.45.030 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.030_Reports.

A. **Notice of Intent to Construct**. If a proposed covered building will have the potential to exceed the building emissions limit established in this chapter, through the operation or installation of any appliance, equipment, or process, the owner of the proposed covered building shall submit to [the City] a Notice of Intent to Construct a Covered Building. This Notice must be submitted prior to commencing construction of a covered building.
B. **Construction Report**. Within 30 days of construction completion, the owner of a covered building shall file with [the City] a report that includes the following information for the building:
    a. Address
    b. Total square footage
    c. A description of the building's HVAC system, including the primary fuel type or power source for the system
    d. A complete list of all appliances and equipment installed in the building that emit or have the potential to emit NOx, including but not limited to appliances and equipment installed for cooking, space heating, water

heating, and clothes drying, and any fireplace that is not a solid fuel burning device regulated under chapter [code], along with the model number of the appliance and equipment.

SECTION 5. Section 9.45.040 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.040 Penalties.

Any person violating the building emissions standard or failing to comply with the requirements of this chapter is subject to the general penalty provisions in chapter [code]. [A separate violation occurs for each day the violation continues.]

A building official may revoke a certificate of occupancy for a covered building that is not in compliance with the provisions and requirements of this chapter.[15]

SECTION 6. Section 9.45.050 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.050 Severability.

Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 7. Table 1 is hereby added to the Ashland Municipal Code to read as follows:

Table 1. Equipment NOx Emission Rates

Equipment Type	NOx emission rate (ng/J)	Citation	Notes
Natural gas furnace (generic unabated)	39	EPA AP-42	Converted from lbs/MMscf to ng/J
Natural gas water heater (generic unabated)	39	EPA AP-42	Converted from lbs/MMscf to ng/J Natural gas water heater emissions assumed to be equivalent to furnace emissions
Natural gas cookstove (generic unabated)	21.7	Lebel et.al, 2022	
Natural gas oven (generic unabated)	25	Lebel et.al, 2022	
Fuel oil furnaces and water heaters (generic unabated)	56	EPA AP-42	Converted from lbs/10^3 gal to ng/J Water heater emissions assumed to be equivalent to furnace emissions
Propane furnaces, water heaters, and boilers (generic unabated)	61	EPA AP-42	Converted from lbs/10^3 gal to ng/J Furnace and water heater emissions assumed to be equivalent to boiler emissions
Water Heater (specific models)	As specified in South Coast Air Quality Management District Certification table	http://www.aqmd.gov/docs/default-source/permitting/1121-list/current-rule-1121-certified-model-list.pdf?sfvrsn=8	

Boiler (specific models)	As specified in South Coast Air Quality Management District Certification table, or Bay Area Air Quality Management Certification table	http://www.aqmd.gov/docs/default-source/permitting/1146-2-boiler-list/rule-1146-2-certified-boilers.xlsx?sfvrsn=62; https://www.baaqmd.gov/~/media/Files/Compliance%20and%20Enforcement/Compliance%20Assistance/9-7%20Cert/9-7_Certification_List_Master.ashx	
Emergency internal combustion engine backup generators (specific models)	As specified in South Coast Air Quality Management District Certification table	http://www.aqmd.gov/docs/default-source/permitting/certified-ice/certified-ice-list.xlsx?sfvrsn=38	
Other equipment	As specified by applicable certification or test procedure, pursuant to [Section 3.D]		

PASSED by the City Council this _____ day of _____, 2024.

ATTEST:

_____

Dana Smith, Clerk of the Council Pro Tem

SIGNED and APPROVED this _____ day of _____, 2024.

_____

Tonya Graham, Mayor

Reviewed as to form:

_____

Douglas M. McGeary, Acting City Attorney

Appendix 12: Draft – Appliance Emissions Ordinance[81]

ORDINANCE NO. XXX

AN ORDINANCE RELATING TO RESIDENTIAL NITROGEN OXIDES EMISSIONS

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. Ashland Municipal Code Title 9 Health and Sanitation is hereby amended as follows.

SECTION 2. Section 9.45.010 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.010 Definitions.

For the purposes of this chapter, the following definitions apply:

A. "*emissions*" means air pollutants directly emitted by the combustion of any fossil fuel or combination of fossil fuels[82], including natural gas, propane, and any petroleum-based fuel, from a covered building, from a covered appliance generated through the operation of appliances, equipment, or processes used for space heating and water heating,[83] in a covered building. Emissions do not include:

---

[81] www.baaqmd.gov Bay Area Air Quality Management District's Regulation 9 Rules 4 and 6 can also be reviewed for further details on ordinance language choices: 20230315_rg0906-pdf.pdf (baaqmd.gov), 20230315_rg0904-pdf.pdf (baaqmd.gov)

[82] This could be left as fossil fuels or changed to natural gas fired, which would mimic the BAAQMD rules above. This change would also need to be made in other areas that use the fossil fuel language.

[83] This could also include: "clothes drying, fireplaces or cooking" if those appliances are to be covered.

1. Emissions from the combustion of wood or other biofuels in a solid fuel burning device regulated under chapter 9.24; or
2. Emissions from any appliance, equipment, or process that is designed for exclusive use outside of a covered building and from a non-piped fuel source, including but not limited to emergency generators and outdoor grills powered by propane or charcoal.

B. *"NOx emissions"* means the sum of nitric oxide and nitrogen dioxide (oxides of nitrogen), collectively expressed as nitrogen dioxide.

C. *"Covered building"* means a new residential dwelling that is a permanent structure as covered by building code.

D. *"Covered appliance"* means:[84]

1. Fossil fuel fired furnace, which includes non-central installations such as wall furnaces as well as units installed in non-residential applications.
2. Fossil fuel fired boiler, storage tank water heater, or instantaneous water heater.

E. "*Potential to emit*" means the maximum capacity of an appliance, equipment, or process, to emit NOx emissions from a covered building.

SECTION 3. Section 9.45.020 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.020 Appliance emissions limit.

A. A covered building that commences construction on or after [DATE][85] shall not have installed fossil fuel appliances that emit or have the potential to emit, through their operation or installation, NOx emissions that exceed the emissions limit established in this section.

---

[84] If additional appliances, such as gas stoves, dryers and fireplaces are included they would need to be added to this section.

[85] A date would need to be determined to provide adequate notice to prospective builders.

B. A fossil fuel furnace manufactured after January 1, 2025,[86] that emits, or has the potential to emit, more than 14.0[87] nanograms of nitrogen oxides expressed as NO2 per joule of useful heat delivered to the heated space.

C. Fossil fuel fired boiler, storage tank water heater, or instantaneous water heater manufactured after January 1, 2025,[88] that emits, or has the potential to emit, more than 10.0 nanograms of nitrogen oxides (calculated as NO2) per joule of heat output.[89]

D. The applicant must demonstrate that the NOx emissions are lower than the listed value through manufacturer certification which satisfies the requirements of California South Coast Air Quality Management District Test Method 100.1, U.S. EPA Reference Method RM-7 (40 C.F.R. Part 60, Appendix A, Test Method 7E) (as described in California Bay Area Air Quality Management District Rule 9-4-601) [, or a similar test or certification method that is deemed acceptable by the [City official]].[90]

SECTION 4. Section 9.45.030 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.030_Reports.

A. Notice of Intent to Construct. If a proposed covered building will have the potential to exceed the appliance emissions limit established in this chapter, through the operation or installation of such equipment, the owner of the proposed covered building shall submit to the city a Notice of Intent to Construct a Covered Building. This Notice must be submitted prior to commencing construction of a covered building.

---

[86] This date could be changed. The 14.0 standard has been in place in the BAAQMD since 2013 and 2012 in the South Coast Air Quality Management District. http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1111.pdf?sfvrsn=4

[87] If a zero NOx standard were adopted the language would need to be reflected here and in other relevant passages.

[88] Similarly, this date could change but has been in effect in the SCAQMD since 2006. https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1121.pdf

[89] Additional appliances could be added subsequently to this list.

[90] This clause could be added to allow for other mechanisms that may be appropriate to be used.

B. Construction Report. Within 30 days of construction completion, the owner of a covered building shall file with the City a report that includes the following information for the building:

1. Address
2. Total square footage
3. A description of the building's HVAC system, including the primary fuel type or power source for the system
4. A list of covered appliances and equipment installed in the building that emit or have the potential to emit NOx, along with the model number of the appliance and equipment, and a manufacturer certification listing the NOx emissions.

SECTION 5. Section 9.45.040 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.040 Penalties.

A. Any person violating the emissions standard or failing to comply with the requirements of this chapter is subject to the general penalty provisions in chapter 1.08. A separate violation occurs each day the violation continues.

B. A building official may revoke a certificate of occupancy for a covered building that is not in compliance with the provisions and requirements of this chapter.[15]

SECTION 6. Section 9.45.050 is hereby added to the Ashland Municipal Code to read as follows:

Section 9.45.050 Severability.

Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

PASSED by the City Council this _____ day of _____, 2024.

ATTEST:

_____

Dana Smith, Clerk of the Council Pro Tem

SIGNED and APPROVED this _____ day of _____, 2024.

_____

Tonya Graham, Mayor

Reviewed as to form:

_____

Douglas M. McGeary, Acting City Attorney

Appendix 13: WRITTEN COMMENTS

Written Comments

Summary of written comments through January 07, 2023. 101 letters have been submitted to CEPAC as of Jan 6, 2024 from 100 individuals. 95 letters from 95 individuals unequivocally support the adoption of an ordinance. Most letters in support of an ordinance mention both climate concerns and indoor air pollution/clean air concerns. One letter supported an electrification ordinance but recommended against mandatory enforcement at the current time. Four individuals submitted five letters strongly against any ordinance regulating natural gas.

Submitted Letters:

Full Name: Michael W. Mehaffy
President, Structura Naturalis, Inc.

Subject: CEPAC goals

October 30, 2023
Bryan Sohl, MD
Chair, Ashland Climate and Environment Policy Advisory Committee
Ashland, Oregon (Via email)
Dear Dr. Sohl,
Thank you for reaching out to us regarding the proposed Electrification and Clean Air Ordinance on New Residential Construction in Ashland. This letter will provide both my own views, and the position of Townmakers LLC, the applicant for the redevelopment of the Croman Mill property. (I am its consultant, not an executive.)

Speaking personally, and as one who did my doctoral research on climate change and the impacts of urban development, I am strongly supportive of action to reduce emissions, particularly at the neighborhood scale. I also agree that there is a crucial need to better value the externality costs of energy use, particularly around fossil fuels.

As discussed previously, climate change mitigation is a complex and multi-variable issue that I believe needs to be approached in a joined-up way. A focus on a single

variable can have a "rebound effect" (e.g. more efficiency can lower cost and actually increase consumption). Political blowback and economic competitiveness are other factors to consider. Therefore, I think it is important to take a whole-systems approach to neighborhood development, communicating all the full benefits of a more livable, low-carbon neighborhood. That is one reason why, in my own work, I focus especially on walkable, multi-modal, mixed use communities, much less dependent on the car, and on all the other elements of a low-density, car-dependent neighborhood. These systems are self-amplifying, I believe. At the same time, cleaner and more efficient devices must also play a role.

Speaking now on behalf of Townmakers LLC, the company believes that going all-electric on residential is a smart move, for all the reasons you articulated previously in our discussion, as well as market trends. In addition, the company is looking at a number of green building systems, including the system known as Passivhaus (or sometimes written as "Passive House"). In addition to greatly reduced utility costs, that technology also provides much cleaner indoor air through its typical filtration systems. Introducing combustion sources in Passivhaus is not generally recommended, and would potentially compromise the air quality.

The company is also looking at geothermal or ground source heat pump systems, which are all electric and do not rely on any fossil fuels.

I should note that Townmakers LLC doesn't plan to actually be the builder of homes in the community, and therefore can't say for sure whether all or some of the builders will use geothermal or Passivehaus – but Townmakers will certainly encourage them. Townmakers will also be building out the infrastructure, and the elimination of gas lines is certainly a financially attractive choice.

A somewhat bigger question remains around commercial users and the potential economic and political impacts of regulation there - but we understand that is not the focus of the current proposal.

Sincerely,
Michael W. Mehaffy
President, Structura Naturalis, Inc.

Full Name: Ryan Haynes
Subject: Testimony in support of electrification efforts

Message: To the esteemed committee: I write to you today to provide testimony in support of the promotion of electrification efforts in new construction projects. My primary concern and area of interest in this matter is the potential impact on housing affordability. Housing Authority of Jackson County (HAJC) is the region's largest developer of affordable housing. Since 2019, HAJC has completed construction and development of affordable housing for 224 households within Jackson County, and we are currently under construction on an additional 370 homes here in the Rogue Valley. Affordable housing is what we do and who we are. HAJC utilizes all-electric construction. While our primary motivation for making this switch over a decade ago was couched in behavioral-health considerations, we have seen financial benefits as well. We have realized reduced construction costs associated with the need for fewer infrastructure installations such as pipelines and venting systems. Furthermore, the ongoing maintenance and potential repair costs associated with gas systems has also been avoided. All new HAJC developments are designed to be solar and EV ready. We are proud of the work we have done in this space and are ready to participate in an all-electric future. With advancements in electric heating and cooling systems, as well as the general reduction in the cost of renewable electricity, we have also found that our residents who live in all-electric apartment buildings can anticipate competitive, if not reduced, utility bills over time. It's also worth noting that as the energy grid continues to shift towards renewable sources, all-electric homes are positioned to take full advantage of this cleaner, and potentially more affordable, energy. While it is obvious that some recent climate-change legislation, such as CFEC, will have a significantly negative impact on both housing affordability and production, encouraging developers to go electric imposes no such cost burden, and should not halt the production of much-needed housing. Our experience in this space is testament to the fact that going all-electric has actually saved the HAJC and our residents money. I recognize that there may be some discussion about a fee proposal for developers who wish to incorporate natural gas into their projects for those residents who prefer to cook with it, for those restaurants and chefs whose cuisine may require the use of gas-powered grills, woks, or broilers to properly sear meats and char vegetables, or for buildings that typically have backup generators to run certain types of medical equipment. While I maintain a neutral stance on this fee provision, it's worth noting that any costs incurred, be it through fees or increased construction costs, will potentially be passed down to residents or tenants. I believe that it is essential to ensure that affordability remain a cornerstone of any proposed legislation. It is crucial that as we continue to advance our environmental goals, we remain vigilant in ensuring that these changes do not place undue financial burdens on our communities. In conclusion, my primary

interest in supporting this legislation is to ensure that the move toward electrification is executed in a manner that is affordable, both in terms of construction costs and the operational costs borne by residents. I believe that with careful planning and consideration, electrification can align with our objectives of affordability, health, safety, and sustainability. Thank you for your time and consideration. Sincerely, Ryan D. Haynes Director of Real Estate Development Housing Authority of Jackson County

Full Name: Mark Knox
Subject: Testimony in support of electrification

To: Ashland City Council

From: Mark Knox

Subject: Zero Emission Standards for Residential Construction

I'm very excited to encourage the Ashland City Council to pass an emissions standard for new residential construction. As some of you know, the first part of my career was as an Ashland City Planner, later a land use consultant and up until my recent retirement in August, a developer with KDA Homes, LLC. where KDA was responsible for building roughly 180 homes/apartments in the City.

KDA Homes is on the forefront in leading the building industry, not just here in Ashland, but the Pacific

Northwest, with innovative land planning and housing construction techniques that have focused on climate conscious developments. In the beginning, we started out with simple strategies consisting of pedestrian focused neighborhoods and Earth Advantage Platinum housing (Verde Village Subdivision) and today are building the same, but excluding natural gas within the vast majority of the housing developments (Garden Cottages and the Beach Creek Subdivision).

There are many other strategies we've incorporated as Ashland's largest home builder (historic preservation, shared car chargers, shared vehicles, etc.), but doing so has not been easy or inexpensive. However, the vast majority of our home buyers "demanded" these conscientious features and were willing to pay for them. Thus, a significant reason why we kept increasing our environmentally conscious profile and why many of the smaller home builders in Ashland are now following KDA's lead.

Further, I can honestly state the more demand for such climate conscious features, the more experienced our subcontractors became in incorporating Earth Advantage

Housing codes, designing for solar panels and even obtaining electric appliances at a lower price – all because demand for such features continued to increase. This is not only a great feeling, but it's a clear example that we as a community, can to do more to support our environment.

I strongly believe the City's participation in developing more restrictive emission standards would 100% help the building industry build more quality and sustainable housing. This is no different than building codes adopting new seismic, insulation or weatherproofing standards, which were cumbersome during their initial implementation, but eventually became second nature to subcontractors and less costly to builders over time.

Overall, the current City Council should know about the multiple times Ashland has been at the forefront leading the State of Oregon, always applauded by numerous municipalities around the State, in having the courage to adopt a new code that is now standard code (solar access, site design, sign code, max building size, parking standards, etc.). As such, I would encourage the City Council to adopt a Zero NOx emissions standard in new homes through the Climate & Clean Air Ordinance.

Thank you for your work on this legislation and I look forward to seeing the ordinance become a reality in the very near future.

Sincerely,

Mark Knox

KDA Homes

Full Name: Laz Ayala
Subject: Testimony in support of electrification

Chad,

KDA Homes is supportive of this effort. We encouraged our home buyers not to install gas in their homes. While most of our buyers embrace this effort some still want gas for cooking. We install gas for those who choose gas for cooking or gas fire place. Our water heaters are tankless electric powered by solar and our HVA is all electric mini splits. That said, I would not make this mandatory for new construction. Instead, I recommend the City initiates an education campaign and ease into this. Our homes are equipped with solar panels, so it makes sense, but not everyone has the

luxury of solar panels in which case electricity is more expensive. There again KDA adopted PV energy seven years ago and made it a policy that every KDA home come equipped with solar panels where possible. Again, I encourage you all to ease into this and start by making it voluntary for a year or two and educate the public. That's my two sense. Happy to meet in person to discuss further if you'd like.

Thank you for what you do.

Laz Ayala

Full Name: Ann Turner, MD
Subject: Emissions standards for appliances
Message: Good afternoon, Mayor Graham and City Council members. My name is Dr. Ann T. Thank you for the opportunity to testify today as a member of Oregon Physicians for Social Responsibility. OPSR strongly supports Ashland's plan to require electrification in new buildings. Pollution from the combustion of fossil fuels in our homes and buildings negatively impacts human health and the climate, and these impacts disproportionately burden vulnerable populations including children, the elderly, low-income communities, communities of color. Vented outdoors, gas furnaces, water heaters and dryers, emit numerous air pollutants, including nitrogen dioxide, NO2. The EPA has determined that NO2 is causal of asthma, especially in children. Asthma is the most common chronic childhood illness and asthma rates are a measure of environmental justice. I'm sure you have seen at least some of the recent media coverage of gas stoves causing indoor air pollution and increasing the risk of childhood asthma symptoms--by 42%. (1) What has been less appreciated is that high levels of NO2 in ambient or outdoor air is also associated with high rates of asthma. More NO2 is emitted from gas furnaces and water heaters than from gas power plants. The good news is that a longitudinal study over 20 years (1993-2014) of more than 4000 children in Southern California found that improving pollution controls on cars decreased childhood asthma rates in tandem with lowered levels of ambient NO2. (2) In addition to asthma, nitrogen dioxide is associated with premature mortality, cancer, strokes, and increased ED and hospital visits, especially in children and older adults. We regulate pollution from gas power plants, industry, and cars and trucks, but there is no regulation of air pollution from buildings. Therefore, we strongly support the city of Ashland in electrifying new construction. Thank you. Ann T, MD Member Oregon Physicians for Social Responsibility (1). Lin, W., et al., Meta-analysis of the effects of indoor nitrogen dioxide and gas cooking on asthma and wheeze in children. International Journal of Epidemiology, (2013).

Available at: https://doi.org/10.1093/ije/dyt150 (2). US Department of Transportation, Pipeline and Hazardous Materials Safety Administration (PHMSA), ?Gas Distribution Significant Incidents 20 Year Trend,? (data as of July 12, 2021). Available at: https://portal.phmsa.dot.gov/analytics/saw.dll?PortalPages&PortalPath=%2Fshared%2FPDM% 20Public%20Website%2F_portal%2FSC%20Incident%20Trend&Page=Significant

Full Name: Georgina Valencia
Subject: CEPAC goals

Message: I received a letter from the City of Ashland dated October 4th asking for comments from stakeholder groups on the Climate and Energy Action Plan goals. I will be unable to attend either of the 2 meetings and therefore offer my thoughts electronically. 1. While I agree with the current policy that all new construction should be required to install all electrical. There should be, if not already, the addition of a new Auxiliary dwelling unit added to an old or existing structure should be required to be all electric as well. 2. Existing housing stock - there should be a dollar amount applied to determining whether appliances in an existing home would need to be changed from gas to electric. (appliances refer to - HVAC, stove, cooktop, water heater). For example: if the expense to change over from gas to electric for a particular appliance would be greater than 1% of the appraised value of the home. There would be no requirement for the homeowner to make the change. Thank you for your consideration.

Full Name: Heather Muhonen
Subject: Testimony in Favor of the Climate & Clean Air Ordinance

Message: Dear City of Ashland, I am a parent of three children, a homeschool parent, and healthcare professional living in the Rogue Valley. We have lived here for 5 years, during which we have experienced several wildfire seasons and several scorching summers, giving us a personal experience with the effects of climate change. Upon learning of this youth initiative, to improve emission standards for new homes, I was eager to speak out in support of this change. As a homeowner of an older home that had a propane cooking range and a propane gas insert fireplace, I have personal experience with this type of appliance. I can testify to the increase in propane gas prices over the past 5 years and when we it came time to replace our cook top we chose to go with electric for a couple of reasons. The first was the ongoing research that links the increased risk of respiratory disease with exposure to natural gas fumes in the home with standard use and second, the rising cost of propane. We have also

lived overseas in areas where heat pumps are the standard and can testify to their effectiveness and efficiency in heating and cooling homes. It would be good practice to increase their use in the United States, especially as new homes are being built. I am encouraged by the Ashland City Council's willingness to engage with local youth and their supporters on this issue. This type of policy is forward thinking and proactive. It has the ability to make a significant impact on its citizens and demonstrate how local communities can be leaders in managing climate change. Let Ashland be an example to surrounding communities and beyond of a city enacting a policy that acknowledges climate change, the negative impacts on its citizenry, and shows a better way forward. Thank you. Sincerely, Heather M.

Full Name: Joan Kalvelage
Subject: electrification

Message: We care about reducing our contribution to climate change--for the sake of our children, grandchildren and the Rogue Climate youth who give them hope. So when we built a new Ashland house ten years, we chose a contractor claimed to be eco-friendly. He helped us weatherize, install solar panels and a heat pump, etc. But he recommended a mix of electric and natural gas. Thanks to the City of Ashland's rebate, we recently converted to an electric induction stove. But other conversions will cost us funds and energy. We have no doubt that the ordinance requiring the electrification of new homes will ultimately be appreciated by Ashlanders building new homes--as well as all of us suffering wildfire smoke and dread about the impact of unregulated methane emissions.

Full Name: Brian S
Subject: In Support of the Climate and Clean Air Ordinance

Message: To CEPAC members and staff: Electrify Now is a volunteer organization devoted to educating the public about the benefits of efficient electrification to make our homes and buildings safer, healthier, more comfortable and less costly to heat and cool while also dramatically reducing air and carbon pollution. We have worked with hundreds of homeowners across the state to voluntarily electrify their homes. Please support the proposed Climate and Clean Air Ordinance to set a limit on the amount of polluting fossil fuel emissions permitted in new residential buildings in Ashland. This policy will reduce our city?s dependency on methane gas and encourage newly constructed homes to be built with efficient electric appliances. This ordinance would ensure that Ashland continues to have affordable new housing without creating unnecessary air and carbon pollution, while also creating

comfortable and healthy homes and buildings. This policy would build off similar policy set by over 50 municipalities across the country working to improve air quality and transition away from fossil fuels. This is common sense policy that would contribute to the livability and desirability of Ashland as an affordable and healthy community. Thank you, Brian S. Co-Founder Electrify Now

Additional written testimony from Brian S:



October 18, 2023

To CEPAC members and staff:

Electrify Now is a volunteer organization devoted to educating the public about the benefits of efficient electrification to make our homes and buildings safer, healthier, more comfortable and less costly to heat and cool while also dramatically reducing air and carbon pollution. We have worked with hundreds of homeowners across the state to voluntarily electrify their homes.

Please support the proposed Climate and Clean Air Ordinance to set a limit on the amount of polluting fossil fuel emissions permitted in new residential buildings in Ashland. This policy will reduce our city's dependency on methane gas and encourage newly constructed homes to be built with efficient electric appliances. This ordinance would ensure that Ashland continues to have affordable new housing without creating unnecessary air and carbon pollution, while also creating comfortable and healthy homes and buildings.

This policy would build off similar policy set by over 50 municipalities across the country working to improve air quality and transition away from fossil fuels. This is common sense policy that would contribute to the livability and desirability of Ashland as an affordable and healthy community.

Full Name: Jaime Banks.
Subject: Electrification

Message: I am an Ashland resident and a mother. I am concerned for the future safety and health of my children and other children alike. I am in total support of the Climate and Clean Air ordinance and believe it is essential that it be passed in a timely manner. I am in support of an emissions standard being passed in Ashland for all new residential homes.

Full Name: Cathy Crothers
Subject: I support the Climate & Clean Air Ordinance

Message: I request that the City of Ashland pass the Climate & Clean Air Ordinance -- an emissions standard for new homes to improve air quality, community health and affordability. It's good for our health and that of the planet, it's affordable, energy efficient, and moves our community in the right direction for future energy improvements. I'd like to mention that I'm proud of the efforts of the Ashland Youth for Electrification Campaign. Thank you for your time, Cathy

Full Name: Alan Journet
Subject: SOCAN's testimony: Reducing Fossil Fuel Emissions in Ashland

Message: Summary Statement The evidence seems clear and unequivocal that for individuals and communities wishing to protect their personal health or the health of the planet, methane (natural) gas is not a reasonable 21st century choice for providing buildings with energy. The dire suicidal trajectory we are currently following can be averted, but only with concerted individual and collective action. We have choices when considering our personal health and addressing the existential threat posed by the climate crisis. Among these choices, promoting the ongoing inclusion of methane gas in new residential construction seems strongly contra-indicated. For the reasons argued here, Southern Oregon Climate Action Now supports Ashland Youth in their effort to promote actualization of the Ashland Climate and Energy Action Plan Buildings and Energy Strategy BE-1-2. Promote switching to low and non-carbon fuels. and BE-2-1. Expand participation in energy efficiency programs & promote climate-friendly building/construction

Attachment 1: SOCAN's Reducing fossil fuel emissions in Ashland – see below

Full Name: Alexander Cunha
Subject: Comment in support of CEPAC

Message: To whom it may concern, I am writing a comment in support of Ashland's Climate and Clean Air Ordinance. Here are some of the following reasons why I support this commonsense initiative: Building new homes with electric appliances saves money up front and over time. Efficient electric heating and cooling equipment like heat pumps use less energy, which lowers tenants utility bills over time. Heat pumps provide both heating and cooling in a space. It is more cost

effective to install one appliance with two necessary functions instead of a separate furnace and AC unit. Many housing developers already build 100% electric residential buildings because it's cheaper. This is crucial to consider as we build more much needed affordable housing in our community. Gas utilities like AVISTA continue to increase their rates to expand the gas system on the customer's dime. AVISTA has cumulatively increased utility bills by 51% since 2020. Regarding Climate Change: To meet the urgency of the climate crisis, it is critical that Ashland quickly transition off fossil fuels. Ashland has already been experiencing the impacts of the climate crisis, with wildfire smoke increasingly polluting our air every year. We can?t afford to wait as pollution from our homes continues to harm the health of our communities and increase the impacts of the worsening climate crisis. According to the Oregon Dept of Energy, residential and commercial buildings account for about one-third of Oregon's greenhouse gas emissions, and direct use of fossil gas creates 14 percent of the state's GHG emissions. About 13% of Ashland's GHG emissions come from residential buildings. This ordinance would reduce citywide greenhouse gas emissions from new residential construction. Thank you, Alex

Full Name: Linda Niehaus
Subject: Natural Gas

Message: Hello, I support the measure to eliminate natural gas use in new homes. This is essential to addressing climate change. All electric homes produce much less CO2. Please pass this measure. Thank you, Linda N

Full Name: Anne Meiring
Subject: Climate and Clean Air Ordinance

Message: I am writing to urge the City of Ashland to implement the Climate and Clean Air Ordinance. I have been a resident of Ashland for the past 23 years. Within that time, the impacts of our warming planet have become more and more obvious, and for that matter, frightening, in our area. I refer, of course, to the increasingly smoky summer months and to the Almeda Fire. I realize that the Climate and Clean Air Ordinance will not solve the climate crisis, but it is one reasonable action that can be taken. It is reasonable, because instead of banning all gas appliances in our city, it is limited to new construction. This will have the dual impact of decreasing emissions AND raising public awareness of the folly of continued reliance on fossil fuels. Hopefully, other towns will even follow our example. Please implement this important measure. Thank you.

Full Name: Ben Scott
Subject: RCAT proposed Electrification Ordinance

Message: Dear CEPAC Committee, I have recently submitted electronic testimony on this issue and was hoping to also give in person testimony today. Unfortunately, I'm feeling a bit under the weather and feel I should stay away from folks. In my last letter to CEPAC I mentioned that I had participated on the CEAP II Ad hoc committee. I am happy to see that RCAT and Ashland youth are spearheading this new effort. It is the youth that has the most at stake and I'm glad to see more direct action. I also mentioned that for the past year and a half I have been a volunteer with Electrify Ashland Now! This is one team of the Ashland Climate Collaborative and we have been and are actively engaged in assisting homeowners to fully electrify their homes and transportation. Obviously, I support the proposed Electrification Ordinance. I would hope that it can be expanded to include a ban on gas installations in existing homes as well. I recognize some flexibility might be needed here but the ban should include new and existing homes. Why leave such an obvious gap in the ordinance? One thing is also clear, we cannot rely on voluntary actions. They help but are insufficient. This topic has been raised before and I have personally written to City Council recommending a ban on not only new natural gas (methane) appliances and installations but upgrades in existing homes as well. There really is no difference whether gas furnaces, water heaters, stoves/ovens or whatever are installed in new or existing homes. Both will contribute to ongoing GHG (especially methane) emissions for 15-20 years and in some homes, even longer. My career has included over 15 years in the energy efficiency field and currently I act as a 3rd party verifier for Earth Advantage (and other certifications) new homes certifications. I still see gas appliances being installed and it is disappointing. I also do independent energy audits for existing homes and of course still see many, many gas appliances of all ages in Ashland homes. It is past time that we get a ban in place on all equipment and appliances burning natural gas (methane). I strongly support the RCAT proposal and hope that it can lead to meaningful reductions is Ashland GHG emissions. Sincerely, Ben S. 26-year Ashland resident

Additional written documentation by Mr. Scott:

Dear Ashland CEPAC,
I am a 26-year Ashland resident and have been an advocate for Clean Energy for many years. My past experience has included working for non-profit Energy Service

Companies, often on contract with Energy Trust of Oregon for renewable and energy efficiency programs. On one such program, I worked directly with the City of Ashland to jointly offer residents a whole-home energy efficiency upgrade program.
As an Ashland resident, I also participated for one year on the Ad hoc CEAP committee (CEAP II as it was called) and am very aware of CEAP goals and the current difficult issues we face. I also have first-hand experience as a 3rd party verifier for local Earth Advantage certified homes, seeing gas (methane) furnaces, water heaters and other gas (methane) appliances being installed. To the city's, ACC (Ashland Climate Collaborative) and a few contractors credit; it is improving and more all electric homes are being built. Ashland far exceeds other cities in the electrification effort, but more needs to be done.
For the past year and a half, I have been a volunteer with the Electrify Ashland Now! team, a part of the Ashland Climate Collaborative. With my professional experience as a residential Energy Advisor, I endeavor to bring some "boots on the ground" experience to the team. As a team, we are actively helping Ashland residents to fully electrify their homes and transportation.
So today I am writing to address the Rogue Climate Action Team's proposed Electrification Ordinance. Obviously, I fully support the efforts of RCAT to prohibit new fossil fuel infrastructure in new construction. And I would go further.
I have personally written to City Council on this topic in the past, strongly recommending a ban on natural gas (methane), in not only new construction but for any upgrades in existing homes as well. Any installation of gas equipment/appliances, whether in new construction or in existing homes, will add to GHG emissions for years to come. On average natural gas (methane) furnaces, water heaters, cooktops, etc, will be in use for 15 – 20 years, further contributing to local air pollution, poor indoor air quality and delaying addressing the larger problem of climate change (global warming).
What concerns me now as a climate activist, is the slow pace of change and the seeming inability of local government to do more and urgently. Reading an email about these meetings, I pondered phrases; "take the ordinance issue under study", "to study and potentially draft an ordinance", "engagement process take place to investigate this issue", etc. Study, study, potentially, investigate. What about taking more immediate action and for the greater good?
I have been disappointed to see our CEAP goals not being met. I remember some of the recommendations of CEAP II, and one that I've long mentioned to city council (over 10 years now), is the health of residents being exposed to the rampant use of Gas Leaf Blowers (GLBs).
Aside from that being personal to me, it is just one example of knowing what is best for the good of all but not acting. Numerous and recent studies on GLBs, reveal their

very harmful effects on us with increased stress, noise and air pollution, including more exposure to fine air borne particulates (PM 2.5), just like wildfire smoke and other fossil fuel emissions. To say nothing of a lesser quality of life, something I presume we all value and a reason we choose to live in Ashland.
If we are unable to deal with an "easy lift" like banning GLBs, how will we ever tackle larger issues?
In closing and retuning to the issue of these meetings, I strongly urge CEPAC and Ashland City Council to move forward with and adopt an Electrification Ordinance as soon as possible. It could also be an opportune time to include banning GLBs! If one has the floor to speak, why not use it!
I am submitting this written testimony as I will be out of town on the 18th. I do plan to attend the 2nd meeting on the 26th.
May RCAT and our youth prevail!
Sincerely,
Ben S

Full Name: Dale Engle
Subject: Climate and Clean Air Ordinance

Message: I'm writing to urge you to adopt the Climate and Clean Air Ordinance. Ashland needs to be a leader in this effort! Thank you.

Full Name: Diane Tegdmeier
Subject: Climate and Clean Air Ordinance

Message: I have been impressed by the diligence of Ashland's youth in researching, studying and promoting the Climate and Clean Air Ordinance. As a renewable energy advocate since the 1970s, I see this ordinance as an important first step towards clean household energy programs. In addition, I would love to see ordinances guiding building codes orient homes toward passive solar heating, construction materials that foster passive cooling and other sustainable building practices that have been available for some time. These codes should also take recycling water into account, something so very important in these times of climate change. Thank you for supporting these wonderful young people in their work toward a sustainable climate. Show them that their hard work and dedication matter.

Full Name: Lorraine Cook
Subject: Support for Ashland Climate and Clean Air Ordinance

Message: Dear City of Ashland Council Members, I urge you to cast your vote in favor of the proposed Ashland Climate & Clean Air Ordinance and thereby set a healthy standard for the families who will be moving into the new homes that will get built in Ashland This is a small but important step toward a healthier community. My husband and I live on Diane Street in what we have been told is the "oldest housing development" in Ashland. Homes on our street and neighboring Barbara Street were moved here after WWII from White City in 1948. When we purchased our home in 1995, we put in a gas stove which (we thought) served us well for over 25 years. In fact, we liked "cooking with gas." What we didn't realize until recently was that the air in our home was being measurably polluted every time we cooked. While we knew that putting fossil fuel fumes into the air wasn't good for the planet at large, it wasn't until we got an AQI meter to use outside on smoky days and happened to leave the meter turned on inside the house, we began to notice that every time we cooked with gas, the pollution level in our small home went up to very unhealthy levels. In fact, the first few times it happened we were perplexed at the dramatic change in the reading and even wondered if there was something wrong with the meter. It turned out that the meter was working, and it was telling us what our noses couldn't. Cooking with gas was seriously not good for the living beings in our home. Suffice it to say, we switched over to an electric range this summer. I urge you to move this ordinance ahead with a YES in support of setting a standard that makes for healthier homes. Lorraine C

Full Name: Nancy Parker
Subject: Hazardous gas emissions from natural gas cooking ranges

Message: Dear People, Recent peer-reviewed studies reported by Harvard, Stanford, and other noteworthy organizations report findings that people, especially children and the elderly, who live in homes with natural gas cooking ranges, suffer a 40% higher incidence of asthma and other respiratory ailments. Hazardous emissions from natural gas include nitrogen dioxide, carbon monoxide, and formaldehyde. States, cities, and counties around the country are consequently implementing regulations prohibiting installation of gas ranges in new residential construction. Based on these scientific findings, I strongly urge the City of Ashland to follow suit. Sincerely, Nancy P.

Full Name: Ray Mallette
Subject: Ordinance to Restrict Natural Gas hookups for new residential buildings

Message: I support the City of Ashland implementing an ordinance to restrict natural

gas (methane) hookups for new residential construction. In addition, I support the City to continue rebates for electrification of existing residential buildings. The fossil fuel natural gas suppliers and utilities are lagging in planning and in fact contesting meeting the 2040 GHG emission targets currently in place for Oregon. In addition, FERC is continuing to allow natural gas utilities to expand their pipeline's capacity and coverage in the Pacific Northwest. Both actions will lead to unabated growth in natural gas methane emissions from extraction, delivery and use beyond 2050, leading to increasing local and global affects from human caused climate change. Not something we want to leave our future generations with. Technologies currently exist for complete electrification of residential space heating and cooling, air filtering, water heating, cooking and laundry that are more efficient and provide a cleaner residential environment than fossil fuel alternatives. With Ashland's electricity being primarily sourced from BPA hydro, residential electrification along with electrifying transportation will address Ashland's two top GHG emission sources and help us meet our CEAP plan.

Full Name: Sonya Daw
Subject: Comment in support of CEPAC

Climate and Environment Policy Advisory Committee
10-25-23
Dear committee,
I am writing in support of the proposed ordinance to establish a fossil fuel emissions standard for new residential buildings in the Ashland.
Reducing fossil fuel emissions through this ordinance will advance Ashland's Climate and Energy Action Plan goals, set an example for other Oregon communities, and most importantly, help make the planet livable for our children.
In response to the accelerating climate crisis, my husband and I have begun electrifying our home to stop using natural gas. It costs money to make the change in existing homes, but the cost for starting with electric appliances in new homes is negligible. Electric power should save money over the long term. It also sets our community up for more energy independence as more and more homes add solar panels.
Any policy change can cause hardship for some community members. I support creative ways the city can address negative consequences to families and businesses as a result of the ordinance. Ideally, we can make the transition as smooth and equitable as possible.

Thank you for your consideration.

Sonya D.

Full Name: Erika Bekermeier
Subject: Support for Ashland Climate and Clean Air Ordinance

Message: I'm Erika Bekermeier, a resident of Ashland, Oregon since 2000. Not only have I experienced the impacts of the climate crisis from year to year, here in the Rogue Valley, but also the increasing intensity of heat, wildfire, and smoke - all of which dramatically increase air pollution, harm the health of our communities, and worsen the climate crisis. While reducing climate impacts is a global responsibility, I urge Ashland to step up NOW in doing their part to achieve local greenhouse reduction goals. Ashland's CEAP-2017 is a comprehensive document which includes Action Steps for Public Health, Safety & Well Being, as well as for Buildings & Energy. One way of reaching these goals of dramatically reducing climate pollution and protecting the community's health is to quickly transition from fossil fuels to electrification. As such, I strongly support the Ashland Climate and Clean Air Ordinance advocated by the Ashland Youth for Electrification. Respectfully, Erika Bekermeier

Full Name: Kim Blackwolf
Subject: Natural gas limitations

Message: I am a long time Ashland resident (40 years) and native Oregonian. I in part work as a property manager. I think it's absolutely time to restrict natural gas. I would like to see it phased out to all commercial and residential buildings within five years. This is a fossil fuel (no mater what Avista and other gas companies say) it is NOT clean energy. It is extremely bad for the environment and for our health. I support the first step of restricting gas in all new residential construction. Please go further and make Ashland a clean energy city by removing all natural and propane gas.

Full Name: Vicki Orendurf
Subject: Support for the Climate & Clean Air Ordinance

Message: Dear Ashland's Climate and Energy Advisory Committee, Thank you for your service to our community and commitment to reducing our city's impact on climate change. As we, the Ashland community, move forward in our goal to reduce our reliance on fossil fuels I'm wondering why new construction homes and commercial buildings within our city limits are still being built using gas stoves, water

heaters, fireplaces and furnaces. It is wonderful that the City offers incentives to home owners to replace gas appliances with energy efficient electric ones. For some people this is very costly and unaffordable. It is not only the cost of the appliance itself, but the cost of an electrician to install new electric circuits within the home to support the additional amperage needed to run these appliances. This can add upwards of $1000 to the overall cost. However, when a new home is being built, the cost of an additional electric circuit is nominal and the cost of the energy efficient electric appliances is comparable to equivalent gas appliances. This adds very little to the cost of building a new home and will be passed on to the new home owner. It seems t h at most of the new homes being built in Ashland are being sold above the median home price, so this small additional cost will not be a hardship to these higher-end home buyers. The same is true for commercial construction. This seems like a golden opportunity to stop additional fossil fuel-dependent homes and buildings from being added to our town. I very strongly urge you to pass the emissions-based Climate & Clean Air Ordinance.

Respectfully,
Vicki Orendurff Ashland

Full Name: Kathleen H
Subject: Electrification of Housing

As a homeowner (236 N. Mountain Ave) of 9 yr. I support an emission standard that would eliminate gas for new construction. I have put in solar and changed my gas heat to split units. I did this for 2 reasons. #1 expense of going totally electric - hence the solar

#2 burning / having a gas heater in my home was something I did not want to be in my house and/or vented to the outside because of the increase of NO_x pollution.

As a retired health provider (Family Nurse Practitioner) and an ER Nurse I have taken care of young people with an asthma attack. It is heartbreaking to care for a young person and see them die. Decreasing NO_x pollution inside + outside will reduce these events

Thank-you

541-778-5306 /Kathleen Hering 236 N. Mountain Ave Ashland OR 97520

Full Name: Lorrie Kaplan
Subject: Clean Air Ordinance

To: Ashland Climate and Environment Policy Advisory Committee
From: Lorrie Kaplan
Re: Proposed Climate & Clean Air Ordinance
Date: October 18, 2023

My name is Lorrie Kaplan. I live in Ashland. I want to thank the members of CEPAC for your work to bring forward the proposed Climate & Clean Air Ordinance and for this opportunity to comment on it.

I wholeheartedly support the proposed ordinance. I also 100% concur with the data and rationale presented by the Rogue Climate Ashland Youth for Electrification and Southern Oregon Climate Action Now in support of this ordinance.

I've dedicated several years to understanding and promoting locally appropriate climate solutions. In 2022, I was inspired to come together with other Ashlanders to form the Ashland Climate Collaborative. ACC is a 501c3 nonprofit that promotes local collaboration to reduce our climate impact and build a more equitable and resilient community. One of our projects is Electrify Ashland Now! through which local volunteers help other Ashlanders access resources and plan their journey to convert their homes and buildings from gas to all-electric.

My comments are my own and are not offered on behalf of the Collaborative or any other organization.

I converted my home to all-electric in 2020. I did so once I realized the climate impact of my gas appliances. natural gas is about 90% methane, which is a highly potent greenhouse gas. When it escapes into the atmosphere, it has a global warming impact 86 times greater than carbon dioxide over a 20-year period. More recently, Stanford University research shows that in addition to methane, gas appliances release a number of toxic pollutants into our living spaces – even when they are turned off.

The great news is that technologies and economics have evolved considerably in recent years. We now have cleaner, healthier, affordable and more effective alternatives than burning methane in our homes. I personally can attest to consistent savings on my household energy bill and satisfaction in cooking with an induction range.

Climate change has shifted from a future crisis to a crisis of the here and now. And, it requires action at every level of society.

On the federal level, decades of scientific data and relentless and costly citizen advocacy have been blocked and stalled by oil industry dollars and disinformation, polarized politics, and paralysis. In 2022, Congress finally took a step forward with the Inflation Reduction Act. The IRA greatly reduces the cost of replacing outdated household gas equipment with much more efficient electric alternatives.

This is great. But it's even easier, better, and cheaper to start all-electric in the first place. That's where we need local government to step in to do its job.

Gas appliances typically last between 15 and 30 years, and sometimes longer. Continuing to install this equipment locks in negative impacts for decades. It is neither fair nor equitable to place this inevitable added cost and health risks on future residents of Ashland.

The people of Ashland clearly demonstrated our values and intentions by pressuring our elected leaders to approve the Climate and Energy Action Plan in 2017. Enacting a climate plan was a great step. We need to follow through by implementing the policies and programs that will achieve our goals.

Enacting the Climate & Clean Air Ordinance is an essential step in fulfilling our commitments and achieving our goals. It follows the science and the economics. It would measurably reduce our greenhouse gas emissions while also enhancing public health. The ordinance aligns with our existing laws, our values, our commitment to equity and social justice, public health and safety, our economy, our quality of life, and our accountability to future residents and generations.

Obviously, Ashland alone can't solve the climate crisis. No city can do it alone, even the biggest ones. But similarly, it will be impossible to address climate change without cities doing their part. Each community must roll up its sleeves to identify and implement the strategies and policies that are most appropriate for us. At least 76 other cities have already taken action across the U.S. to slow down the use of methane. This is called "finding a way forward." This is called leadership. Ashland has it. We are ready.

Restricting gas infrastructure in new homes offers a myriad of benefits with few if any downsides. If anyone can find a clearer win-win-win than this, please bring it forward.

Thank you again for your service and your leadership on this critically important issue.

Full Name: Terry Brain

Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City
Council:

I'm writing to voice my support for an emissions standard in new residential construction to limit air pollution in our homes.

This is a health issue.

I recall the days when we were advocating to get lead out of paint. I also recall that the very last homes where lead paint persisted were the homes of the poor: renters primarily. Lead paint flaked off the exterior walls and babies were sitting in the dirt outside their homes, eating it.

With this backdrop, and in the name of justice and equity, I urge you to take a giant step forward and safeguard the air quality in ALL ASHLAND homes, especially the homes of renters, children, and the poor. These persons are seldom at the table when we decide who breathes clean air and who doesn't. They are also worthy.

I am deeply appreciative of the hard work my Ashland city Council does. Thank you.

Terri Brain

Full Name: Jared Cruce
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

It is imperative and we are late to the task of shifting new development and construction to clean energy. It is greatly cheaper to execute the energy standards of the future now, rather than retro-fit in the future.

Yours sincerely,
Jared Cruce

Full Name: Michael Dotson
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Transitioning away from fossil fuels is the single most important action that communities and individuals can make to avoid intensifying impacts of climate change.

Yours sincerely,
Michael Dotson
Ashland, Oregon, 97520, United States

Full Name: Sarah Fowler
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Sarah Fowler
Ashland, Oregon, 97520, United States

Full Name: Flavia Franco
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I am very concerned that the FERC (Federal Energy Regulatory Commission) just approved the capacity expansion for the GTN express pipeline that comes very close to Ashland. We should not be expanding for future demand in fossil fuel. We should be turning the spigot off! I understand that the population in this area is expected to grow by 2030, and I do not want new demand met by fossil gas. I want to see it met by community solar projects, renewable wind, and increased efficiency.

We can create a better world for everyone, but we have to be willing to stop the activities that are currently damaging to our wellbeing.

Yours sincerely,
Flavia Franco
Ashland, Oregon, 97520, United States

Full Name: Linda Gabrielle
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This ordinance will reduce our city's dependency on methane gas, improve community health and hold Ashland accountable to climate action.

It's time to take action now to meet the reality of the climate crisis.
This means:
1. City Staff draft an emissions standard based on the testimony of dozens of Ashland youth and community members.
2. At the January CEPAC meeting, approve the updated emissions standard and send it to the City Council for 2 readings and a vote.

I look to you, Ashland City Council, for showing the wisdom and determination to listen to and stand with our youth, who will suffer the worst effects of climate change, and who support our city's best future.

Yours sincerely,
Linda Gabrielle

Full Name: Brad Hagen
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

It is important that we enact measures that safeguard the health of members of our community and contribute to limiting climate change. These emissions standards will do both.

Yours sincerely,
Brad Hagen
Ashland, Oregon, 97520, United States

Full Name: Edward Masler
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

[INSERT WHY THIS MATTERS TO YOU]
I have seen the devastation on the land and lives of people who live with Fracking. It is immoral to contribute to creating "sacrifice zones" to satisfy our energy preferences.

Yours sincerely,
Edward Masler

Full Name: Stu O'Neill
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

The time to act is now. We need strong support from the City of Ashland to move our climate goals forward. Please support this youth-led effort in community.

Yours sincerely,
Stu O'Neill
Ashland, Oregon, 97520, United States

Full Name: Lauren Jinshil Oliver
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm

writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

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I look to you, Ashland City Council, for showing the wisdom and determination to listen to and stand with our youth, who will suffer the worst effects of climate change, and who support our city's best future.

Yours sincerely,
Lauren Jinshil Oliver
Ashland, Oregon, 97520, United States

Full Name: Valerie Stein-Retiz
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support

Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

We Do Not Inherit the Earth from Our Ancestors; We Borrow It from Our Children!

Yours sincerely,
Valerie Stein-Retiz
Ashland, Oregon, 97520, United States

Full Name: Diane Tegtmeier
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I have been active in reducing pollution from fossil and nuclear fuels for over 5 years. It's a joy to see action such as this finally being taken. I also suggest making the building codes more climate responsive all around, like orienting windows to the south for example.

Yours sincerely,
Diane Tegtmeier

Full Name: Joyce Ward
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I was an architect working in this town for over forty years. Part of my concern as a professional was to limit the potential harm that the homes I designed might have on our fragile environment. This ordinance will help steer everyone involved in housing development in Ashland to a more sustainable future for our town and a more sustainable way of doing business.

Yours sincerely,
Joyce Ward

Full Name: Christopher Winder
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Ashland portrays itself as the progressive and environmentally conscious heart or southern oregon and the rogue valley. This is an opportunity to show that this is not just a facade but that Ashland truly puts its money and resources where it's mouth

is.

Yours sincerely,
Christopher Winder

Full Name: Deb Yturraide
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

[INSERT WHY THIS MATTERSTO YOU]
I want to leave the Earth in good condition for my Grandchildren.

Yours sincerely,
Deb Yturralde
Ashland, Oregon, 97520, United States

Full Name: Al DeVore
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support

Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

[INSERT WHY THIS MATTERS TO YOU]
It is important to take these steps now for the economic health of Ashland in the long run not only for the health of its residents.

Yours sincerely,
Ai DeVore

Full Name: Nadia Pettengell
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

I was a RCAT member for the better part of last year and have been a part of the process of this emissions standard being introduced. I have watched as the members of RCAT spend countless hours creating and perfecting each step of this process, insuring it is as legally sound as possible. I have watched as RCAT has rallied to get over 400+ students and community members gathered in support of the electrification campaign. I would like to encourage CEPAC and City Counsel to please make as many efforts in a timely manner to get this emissions standard passed. I can assure you that the students and faculty involved in RCAT have put in the time and done their part. Now I ask you to please do the same.

Thank you,
Nadia Pettengell
Ashland, Oregon, 97520, United States

Full Name: Bob Morse
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I'm concerned with the installation of natural gas in new buildings as methane is more toxic to our environment than is carbon dioxide. I support all-electric buildings in Ashland's future.

Yours sincerely,
Bob Morse

Full Name: Ishmael Tazlantis
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This matters to me because I care alot about our environment, and I want to make sure we can help it in any way possible

Yours sincerely,
Ishmael Tazlantis
Ashland, Oregon, 97520, United States

Full Name: Jim Hartman
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy in a way that it will be hard for Avista's army of lawyers to undo, so that it makes the biggest impact.

We don't have to use natural gas, period. Let's phase it out. Our future depends on it. Because of leaks, natural gas is twice as bad as we thought in terms of emissions. When you consider that natural gas is 3 times worse in the short term (20 years) than in the standard 100 year analysis, it is clear we need to make getting rid of natural gas a priority. When you combine those two factors, you see that natural gas is 6 times worse than we imagined when CEAP was passed. Six Times!

Thanks for taking time to consider this.

Yours sincerely,
Jim Hartman
Ashland, Oregon, 97520, United States

Full Name: Cynthia Care
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that

it makes the biggest impact.

[For those concerned about having backup power during an outage, please note that solar plus battery backup, or bi-directional charging with electric vehicles can provide clean energy during a Pacific Power outage. Another option would be a gas generator which of course is not clean energy but at least would not pollute the inside of the house and would only be used occasionally. A clean-burning wood stove would also be an option.]
Thank you

Yours sincerely,
Cynthia Care

Full Name: Barbara Settles
Subject: Support for the Climate & Clean Air Ordinance

Subject: Electrification advances

Message: I am Barb Settles, live in Ashland since 2015. I?ve been involved with residential groups to help the city meet its carbon reduction goals. Please support this electrification ordinance. It will not be a burden for present ownership, as new homes will be electrified, but it will be a model that others will be able to follow. It is a step toward reducing carbon for the health and integrity of our city. Thank you for supporting and promoting this planned step forward in meeting our goals together.

Full Name: Ingrid Edstrom
Subject: Support for the Climate & Clean Air Ordinance

Full Name: Ingrid Edstrom
Subject: Climate & Clean Air

Message: It is time to electrify Ashland! A residents of the Ashland area, we have the right to clean air and public systems that are regenerative of our planet, rather than extractive and polluting. It is time for bold climate action. Please pass the Climate and Clean Air Ordinance to create an emissions standard for new homes to improve air quality, community health, and affordability. This is just one small, yet important step in an essential transition away from fossil fuels.

Full Name: Erin Muck
Subject: Support for the Climate & Clean Air Ordinance

Subject: I support the emissions-based Climate & Clean Air Ordinance
Message: Dear CEPAC, I have been following the Rogue Climate Youth and FULLY support them in their quest to pass a policy that will make a positive impact on our climate. Have you heard of a town in England called Ashton Hayes? This community gathered in 2006 to commit to going Carbon Neutral and they have made remarkable and measured progress, year after year. To learn more about their remarkable endeavors, please visit https://www.goingcarbonneutral.co.uk/. Our town has the CEAP plan, but as a resident, I see very little evidence of the needle being moved in a collective manner. That is why this proposed ordinance gives me so much hope. It's actual action toward our shared goal of decreasing greenhouse gases in our community. In the process of following Rogue Climate, I have also learned about the serious health risks gas poses in people's homes. In addition, electric appliances will help homeowners save money both up front and over time. Anything we can do to help our community enjoy clean air and a livable future must be addressed swiftly and with urgency. Thank you, Erin Muck

Full Name: Karen Carnival
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I think that Climate Change is one of the biggest risks to our youth's future, and I believe this step is just another tool that we need to try to keep on track for our climate goals. We have so much work to do, this is an important piece of the overall movement toward clean energy and conscious construction.

All my best,

Karen Carnival
Ashland, Oregon, 97520, United States

Full Name: Zach Pasche
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Zach Pasche
Ashland, Oregon, 97520, United States

Full Name: Doug Cochran
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Doug Cochran

Full Name: Lindsey Wilcox
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Lindsey Wilcox

Full Name: Leah Samelson
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

As a new resident of Ashland who plans to stay in the Rogue Valley for years to come, decisions like this will impact not only me, but my children, and any future generations. This is an exciting opportunity for our city to be a leading example of what practical, impactful, and science-backed action for a healthier community can look like. The powerful work that Ashland youth have done to make this happen is inspiring, and shows how important it is to support those who will bear the brunt of our inaction on climate change.Once again, I ask that you make sure we pass this important ordinance as soon as possible.

Yours sincerely,
Leah Samelson

Full Name: Gregory Lincoln
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This matters to me because of the grave jeopardy facing future generations if we do nothing at all to try to make a change. I may have no children but the safety and health of those that come after me matters very much
Yours sincerely,
Gregory Lincoln

Full Name: Teresa Lord
Subject: Support for the Climate & Clean Air Ordinance

To the esteemed members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

My Dad is a lung transplant patient and although my family has always supported clean air policies, it is now much more personal. Reducing the amount of natural gas

we use would also prepare us better for interruptions in pipelines. Several years ago, the gas line to Ashland had a leak and left us without heat, or warm water for days. Many restaurants also lost business during this time and even after service was restored we were told to wait until someone came to turn the gas back on. So we waited, and because they missed the two homes on our street, we were the last house to have it restored. Electric appliances don't rely on leaky pipelines and everyone is capable of plugging and unplugging a device. Power outages are still a concern, but even when the power went out, our gas heater wouldn't work without the electricity to run the thermostat. We have recently switched to an electric heating system as our old system needed to be replaced, and newer units are more efficie
nt, and it is now so much less intrusive in so many ways. We can be warm now without the house announcing the fact. It runs quieter and the heat doesn't feel oppressive until it switches off and suddenly the room feels cold. It is so much more comfortable and we sleep so much better now not being woken by the rumble of the furnace on a cold night.

Beyond the efficiency of newer electric appliances and the quiet, there is the plus that as we move towards a higher usage of green energy sources, the impact of electric appliances is greatly reduced. I am under thirty and would like to have a planet to retire on some day. The environmental impact of gas appliances as well as the health impact is clear and understood, and removing them from homes will do so much good. People won't have that additional stress on their respiratory systems in a world where we now deal with annual smoke pollution. Gas leaks won't cause us to go scrambling to find a shut off valve, and we can have a greener tomorrow. I want to grow old in a world that is still recognizable, and I want to help raise children to love the beautiful horizons we have here in the Rogue Valley.

This is both a huge and small change. Small in that it is just making a new rule, but huge in the impact it will have. Green policies may not always be popular, or fiscally cheap in the short term, but the long term effects are priceless. Please consider the world we are leaving behind. I would much rather be remembered as a good ancestor than a spoiled descendant, and make this a wonderful world for the future.

Yours sincerely,

Teresa Lord
Ashland, Oregon, 97520, United States

Full Name: Shayne Hayes
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

In the summer of 2020, I experienced heat exhaustion from a gas HVAC system breakdown - with repairs scheduled out for weeks due to infrastructural strain from summer heat. As a long-time renter in Ashland, I would strongly prefer all-electric heating for the infrastructural and economic resilience it entails for our community. A Climate & Clean Air Ordinance would create more options for renters such as I.

Critically, this ordinance does not introduce any restrictions on existing buildings, only new residential construction. Gas appliances will continue to be an option for those who feel strongly about keeping them - but in the meantime, renters such as I are afforded more housing choices. Additional potential benefits of the ordinance include:
-Allowing more Ashland renters to leverage the lower and declining costs of renewable energy, paying long-term economic dividends to our community. Renewable projects such as community solar are already saving renters money on their utility bills, with additional savings for low-income households.
-Keeping more utility payments local, bolstering our local economy at a time when recovery is critical.
-Future-proofing Ashland's infrastructure by aligning it with the state of Oregon's emissions reduction goals.
-Reducing Ashland's impact toward climate change, which threatens our community through intensifying heat waves and reductions in tourism.
-Positioning Ashland as a leader in Oregon climate policy, potentially providing a model for other communities to follow.

The importance of this ordinance for climate action cannot be understated. It's a no-brainer first step toward comprehensive climate policy for our community and the State of Oregon. I urge the City Council to prioritize passing this ordinance as soon as possible. Thank you for your time and service to our community.

Yours sincerely,
Shayne Hayes
Talent, Oregon, 97540, United States

Full Name: Kira Akers
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This matters to me as an Ashland resident because of the many smokey summers and how it can affect people. During one light smoke day I was biking home I at the time I didn't have a proper smoke mask so I had to go without it. It was more taxing than usual and didn't feel well when I got home. Day after it felt like I had a mild chest cold and didn't get better til days later. After that, I vowed to always wear a mask and keep a close eye on the air quality index. Whenever I have the opportunity I also try to encourage people to wear secure smoke grade masks when it's smokey. I don't want other people to get needlessly sick when there are ways to minimize climate change. As well as for there to be less smoke in our summers for people to worry and stress about.

Yours sincerely,
Kira Akers
Ashland, Oregon, 97520, United States

Full Name: Diane Ware
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I am an elder and I walk daily outdoors when the air quality is safe. I also have a grandson who has asthma which kicks up during smoke season

Yours sincerely,
Diane Ware

Full Name: Jennifer Tress
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Jennifer Tress
Ashland, Oregon, 97520, United States

Full Name: Ken Brown
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

There are clearly massive disparities between household energy consumption in Ashland, and the only way we're going to make serious headway into solving our climate issues is for all of us to participate in significantly reducing our carbon footprint. I'm counting on our leadership to make the right decisions to enact plans that move us quickly in the right direction and have the teeth to enforce against violations.

Yours sincerely,
Ken Brown

Full Name:
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This should happen, its been done for many years including in major cities like Seattle and it's a great step forward and a shining star for the city to Oregon and the US.

Yours sincerely,
Shawn Saleme
Ashland, Oregon, 97520, United States

Full Name: Athena Om
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Let's work together to create a better world for our children. I support the shifts and changes necessary to cultivate a healthier climate. Bless.

Yours sincerely,
Athena Om

Full Name: Guy Wulfing
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Thank you for your consideration . . . this matters!

Yours sincerely,
Guy Wulfing
Ashland, Oregon, 97520, United State

Full Name: John Limb
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I am very concerned about global warming and trust that Ashland will do its part.
John Limb

Yours sincerely,
John Limb

Full Name: Barbara Dow
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I need to know how to help - I'm lucky this wasn't a issue when I was young, but today's youth must deal with it.

Yours sincerely,
Barbara Dow

Full Name: Miranda O'Brien
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This matters to me because I am a 12 year old in the rouge valley and this will effect my friends, family, and me later and now.

Yours sincerely,
Miranda O'Brien
Ashland, Oregon, 97520, United States

Full Name: John O'Brien
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thanks for all you do to build a sustainable, sound Rogue Valley. I am writing to ask you to move forward boldly on a climate policy in Ashland. This is me voicing my support for an emissions standard in new residential construction, limit air pollution in our homes, and keep Ashland on track to meet our climate goals! I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

As a teacher of middle school, a parent of two daughters, and a believer that we CAN DO THIS,
warmly (but not too warmly),
John O'Brien
Ashland, Oregon, 97520, United States

Full Name: Allen Smith
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that

it makes the biggest impact.

Listening to young people and making steps toward progress are important.

Yours sincerely,
Allen Smith

Full Name: Jennifer Tress
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Jennifer Tress
Ashland, Oregon, 97520, United States

Full Name: Norah Doyle
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance

and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This is extremely important that our elected official listen to the people when making decisions about our futures.

Yours sincerely,
Norah Doyle
Central Point, Oregon, 97502, United States

Full Name: Elizabeth Adkisson
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This is important to me because as a community I believe we should be proactive about climate issues and create a culture of resilience.
Yours sincerely,
Elizabeth Adkisson

Full Name: Thea Vogel
Subject: Support for the Climate & Clean Air Ordinance

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Distinguished members of the Climate and Environment Policy Advisory Committee,

I strongly support Ashland passing the Climate and Clean Air Ordinance, an emissions standard to limit NOx pollution in new homes to improve community health and transition away from harmful fossil fuel gas.

Specifically, I support this policy because:

Hi my name is Thea Vogel. I'm a 15 year old that goes to Ashland High School and I am apart of the climate action club. As a person who is apart of the younger generation I am deeply worried about climate change and how it will impact my generation and future generations. I support this policy because it will make lower income communities have access to clean air in their homes. Also this policy will make utility bills more afforadable. Thank you!

Full Name: Genevieve Peiera

Subject: Support for the Climate & Clean Air Ordinance

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Distinguished members of the Climate and Environment Policy Advisory Committee,

I strongly support Ashland passing the Climate and Clean Air Ordinance, an emissions standard to limit NOx pollution in new homes to improve community health and transition away from harmful fossil fuel gas.

Specifically, I support this policy because:

If new buildings are not reliant on fossil fuels then it will be easier to switch to clean energy. Even though right now a lot of the electricity used is made by fossil fuels as we explore making clean energy more available individuals will be more inclined to use other energy sources if their homes and businesses are already compatible. I believe that as a community if we work towards using clean it will have a positive effect on our climate. This eventually we will run out of fossil fuels anyway so why not get a head start on a new renewable resource for us and our societies future.

Genevieve S

Full Name: Mira Saturen
Subject: Support for the Climate & Clean Air Ordinance

Full Name: Mira Saturen
Subject: Climate and Clean Air Ordinance

Message: For the last few years, the Rogue Climate Action Team has been researching, organizing, and educating about the climate and clean air ordinance. I'm so happy to see that it's made it to this point today, and how many people are here to share their support. We have a right to clean, breathable air, and in order for that to become a reality in any of our lifetimes, climate action must be taken immediately and with very high priority. As youth, we will be heavily impacted for our whole lives, and it?s something that we will never give up fighting for. The City of Ashland has this chance with the Climate and Clean Air Ordinance, and today we have to make sure that they are held accountable for that. I have been a part of the

Rogue Climate Action team since shortly after the Climate and Energy Action Plan was passed by an amazing group of youth, and over that time I have been a part of so many inspiring actions, and met so many inspiring people. When I first got involved in Rogue Climate Action team I was in 7th grade. I am now a senior in high school, and I want to see this ordinance passed before I graduate so Ashland can step into the goals that we have advocated for for years. An emissions standard needs to be passed, and with the feedback that is heard today and next week, I hope that you will all be able to do that in the most timely manner possible. thank you so much!

Full Name: Livy Casey
Subject: Support for the Climate & Clean Air Ordinance

Full Name: Livy Casey
Subject: Electrification Ordinance support

Message: Hello my name is Livy, I am 18, and I have lived in Ashland my whole life. I know that our community values nature and many of us resort to the natural world as a source of joy and restoration. I know we are all grateful for our local lush forests, clean water, and clean air (for most of the year anyway). Many of us in this town discuss climate crisis solutions and do our best to reduce our emissions and our waste. But we all know that larger changes such as policies and ordinances will make the substantial improvements. Today the city of Ashland has the opportunity to follow through with its goals stated in the CEAP and step into alignment with a climate conscious future. Electrification of all new homes in Ashland is a decision to be made with the vision of a sustainable future in our minds and hearts. Ending the reliance on fossil fuels and fracked gas is essential. This is an ordinance that will help to protect our hopes of a healthy future for both humans and the beautiful earth we can?t live without. Thank you.

Full Name: Teresa Wilson
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our

climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

[This matters to me as I purchased a new home with gas appliances and solar panels. At the time I was ignorant of the toxic effects of gas and never lived with gas in 72 years. Now moving to this progressive community we are exposed to toxic pollutants every day. We use the back burners and open windows when we cook and still smell gas when turning on the stove. Yikes! Please be honest and follow other communities that have taken action to correct this.

Yours sincerely,
Teresa Wilson
Ashland, Oregon, 97520, United States

Full Name: Lily Colas
Subject: Support for the Climate & Clean Air Ordinance

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Distinguished members of the Climate and Environment Policy Advisory Committee,

I strongly support Ashland passing the Climate and Clean Air Ordinance, an emissions standard to limit NOx pollution in new homes to improve community health and transition away from harmful fossil fuel gas.

Specifically, I support this policy because:

I have ~~been a climate activist since my sophomore year in high~~ seen firsthand the effects of the climate crisis on youth mental health. I remember when my grandmother and my six-year-old cousin ~~were~~ evacuated due to concerns surrounding fire. I will never forget the fear I saw in that six-year-old girl's eyes. The Climate and Clean Air Ordinance can help reduce greenhouse gas emissions and ~~the~~ reduce the probability of natural disasters that inflict trauma on our community's ~~youth~~ citizens. The health of our community reflects the way we steward our environment.

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Gas appliances can lead to childhood asthma, blood cancers, heart disease, and more harmful illnesses. In order to build a healthy town, we need to prioritize environmental wellness to cultivate citizen wellness.

I strongly recommend the Climate and Environment Policy Advisory Committee pass the Climate and Clean Air Ordinance.

Sincerely,

Name: Lily

Address: _____, _____ OR _____
(street address) *(city)* *(zip code)*

Phone: _____ Email: _____

Full Name: Jasmatae Whyte
Subject: Support for the Climate & Clean Air Ordinance

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Distinguished members of the Climate and Environment Policy Advisory Committee,

I strongly support Ashland passing the Climate and Clean Air Ordinance, an emissions standard to limit NOx pollution in new homes to improve community health and transition away from harmful fossil fuel gas.

~~Specifically, I support this policy because:~~

Hello, I'm Jasmatae Whyte, a Southern Oregon youth. I've learned the details of Ashland's Climate and Clean Air Ordinance and give full support. This act would ~~give new~~ limit fossil fuel emissions in new buildings, giving them incentive to implement clean energy. This will immensly benefit the health of Ashland and all it's residents. By choosing to ignore the harmful effects of gas emmissions, City of Ashland is setting up the future generations for risk of asthma and cancer. Everyone breathing this city's air should care about * what's in it. I care because this is the area of growing up. This will also be affordable for new home and building owners. Electric appliances are cheaper, safer, AND susainable. We must transition ~~for~~ from this dependency on gasses to a Stronger use of electricity.

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

By approving this ordinance, the city of Ashland will be protecting it's citizens physically and socially, so I stand with all movements pushing it forward.

I strongly recommend the Climate and Environment Policy Advisory Committee pass the Climate and Clean Air Ordinance.

Sincerely,

Name: Jasmatae Whyte

Address: 204 Jeanette Ave (street address), Medford (city) OR 97501 (zip code)

Phone: 541-930-4167 Email: jasmatae.whyte2005@gmail.com

Full Name: Gaten Campbell
Subject: Support for the Climate & Clean Air Ordinance

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Distinguished members of the Climate and Environment Policy Advisory Committee,

I strongly support Ashland passing the Climate and Clean Air Ordinance, an emissions standard to limit NOx pollution in new homes to improve community health and transition away from harmful fossil fuel gas.

Specifically, I support this policy because:

As a young person I am disporportionately affected by climate change and cannot afford to wait any longer. Our summers are getting hotter and our winter storms are getting harsher. In a few decades I would like to live in a world with breathable air, snow to ski, clean lakes to swim in, liveable temperatures, and be able to look back and know I gave everything for my planet. I hope you are willing to do the work for my future; [redacted] the bare minimum we are asking is for you to listen to us, and we are screaming. This ordinance is simple. The passing of it is common sense if you truly care about the health and [redacted] livelihoods of your citizens. I am an Ashland resident, student, and I support the Climate + Clean

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Air Ordinance, an emission based policy.

I strongly recommend the Climate and Environment Policy Advisory Committee pass the Climate and Clean Air Ordinance.

Sincerely,

Name: Gaten Campbell

Address: 420 Ashland st (street address), Ashland (city) OR 97520 (zip code)

Phone: 5414999571 Email: gaten.campbell@gmail.com

Full Name: Liz Blanco
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I work with young people and I believe this action now will secure a more sustainable Ashland for the future.

Yours sincerely,
liz Bianco
Ashland, Oregon, 97520, United States

Full Name: Shekina McCullough
Subject: Support for the Climate & Clean Air Ordinance

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

Distinguished members of the Climate and Environment Policy Advisory Committee,

I strongly support Ashland passing the Climate and Clean Air Ordinance, an emissions standard to limit NOx pollution in new homes to improve community health and transition away from harmful fossil fuel gas.

Specifically, I support this policy because:

I am 16 years old and a Junior here in Ashland. Like I'm sure everyone in this room, I enjoy breathing fresh clean air. In my opinion clean air is my right, and should be treated as such. I work hard in school for a bright future, and would hope that the adults I look up to would also work hard for a healthy environment for me and my peers. I support emissions standards for new homes in Ashland, because I care about my future and my younger sisters future. Lowering Ashland's local emmissions would improve the overall air quality. Clean fresh air should not be considered a luxury, but instead a necessity. I would hope to see the urgency in Actions and words in this ordinance being passed. Our public health should be an important priority, and I would hope to see it being treated as

Public Comment on the CLIMATE & CLEAN AIR ORDINANCE, ASHLAND

such. I am Sixteen Years Old and a resident of Ashland Oregon, I support the Ashland Electrification Ordinance for the ❤ safty of my self and the people around me, thank you.

I strongly recommend the Climate and Environment Policy Advisory Committee pass the Climate and Clean Air Ordinance.

Sincerely,

Name: Shekina McCullough

Address: 2934 Barbara St (street address), Ashland (city) OR 97520 (zip code)

Phone: (415)544-1349 Email: shekinamccullough@gmail.com

Full Name: Norah Doyle
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This is extremely important that our elected official listen to the people when making decisions about our futures.

Yours sincerely,
Norah Doyle
Central Point, Oregon, 97502, United States

Full Name: Susie Garcia
Subject: Support for the Climate & Clean Air Ordinance

Full Name: Susie Garcia
Subject: Emissions Standard for Electrification in Newly Constructed Buildings

Message: Dear CEPAC, I am an Ashland resident in support of the emissions standard proposed by the Ashland Youth for Electrification. As the parent of a teenager, I am deeply concerned about the climate crisis we are leaving behind for our youth to clean up. It is time to take action towards climate solutions and transition away from fossil fuel dependency. Most people can agree that if there were ONE simple fix to this crisis; then many of our cities, states and countries would?ve implemented that solution by now. However, the problem is complex and unfortunately there is no single easy solution for this global issue. But that should not be reason for inaction. Together we can formulate a plan, set clear next steps, and take action in a positive direction. Moving away from fossil fuel use is the most common sense step the city of Ashland can and should take. The emissions standard proposed by the youth has the highest potential for success in Ashland at this moment in time and co u ld lead the way for other cities also looking for a just and affordable energy transition. The emissions standard isn?t a light opinion or fleeting idea; the youth has worked hard all year researching and drafting this language. It?s a real plan with the possibility of real success. If passed, it would pave the way for other similar climate solutions. We cannot afford keep waiting for a ?better? solution to appear. Please pass the emissions standard in the city of Ashland now. Thank you for collecting public comment regarding this very important issue.

Full Name: Jacqueline Rosen
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Please do all you can to promote the emmissions standard in the new residential construction in Ashland, so that we can curb air pollution in homes, and help ensure that Ashland meets its climate goals, and our community and children have a healthy environment. Many of us at the Unitarian Fellowship support the Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance, and urge you to pass this policy soon.

Thank you for all you do for our town,

Yours sincerely,
Jacqueline Rosen
Ashland, Oregon, 97520, United States

Full Name: Maytal Espino
Subject: Support for the Climate & Clean Air Ordinance

Full Name: Maytal Espino
Subject: Urgent Call for Action on Climate & Clean Air Ordinance

Message: Dear Members of the Climate and Environment Policy Advisory Committee, My name is Maytal and I am writing to express my strong support for the Ashland Youth for Electrification Campaign and their efforts to advance meaningful climate action in our community. The proposed Climate & Clean Air Ordinance is a crucial step towards achieving the ambitious goals outlined in the Climate and Energy Action Plan of 2017. As an Ashland resident for over eight years, I urge the Committee to expedite the process and bring the Climate & Clean Air Ordinance to the City Council in January. This ordinance, focusing on emissions standards for new homes, not only aligns with the city's commitment to reducing climate pollution but also addresses indoor air quality, affordability, and public health. Our community looks to your leadership to champion sustainable policies that will secure a cleaner, healthier, and more resilient future for Ashland. By supporting and advancing the Climate & Clean Air Ordinance, we can set a precedent for other communities and contribute significantly to the broader fight against climate change. Thank you for your

dedication to environmental stewardship, and I trust that you will prioritize the well-being of our community by moving forward with this critical ordinance.

Sincerely, Maytal Espino

Full Name: Jennifer Tress
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Yours sincerely,
Jennifer Tress
Ashland, Oregon, 97520, United States

Full Name: Cody Lakin
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

As a resident of Talent, OR, I'm aware of how Ashland often leads the way. A policy

like this one going forward in Ashland could create a domino effect, not only in Talent but in the wider Rogue Valley.

Yours sincerely,
Cody Lakin
Talent, Oregon, 97540, United States

Full Name: Ann Conners
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Having access to clean air is only going to become more important as time goes on. I appreciate the ways the kids are showing leadership in this!

Yours sincerely,
Ann Conners

Full Name: Gabriel Barrera
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance

and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

This matters to vitality and future for the youth and environment.

Yours sincerely,
Gabriel Barrera

Full Name: Will Wiebe
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

Thank you,

Yours sincerely,
Will Wiebe
Ashland, Oregon, 97520, United States

Full Name: Sooney Viani
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our

climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I want to live in a cleaner/non toxic home, city, state and world and so do all I know. The younger generation in Ashland need a better, cleaner and more hopeful future.

Yours sincerely,
Sooney Viani
Ashland, Oregon, 97520, United States

Full Name: Nick Viani
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I am a super senior, and will soon be downsizing to more sensible housing as I continue to age. Critical to that new residence will be connectivity to a high-speed power charger for my new (to me) EV. I appreciate efforts the City of Ashland is making to subsidize conversion to non-fossil fuel power and heat. Let's make that a requirement in all new construction in this wonderful city.

Yours sincerely,
Nick Viani
Ashland, Oregon, 97520, United States

Full Name: Alma Galicia
Subject: Support for the Climate & Clean Air Ordinance

To members of CEPAC and the Ashland City Council:

Thank you for the work you are doing to move forward climate policy in Ashland. I'm writing to voice my support for an emissions standard in new residential construction, to limit air pollution in our homes, keep Ashland on track to meet our climate goals, and ensure a healthy future for our whole community. I support Ashland Youth for Electrification's proposal for the Climate & Clean Air Ordinance and ask that you make sure we pass this important policy as soon as we can, so that it makes the biggest impact.

I have experienced impacts of climate change, wildfires, hot summers, and smoke seasons. everyone deserves clean air and a livable future, it will help public health and make new homes more affordable.

Yours sincerely,
Alma Galicia
Ashland, Oregon, 97520, United States

Full Name: Allan Sandler
Subject: Electric Gas and Development

Octo 18, 2023 1 of 1 Page

My name is Allan Sandler and I live in Ashland. I have been a resident for over 42 years.

I can be called one of the developers that you have been talking about bringing in to Ashland to build more housing in the climate change zones. I am looking into developing mixed use commercial and residential buildings in such zones.
With that said and since I have only a few minutes here to talk to you, I will need to just talk about a few specific concepts relating to natural gas and building requirements. # Handout

---

1...We all need to think beyond development size and eliminating natural gas in favor of electricity as it relates to climate change. There is no question that we are in a natural climate change event, and we are also causing climate change to accelerate. We all need to realize we need to do something abut what we **can do.... properly and within reason.**

2..**Building size and use**...Ashland is a special and unique place. We need to do what is necessary in making housing and the support of the business community to help keep Ashland what it is. Please think very hard on limiting the size and height of the buildings to what it is..Not more than 3 to 4 stories within the 40 feet height restriction.
We do not want to change the character of Ashland. People come to Ashland because they want the feeling of a charming small city.. We need to keep the charm to bring the guests to Ashland that supports what we have. We do not want vacancies in our buildings.
We also need buildings other than commercial and residential. We are considering developing a child care center for lower income parents, with lower costs to parents in need. This is also needed for bushiness to hire employees that can not afford child care. We do have a shortage of available workers. We need more buildings that deal with the needs of lower income workers in Ashland.

3...**Gas vs electricity...**We need to consider balancing what is required and what can be changed. Changing over from gas to electricity is a proper concept. With that said we need to be careful to balance the change over. **We can balance the change over...** by using electricity for things like water heaters, some air conditioning, and other functions that can be used without changing there functionality . This needs to be studied. Cooking for restaurants that need to be gas in order to keep the proper cooking for restaurants in order for them to function and give the best economic and taste of there food in order to deliver the quality of food that will allow them to stay in business.
I am looking into putting generators into my buildings and any new buildings I may build. We need to guarantee safe and continuous electricity to our citizens if the electricity for any reason fails, such as black outs, cyber attacks and etc. The only way to have that done is to have gas or another product to keep the generators running in order to supply electricity. We need more development alternatives before we eliminate gas.

I do not have time to go further into needs in our community, but I am sure if you invite suggestions from developers and engineers these concepts can become a reality. **Remember we needed to have the automobiles working before we could give up the horse and carriages.**

Thank you for taking this time to listen. Allan Frank Sandler

* INSERT Page 1

*... I have had a lot of experience knowing what works in Ashland over my 42 years doing business in Ashland. At the request of Brian Almquist the then city manager, I actually negotiated to bring the three free TV stations for the City of Ashland to use and which were later given to Southern Oregon University to operate. I only mention this to let you know this was only one of the behind the scenes and actual developments I did to help create a better Ashland. I tell you this to give some credence to what I am now going to say to you.

Full Name: Request to remain anonymous
Subject: Against Natural Gas Ordinance

Submission by [redacted], 10/25/23

I request to remain anonymous. Please do not include my name in public record.

GOAL: Ashland, Oregon seeks to reduce its community greenhouse gas emissions by 8% on average every year to 2050.

ARGUMENTS AGAINST NATURAL GAS BAN

A ban on natural gas appliances for new construction homes is a symbolic gesture. Such a ban would have a minuscule impact on achieving Ashland's annual 8% greenhouse gas emissions reduction goal.

- As an example, let's assume there are 50 new homes built in Ashland per year. If each new home were constructed with a gas-powered heating system, gas-powered water heater and gas-powered stove, each home would produce 3.65 tons of carbon per year (source: Bonneville Environmental Foundation. assumes 2,499 sq foot home, 3BR, 2 bath home). The annual carbon savings with such a ban on gas utilities would be 182 tons of carbon per year (3.65 * 50 new homes).

This ban would have a small relative impact to the overall carbon footprint in Ashland.

- Assuming there are 11,273 homes in Ashland, OR (source: Google), the 50 new homes represent 0.267% of total homes in Ashland. This ban would have a minuscule impact toward the 8% greenhouse gas emissions reduction goal

Consumers have a right to choose their energy sources

- The **Federal** Appeals Court overturned the Berkley, CA ban on natural gas
- Local municipalities do not have the right to ban consumer energy choices

Avista Ulities has a franchise agreement in Ashland, OR

- Ashland cannot violate its franchise agreement with Avista Ulities, which gives them access to installing gas lines in the public right-of-way

Enacting a ban on natural gas for new construction in Ashland, OR **will result in legal expenses defending lawsuits**. As aforementioned,

- Citizens have a right to choose their own energy sources. A ban in Ashland, OR could invite legal action at the Federal level. A lawsuit would cost Ashland taxpayers money to defend such a lawsuit
- Avista has an existing franchise agreement with Ashland. **A lawsuit would with Avista could cost Ashland taxpayers money to defend such a lawsuit**

SOLUTION

- The City of Ashland to offer all residents the option to purchase Carbon offsets through the Bonnevile Environmental Foundation at a price of $10 per 1 ton of carbon offsets. Encourage those with gas-powered appliances to purchase carbon offsets.
- The City of Ashland to offer educational materials on the amount of Carbon produced per household, depending on their energy sources.
- The average Ashland homeowner produces 3.65 tons of carbon could contribute $40 (4 tons carbon per household x $10 per ton, rounded up).
- BENEFIT: Consumer choice. Educational opportunity. The initiative may result in Ashland exceeding 8% annual goal of reducing greenhouse gas emissions thru carbon offset program.

- DO NOT force Ashland residents to purchase Carbon offsets, nor force them to make energy-source decisions.

Full Name: Daniel Belenky
Subject: Opposition to Natural Gas Use Restrictions

Full Name: Daniel Belenky
Subject: I strongly oppose Restrictions on use of Natural Gas

Message: Natural gas is the most economic way to heat homes. The economic burden of restricting the use of natural gas in new buildings is substantial. In this era where costs of shelter make it unaffordable for many people, especially those who earn on the lower end, it is unconscionable to impose additional costs. The cost of installing and operating electric heat pumps is far higher than heating with Natural Gas. The impact of atmospheric CO2 from a city the size of Ashland is so minimal that the burden on society is just not worth it. In addition this is a tax grab. By forcing people to use more electricity the city collects more taxes by the existing surcharge. Is the city willing to drop this surcharge and subsidize the use of electricity? The State and Federal Governments already have programs in place. It is inappropriate for us to act on a local level. This should be debated in Salem.

Full Name: Daniel Belenky
Subject: Public Comment : Climate & Clean Air ordinance

Message: I Urge the CEPAC and the City Council to reject this proposed ordinance for several reasons. While I applaud students becoming involved politically and their intentions as regards CO2 emissions, This ordinance is not the right tool. 1) In Berkely CA and Eugene OR natural gas bans similar to the one proposed have been found to be against the public interest. 2) Opposition to this ordinance is likely to result in lawsuits. Defending such suits is a waste of taxpayers money. 3) Social Justice is not served. Natural Gas heating is much less expensive than electric heat pumps. The cost of heat affects the poor more. 4) While BPA uses little natural gas. In fact our grid is interconnected and the electrons on the grid come from PacifiCorp which uses over 50% gas so there is little savings really. 5) More electricity demand means more generation. Hydro is tapped out. Solar doesn't have nighttime backup and won't for a long time. The wind resource is poor in Southern Oregon. Student's hearts are in the right place, but this is not the answer.

Full Name: Holly Cochran
Subject: No to Banning Natural Gas

Full Name: Holly Cochran
Subject: No to banning natural gas in new residential construction

Message: I'm against banning natural gas in new residential construction because I've lived through enough natural disasters to appreciate having 2 or more sources of energy during such an event. I was in Ashland for the flood of 1997, and our gas furnace, water heater, and stove continued to work when the electricity was shut off due to transformer damage. The city cannot guarantee that electricity will always be available when natural disasters strike. If we get a big windstorm or any sort of event that takes out local transformers or the substation, in the middle of a cold winter, having no alternate source of heat could have terrible consequences. Additionally, since 26% of Oregon's electricity is generated from coal, forcing people to use require more electricity would cause more coal to be burnt, which will increase air pollution more than any residential use of natural gas possibly could. It should be a personal choice whether or not to have natural gas installed in a home. Berkeley and Eugene have already experienced having their anti-gas ordinances struck down. Let's not wast our time going down the same path.

Full Name: Ian T
Subject: Not for Limiting Natural Gas

Full Name: Ian T
Subject: Natural Gas Ordinance Chane

Message: I am not for limiting natural gas use in any way. It is a more efficient heat source and saves our community money in the long run. As a working class renter, every dollar counts. I don't want to have to feed my family cheaper food because electric bills go up. Unless you can subsidize every productive family that makes under $75K/year, it's a no from me.

Full Name: Stephen M Coffman
Subject: Eliminating Natural Gas Appliances in Ashland

Full Name: Stephen M Coffman
Subject: Eliminating Natural Gas Appliances in Ashland - Attn: Chad Woodward

Message: Dear Chad, I'm a longtime Ashland resident (35 years), and a local building contractor as well. I was unable to make either of the recent meetings for The City of Ashland?s Climate and Environment Policy Advisory Committee (CEPAC). However, I very much wanted to attend as I am very concerned about the possibility of eliminating natural gas as an energy option for new (or existing) housing. I would like to know where Ashland's additional electricity will come from as we become more reliant on electrical power, and from what sector our alternative heating and cooking energy might be sourced if Natgas is eliminated from the equation. The possibility of the power grid going down would be a big concern for many if there were no backup or secondary sources for these primary needs. Also, I hope you will take a deeper look into the United Nations Sustainable Development Goals as well as the WEF Great Reset Agenda 2030, both of which are driving this mission to eliminate natural gas from our lives. I've spent years researching these programs, as well as the "Climate Change" situation that is (supposedly) driving them, and I'm VERY skeptical of the claims being made. In my mind, there is another agenda afoot. I'll leave it at that for now...but please keep an open mind about this agenda to eliminate natural gas as a local energy resource. Thanks for the invitation to submit my concerns regarding, this very critical consideration. Steve

Full Name: Joan K

Subject: Electrification of New Homes Ordinance

I care about reducing my contribution to climate change — for the sake of my children, grandchildren and the Rogue Climate Youth who give them hope.

I also care about how I (an asthmatic) grandson & son (also asthmatics) are impacted by wildfire smoke and methane emissions.

So I thank the City of Ashland for the rebate that enable me to change from a gas to an electric induction stove. The health benefits have been dramatic.

So let's go further:

As an Ashlander who relied on the advice of a contractor to build an eco-friendly home 10 years ago, I really wish that the ordinance now proposed for new homes had spared me from investing in a mix of gas & solar electricity.

With information now available, I will spend what it takes to convert to an all-electric home. But I cannot recover the extra expense & health costs of the decade of methane emissions in my home.

~~The~~ Many owners of new homes will thank you for this ordinance if passed.

— Joan Kelverge, PhD

Full Name: Gary S

Subject: Clean Air Ordinance

Attachment 2: Gary S Clean Air Ordinance Comments – see below

Full Name: Anonymous
Subject: AGAINST Ban on Natural Gas v2

Message: I request to remain anonymous. Please do not include my name in public record. GOAL: Ashland, Oregon seeks to reduce its community greenhouse gas emissions by 8% on average every year to 2050. ARGUMENTS AGAINST NATURAL GAS BAN A ban on natural gas appliances for new construction homes is a symbolic gesture. Such a ban would have a minuscule impact on achieving Ashland's annual 8% greenhouse gas emissions reduction goal. As an example, let's assume there are 50 new homes built in Ashland per year. If each new home were constructed with a gas-powered heating system, gas-powered water heater and gas-powered stove, each home would produce 3.65 tons of carbon per year (source: Bonneville Environmental Foundation. assumes 2,499 sq foot home, 3BR, 2 bath home). The annual carbon savings with such a ban on gas utilities would be 182 tons of carbon per year (3.65 * 50 new homes). This ban would have a small relative impact to the overall carbon footprint in Ashland.? Assuming there are 11,273 homes in Ashland, OR (source: Google), the 50 new homes represent 0.267% of total homes in Ashland. This ban would have a minuscule impact toward the 8% greenhouse gas emissions reduction goal Consumers have a right to choose their energy sources. The Federal Appeals Court overturned the Berkley, CA ban on natural gas. Local municipalities do not have the right to ban consumer energy choices AVISTA Utilities has a franchise agreement in Ashland, OR. Ashland cannot violate its franchise agreement with AVISTA Utilities, which gives them access to installing gas lines in the public right-of-way Enacting a ban on natural gas for new construction in Ashland, OR will result in legal expenses defending lawsuits. As aforementioned, citizens have a right to choose their own energy sources. A ban in Ashland OR could invite legal action at the Federal level. A lawsuit would cost Ashland taxpayers money to defend such a lawsuit. AVISTA has an existing franchise agreement with Ashland. A lawsuit would with AVISTA could cost Ashland taxpayers money to defend such a lawsuit SOLUTION ? The City of Ashland to offer all residents the option to purchase Carbon offsets through the Bonnevile Environmental Foundation at a price of $10 per 1 ton of carbon offsets. Encourage those with gas-powered appliances to purchase carbon offsets. The City of Ashland to offer educational materials on the amount of Carbon produced per household, depending on their energy sources. The average Ashland homeowner produces 3.65 tons of carbon could contribute $40 (4 tons carbon per

household x $10 per ton, rounded up). ? BENEFIT: Consumer choice. Educational opportunity. The initiative may result in Ashland exceeding 8% annual goal of reducing greenhouse gas emissions thru carbon offset program. DO NOT force Ashland residents to purchase Carbon offsets, nor force them to make energy-source decisions.

Additional submitted comments by Anonymous:

I request to remain anonymous. Please do not include my name in public record.
GOAL: Ashland, Oregon seeks to reduce its community greenhouse gas emissions by 8% on average every year to 2050.
ARGUMENTS AGAINST NATURAL GAS BAN
A ban on natural gas appliances for new construction homes is a symbolic gesture. Such a ban would have a minuscule impact on achieving Ashland's annual 8% greenhouse gas emissions reduction goal.

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SOLUTION

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- DO NOT force Ashland residents to purchase Carbon offsets, nor force them to make energy-source decisions.

Full Name: Daniel B.
Subject: I strongly oppose Restrictions on use of Natural Gas

Message: Natural gas is the most economical way to heat homes. The economic burden of restricting the use of natural gas in new buildings is substantial. In this era where costs of shelter make it unaffordable for many people, especially those who earn on the lower end, it is unconscionable to impose additional costs. The cost of installing and operating electric heat pumps is far higher than heating with Natural Gas. The impact of atmospheric CO2 from a city the size of Ashland is so minimal that the burden on society is just not worth it. In addition, this is a tax grab. By forcing people to use more electricity the city collects more taxes by the existing surcharge. Is the city willing to drop this surcharge and subsidize the use of electricity? The State and Federal Governments already have programs in place. It is inappropriate for us to act on a local level. This should be debated in Salem.

Full Name: Ian T
Subject: Natural Gas Ordinance Change

Message: I am not for limiting natural gas use in any way. It is a more efficient heat source and saves our community money in the long run. As a working-class renter, every dollar counts. I don't want to have to feed my family cheaper food because electric bills go up. Unless you can subsidize every productive family that makes under $75K/year, it's a no from me.

Full Name: Holly C

Subject: No to banning natural gas in new residential construction

Message: I'm against banning natural gas in new residential construction because I've lived through enough natural disasters to appreciate having 2 or more sources of energy during such an event. I was in Ashland for the flood of 1997, and our gas furnace, water heater, and stove continued to work when the electricity was shut off due to transformer damage. The city cannot guarantee that electricity will always be available when natural disasters strike. If we get a big windstorm or any sort of event that takes out local transformers or the substation, in the middle of a cold winter, having no alternate source of heat could have terrible consequences. Additionally, since 26% of Oregon's electricity is generated from coal, forcing people to use require more electricity would cause more coal to be burnt, which will increase air pollution more than any residential use of natural gas possibly could. It should be a personal choice whether or not to have natural gas installed in a home. Berkeley and Eugene have already experienced having their anti-gas ordinances struck down. Let's not waste our time going down the same path.

Full Name: Chuck R.

Subject: Electrification of residential dwellings

Message: Article by Carla Williams in journal Construction Dive states that energy codes are not just designed to protect natural resources they also make buildings safer and more efficient. As an example, public health improves when indoor quality is more strongly regulated, and sustainability incentives have given homeowners more control over their utility costs. Pertaining to long-term impacts, code supporters say it's also important to protect the future of our civilization. While many original features and construction materials can be changed to accommodate new information about safety for energy efficiency some elements will impact many generations to come. For example, building foundations often last at least half a century, so it's important to get them right from the beginning. The Environmental and Energy Study Institute recommends building codes that make foundations and other long-term structures more sustainable than currently seems necessary for a more positive long- t erm impact. W is here the arguments overlap: Ms. Williams

states that there is a happy medium. She states that it is possible to satisfy both parties and fortunately the building codes debate isn't an all or nothing argument. There are a few simple ways to correct current issues and satisfy those who love building codes just the way they are.

Full Name: Stephen C.
Subject: Eliminating Natural Gas Appliances in Ashland

Message: Dear Chad, I'm a longtime Ashland resident (35 years), and a local building contractor as well. I was unable to make either of the recent meetings for The City of Ashland's Climate and Environment Policy Advisory Committee (CEPAC). However, I very much wanted to attend as I am very concerned about the possibility of eliminating natural gas as an energy option for new (or existing) housing. I would like to know where Ashland's additional electricity will come from as we become more reliant on electrical power, and from what sector our alternative heating and cooking energy might be sourced if Natgas is eliminated from the equation. The possibility of the power grid going down would be a big concern for many if there were no backup or secondary sources for these primary needs. Also, I hope you will take a deeper look into the United Nations Sustainable Development Goals as well as the WEF Great Reset Agenda 2030, both of which are driving this mission to eliminate natural gas from our lives. I've spent years researching these programs, as well as the "Climate Change" situation that is (supposedly) driving them, and I'm VERY skeptical of the claims being made. In my mind, there is another agenda afoot. I'll leave it at that for now...but please keep an open mind about this agenda to eliminate natural gas as a local energy resource. Thanks for the invitation to submit my concerns regarding, this very critical consideration. Steve

---

Attachment 1: SOCAN's Reducing fossil fuel emissions in Ashland

Southern Oregon Climate Action Now

SOCAN

Confronting Climate Change

https://socan.eco

Alan R.P. Journet Ph.D.
Cofacilitator
Southern Oregon Climate Action Now
alan@socan.eco
541-500-2331
October 16th 2023

Reference: Reducing Fossil Fuel Emissions in Ashland
https://www.ashland.or.us/FormPageBS.asp?FormID=239

Chair Sohl, Ashland Climate & Environment Policy Advisory Committee

Summary Statement

The evidence seems clear and unequivocal that for individuals and communities wishing to protect their personal health or the health of the planet, methane (natural) gas is not a reasonable 21st century choice for providing buildings with energy. The dire suicidal trajectory we are currently following can be averted, but only with concerted individual and collective action. We have choices when considering our personal health and addressing the existential threat posed by the climate crisis. Among these choices, promoting the ongoing inclusion of methane gas in new residential construction seems strongly contra-indicated. For the reasons argued here, Southern Oregon Climate Action Now supports Ashland Youth in their effort to promote actualization of the Ashland Climate and Energy Action Plan Buildings and Energy Strategy BE-1-2. Promote switching to low and non-carbon fuels. and BE-2-1. Expand participation in energy efficiency programs & promote climate-friendly building/construction (CEAP undated).

What is the Justification for the Summary Statement

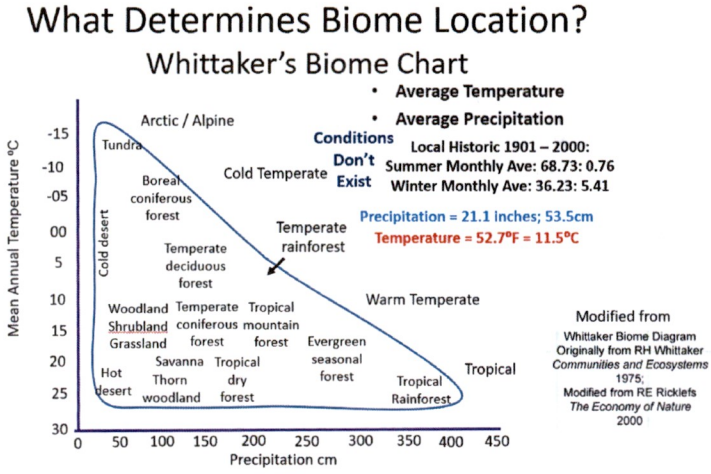
Southern Oregon Climate Action Now (SOCAN – https://socan.eco) was established in 2012 as the first grassroots climate activist organization in Southern Oregon. Since then, we have been joined by several other climate organizations each promoting climate action in their own way. We applaud the Youth team from Rogue Climate for their effort to establish methane (natural) gas-free homes in the city of Ashland and stress the urgency of doing this immediately.

I write from a dual perspective: partly as a retired Faculty member in Biology at Southeast Missouri State University and more substantially as cofacilitator of SOCAN, an organization now of over 2,000 rural Southern Oregonians (many of whom live in Ashland) who are concerned about the climate crisis and urge national, statewide and local action to address it. The mission of SOCAN is to promote awareness and understanding of the science of global warming and its

climate change consequences and stimulate individual and collective action to address it. Since rural Oregonians occupy the frontlines in experiencing the impact of the drought, shrinking snowpack, wildfires, and extreme weather that the climate crisis imposes, we are strongly committed to effective action at all levels. Our support for these efforts stems both from the interest of our Ashland activists in seeing the city move forward on implementing its Climate and Energy Action Plan but also from the interest of regional residents in seeing a model that they could pursue in other communities.

Is there urgency to address the climate crisis?

Figure 1. Climatic factors determining the distribution of natural ecosystems (biomes). Modified from Whittaker 1975).



Before addressing the specific proposal under discussion, I would like to explain how I became engaged in the climate movement and why I judge there is urgency. Before relocating to Southern Oregon, I taught Biology for many years at Southeast Missouri State University. It was teaching the community ecology section of an upper division General Ecology course that ignited my climate concern. Teaching community ecology involves introducing students to a graph developed many years ago by Robert Whittaker (Figure 1 presents my modification of this chart) that depicts how temperature and precipitation serve as the primary variables determining where natural ecosystems (biomes) occur across the planet. As can be seen, the climatic conditions for each of these biomes occupy a relatively narrow intersection of mean annual temperature and mean annual precipitation (serving as a surrogate for water availability). If the climate that currently supports one of these biomes shifts outside the tolerance range of species in that community, the biome will become compromised and ultimately be locally eliminated. While the species that occupy a biome have the capacity to exhibit range shift and move from their current geographic location to follow the shifting climate, this capacity is limited. To illustrate this limitation, imagine a pine tree and where the pinecones fall (Figure 2). Only a small number fall far outside the canopy of the tree indicating that

Figure 2. Ponderosa pine tree depicting pinecone distribution. Photo credit Alan Journet



rapid range shift is unlikely. ***Regrettably, the climate is changing at such a rapid rate that it will prohibit the range shift of many species.*** This will place them in extreme peril.

While teaching this component of the course several decades ago, it occurred to me that the climate shifts being proposed by climate models of the time would so dramatically adjust the climate across much of the globe within a few decades that many of these biomes would be severely challenged. Folks living in the Rogue Valley and watching the death of Douglas firs (Figure 3) are probably witnessing just this outcome. This trend explains the threat of mass extinctions currently being experienced by our global native biodiversity, a phenomenon about which we frequently hear reports (e.g., Ceballos & Ehrlich 2023).

Figure 3. Douglas firs dying on Anderson Butte in the Applegate Valley. Photo credit Alan Journet



It's worth pointing out that the same two variables are also instrumental in determining where we can maintain our agriculture, forestry, and fisheries. Figure 4, for example, depicts the optimum growing season temperature requirements of grape varietals indicating how climate change can affect agriculture. No doubt researchers studying other crops could produce a similar graph of temperature optima for their varieties.

Figure 4. The optimal growing season for grape varietals illustrated climate impact on agricultural success. (Jones 2015)

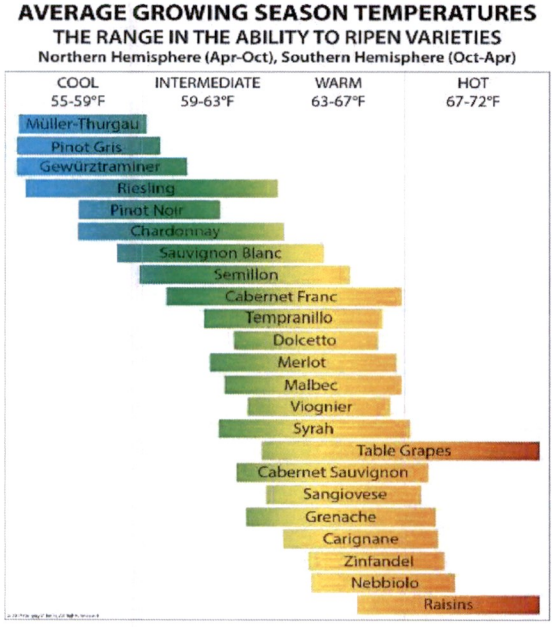
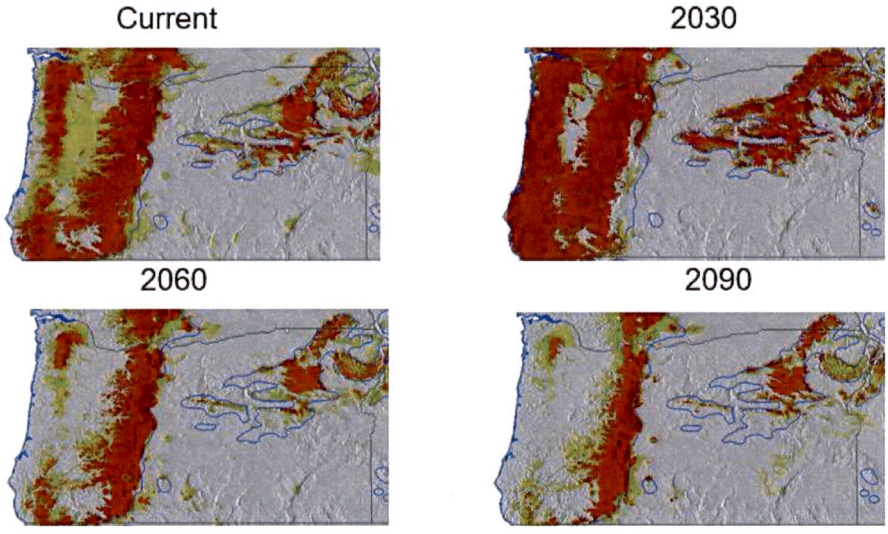


Figure 5 provides an example of the likely impact of future climatic conditions on Douglas fir in Oregon. Climate envelope projections were developed by Rehfeldt and Crookston (Rehfeldt et al. 2012) for many western tree species. The basic principle behind these projections is to identify the climate where tree species have recently existed and project where those climatic conditions will exist according to projection scenarios. Projections are available at Crookston and Radke 2023) for many western trees. In these projections, red represents the optimum climate, green and yellow sub-optimal climates, and grey conditions that are inappropriate. According to these analyses, following the 'business as usual' scenario, the climatic optimum

Figure 5. Douglas fir, Psuedotsuga menzeisii appropriate climate now and in the future (Crookston and Radtke 2023).



for Douglas fir is likely to be substantially reduced by the end of the century. These projections also suggest that by 2100 the Oregon climate will be outside the range for Sitka spruce, Engelmann spruce, Lodgepole pine, Jeffrey pine, Subalpine fir, and Western juniper while along with Douglas fir, Ponderosa pine, White fir, and Pacific madrone will likely find appropriate conditions substantially reduced and the location of conditions appropriate for California black oak and Oregon white oak will likely be substantially adjusted.

I now look at the climate trends that data indicate we have experienced and climate models projecting what we are likely to experience through the century. The Global temperature history from 1850-2022 is depicted in Figure 6. Figure 7 then displays the 1895-2019 trend for the contiguous United States while Figure 8 offers the same for Oregon. The Jackson County historic trend is presented in Figure 9.

In contrast to the global temperature increase of 0.06°F (0.033°C) per decade (Figure 6), warming in the contiguous U.S. from 1896 to 2019 (Figure 7) was a little higher at the rate of 0.15°F (0.09°C) per decade. The increase for Oregon (Figure 8) was even higher, at 0.2°F (0.11°C) per decade while Jackson County (Figure 9) equaled Oregon.

Figure 6. Global historic temperature rise from 1851 to 2023; baseline is the 1901-2000 mean. NOAA 2023

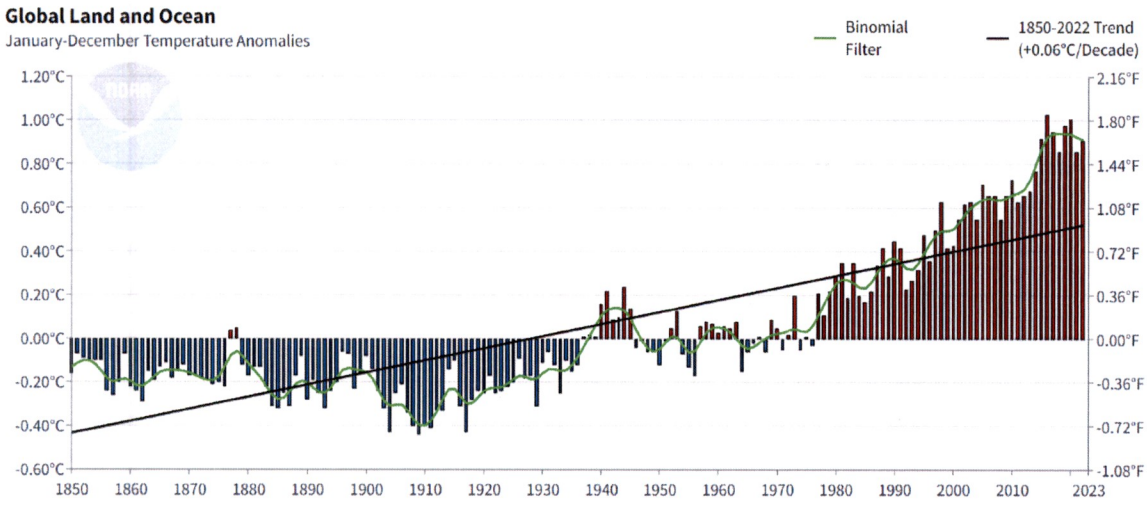


Figure 7. Historic temperature rise from 1896 to 2019 for the contiguous 48 U.S. states; baseline is the 1901-2000 mean. NOAA https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/

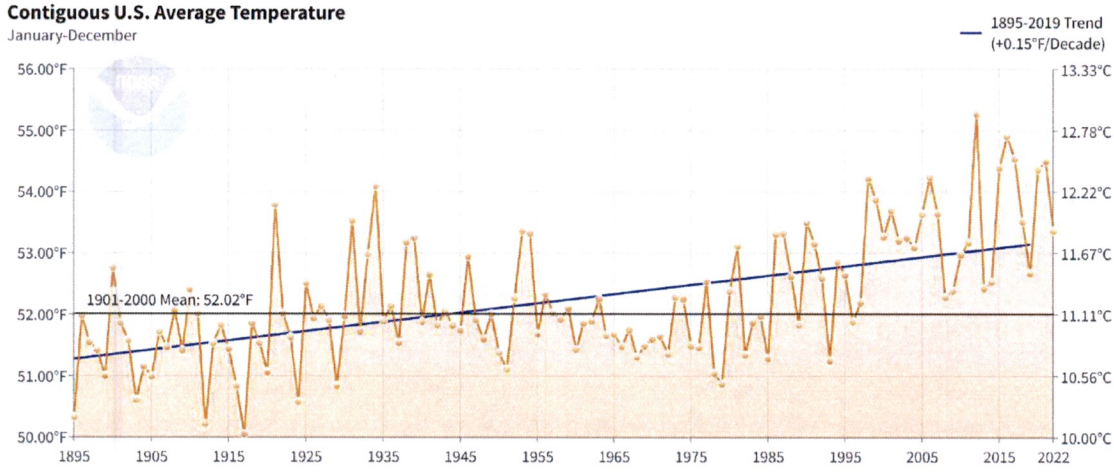


Figure 8. Historic temperature rise from 1896 to 2019 for Oregon; baseline is the 1901-2000 mean. NOAA 2023

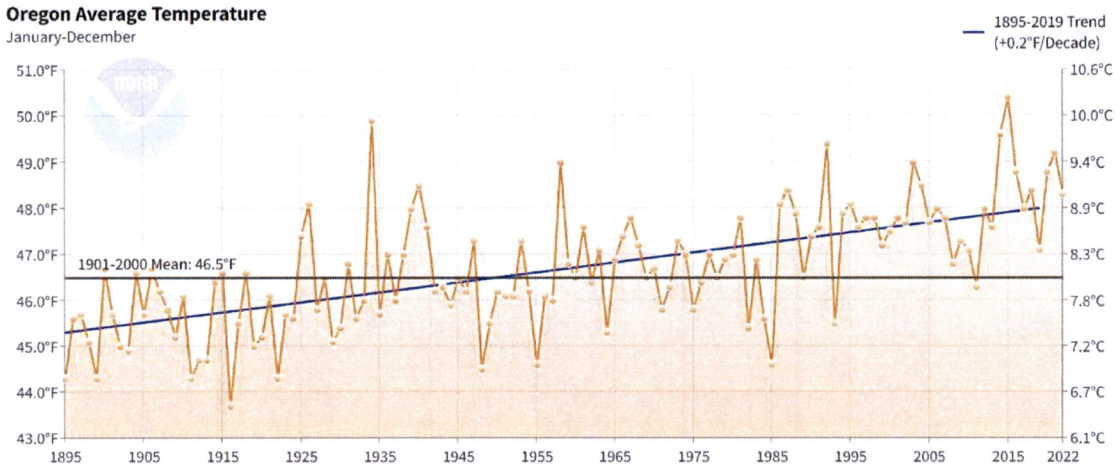
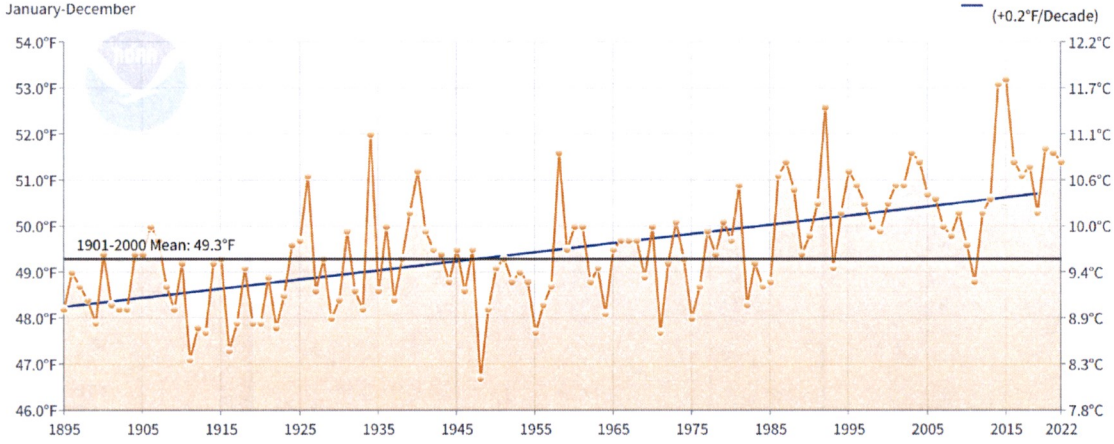


Figure 9. Historic temperature rise from 1895 to 2022 for Jackson County baseline is the 1901-2000 mean. NOAA 2023



I will now present example projections into the future. Figure 10 presents the projected change in temperature (compared to the 1981-2010 average) for Oregon to 2100 under two future scenarios: RCP (Representative Concentration Pathway) 8.5 which was initially developed as the 'worst case scenario' assuming no effort to reduce the trajectory of accelerating fossil fuel use and greenhouse gas emissions. Unfortunately, the evidence suggests we are on, or close to, the RCP 8.5 trajectory. As a result, it has also been dubbed the 'Business as Usual' scenario. RCP 4.5, meanwhile, depicts a scenario in which we still continue increasing but substantially lower the accelerating trajectory. Figure 11 presents parallel projections for Jackson County.

To assess likely temperature change between 1900 and 2100, to these projection estimates we should add the warming that occurred before 1981.

Figure 10. Projected change in temperature in Oregon to 2100 under two scenarios. USGS 2021

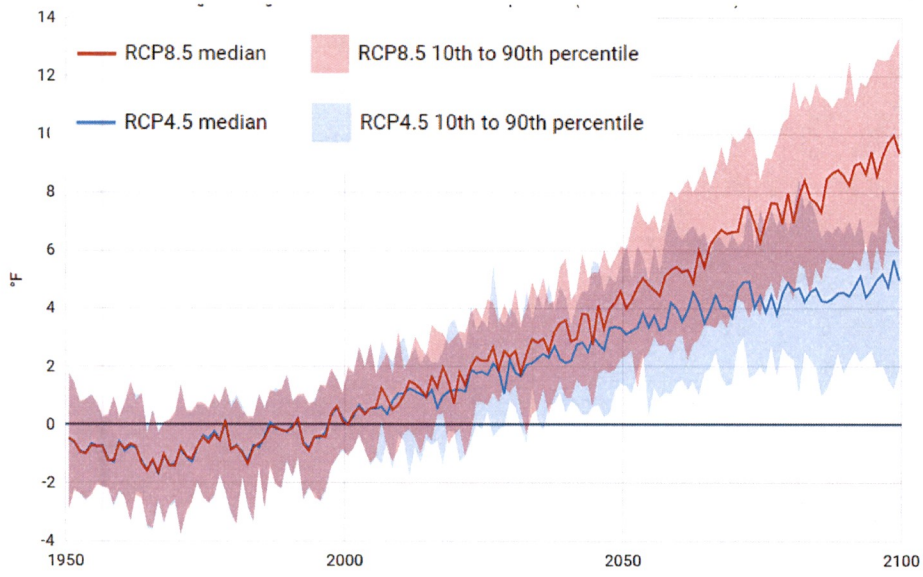
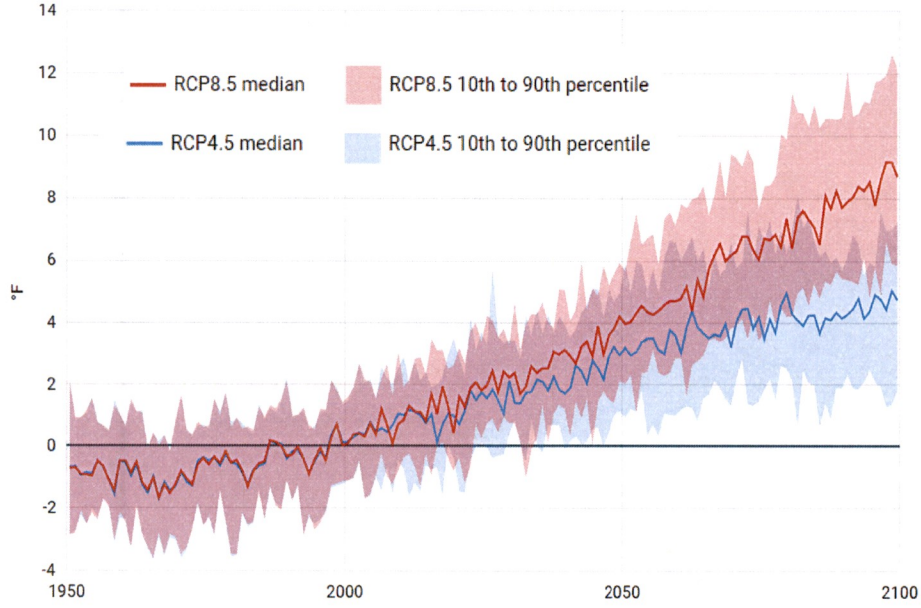


Figure 11. Projected change in temperature for Jackson County to 2100 under two scenarios. USGS 2021



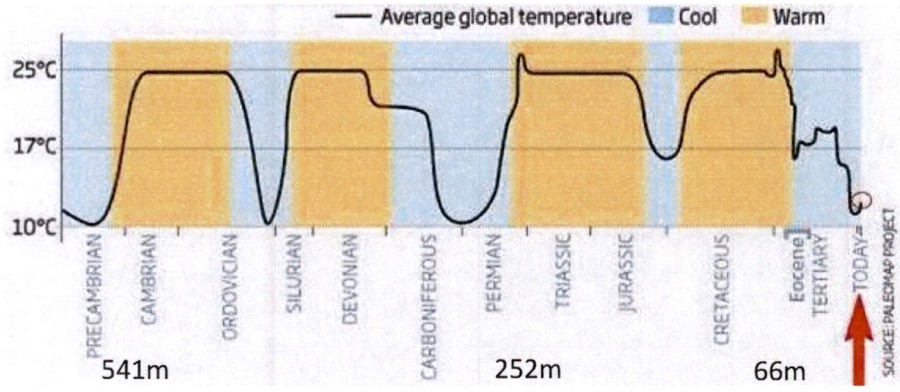
I now combine the historic trends and the projected trends to assess temperature patterns in relation to the limited tolerance for temperature change that our natural ecosystems exhibit (Figure 1 again). This allows us to anticipate what may happen to our biomes by the end of the century.

The historic trend for Oregon and Jackson County, for example, from 1900 up to the 1981-2010 baseline employed by the USGS was 0.11°C per decade suggesting a warming over those 80 years of about 0.88°C. This is consistent with the Fourth U.S. Climate Assessment Report (NCAR 2018) which suggested that global warming from 1900 – 2016 amounted to 1.8°F (1°C). To estimate what the warming impact will be for Oregon and Jackson County by the end of the century, we then add the 20th century warming depicted by the USGS RCP8.5 scenario. For Oregon and Jackson County alike, this amounts to 0.88°C plus about 9°F (5°C), for a total of nearly 6°C. This estimate is also echoed by the Fourth National climate Assessment report (NCAR 2018)

Consulting Figure 1, we find that warming of such dimensions could easily be sufficient to compromise natural ecosystems in our region and across the nation and planet. We must recall, also, that our agriculture, forestry and fisheries will be similarly threatened.

It seems reasonable to argue that the potential disruption of the natural ecosystems that provide our life support services (clean water and clean air) along with our agriculture, forestry and fisheries should point to extreme urgency associated with addressing the global climate chaos. An urgent response commensurate with this discussion has yet to be demonstrated. We encourage Ashland to take the lead regionally and statewide in recognizing this urgency by reducing emissions from fossil fuel use resulting from future residential construction. The proposed reduction may be small, but urgency demands that every possible step be taken.

Figure 12. Millions of years of global temperature fluctuation (Lasbury 2013).



One oft-heard response to the global temperature trend is that it is a natural phenomenon. Certainly, global temperature has changed over the hundreds of millions of years of Earth's history. Indeed, we have evidence suggesting a historic fluctuation (Figure 12) between a hot-house condition (averaging 25°C) and an ice-house condition (frequently averaging 10°C). It's interesting to note that the entire history of *Homo sapiens* and the recent cycle of glacial and interglacial fluctuations has occurred within the current ice-house phase. This means that this is the climate to which life on the planet as we know it is adapted. Steffen et al. 2018 warned that the current trend and feedback loops could push Earth's temperature over a tipping point threshold and return us to the hot-house phase, an outcome that would undoubtedly be completely inhospitable to our current natural ecosystems, agriculture, forestry and fisheries and all life as we know it. That historic climate fluctuated before the arrival of *Homo sapiens* does not, of course, preclude *Homo sapiens* from being responsible for the current trend since the causes are different. The historic shifts resulted from factors such as the adjustment of continents via tectonic plate movement and atmospheric greenhouse gas composition changes resulting from the evolution of methanogenic and then photosynthetic bacteria and plants.

What causes global warming and climate change?

Global warming is driven by a process that is well understood, though often misrepresented or misunderstood by some individuals.

Very simply, the process is as follows:

Figure 13. Depiction of the historic greenhouse gas / thermal blanket effect

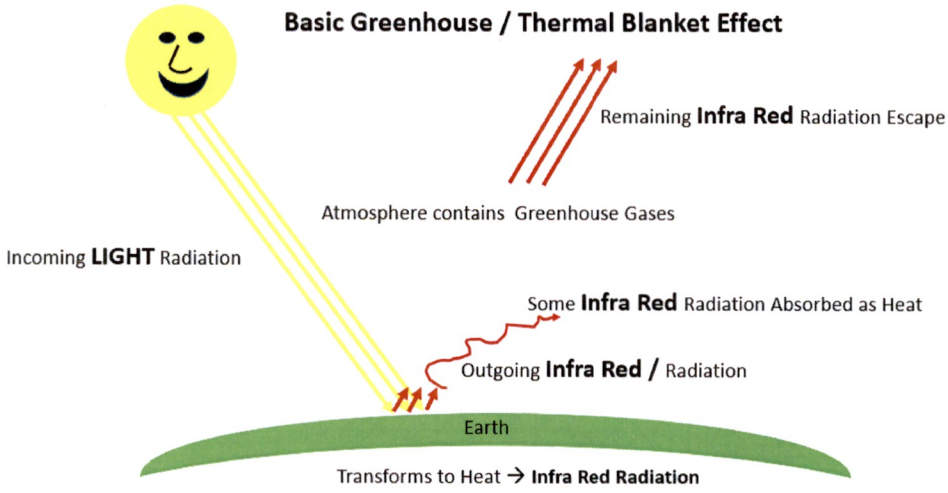
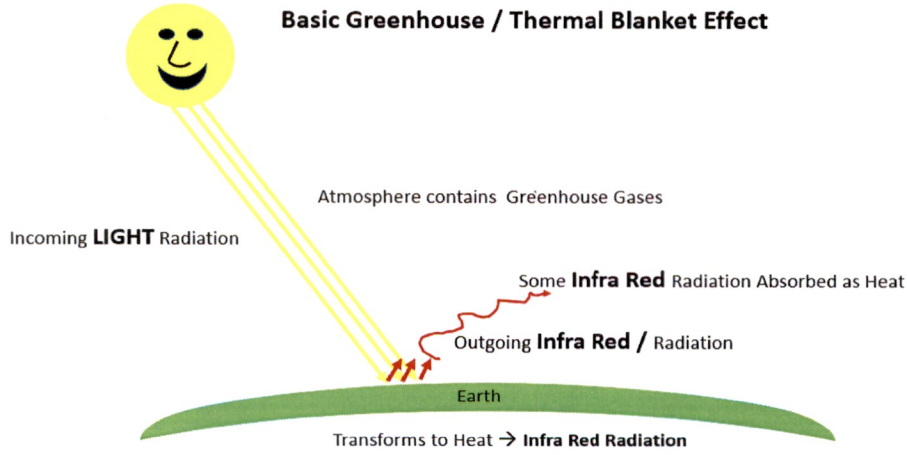


Figure 14. Depiction of the accentuated greenhouse gas effect resulting from human activity

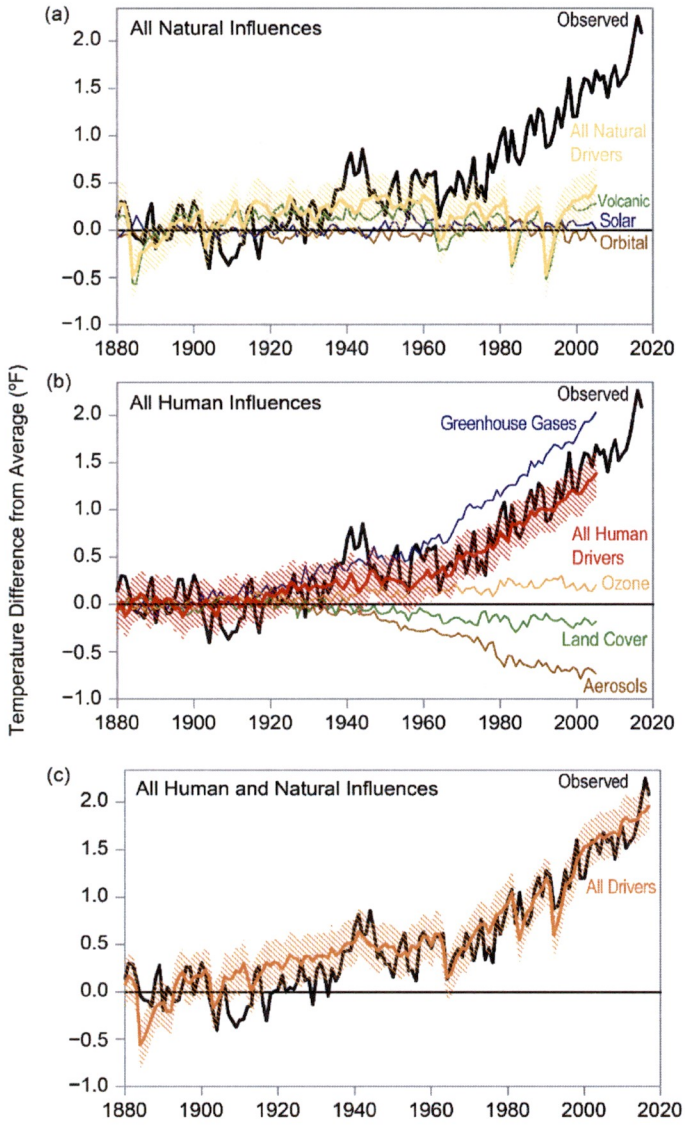


Incoming radiation (mainly visible light) passes through the atmosphere and reaches the land surface. Once here it is transformed into longer wave radiation (heat / infra-red radiation). This radiates back outwards. A proportion of this heat is trapped by gases in our atmosphere resulting in the planet being warmer than it would be without these gases (Figure 13). This is the historical reality that results in a warm planet. Indeed, absent these gases and the thermal blanket they provide, our annual global temperature would likely be 20^0C to 30^0C (35^0F – 55^0F) cooler, probably too cold to support life – certainly life as we know it.

Driven by human activity, particularly our extraction, processing and combustion of fossil fuels, the concentration of the greenhouse gases in the atmosphere is increasing. As a result, we arrive at the condition depicted in Figure 14 where more heat is retained and warming occurs.

Despite the frequent erroneous presentations of the process as involving the trapping of incoming solar heat radiation by these greenhouse gases, the process actually involves trapping outwardly radiating infra-red radiation (heat).

Figure 15 Impacts of human and non-human activities on the historical climate.USGCRP 2018



Modeling has differentiated between natural (non-anthropogenic) and human-imposed (anthropogenic) impacts on the climate historical trends of the last few decades. The results are depicted in Figure 15. Here, graph (a) illustrates what trend natural (non-human) factors would have imposed on the global temperature. The black line represents the observed trend while the colored lines represent what the impacts of natural factors would have been. Clearly these natural factors do not correlate with observed data. Graph (b) then indicates the correlation between human influences and the observed data. This clearly offers a better correlation. Finally, (c) depicts the combination of human and natural impacts and produces a far superior correlation to the above options.

The message is that those natural factors that contribute to global temperature are inadequate to explain the trends we have seen while natural factors plus human-imposed factors correlate well with the trends we have experienced. In fact, the natural factors alone combine to suggest the planet should be cooling (Hayhoe 2023).

What does this mean for fossil fuel use?

The human activities that contribute to the increasing concentration of these greenhouse gases are well understood. For example, a University of California, Berkeley report (UCB 2023) states : "The burning of fossil fuels is the primary cause of current climate change, altering the Earth's ecosystems and causing human and environmental health problems." Meanwhile, National Geographic (2015-2023) states: "When fossil fuels are burned, they release carbon dioxide and other greenhouse gases, which in turn trap heat in our atmosphere, making them the primary contributors to global warming and climate change." Meanwhile, recognizing the role of other factors, the European Commission (undated) states "Burning fossil fuels, cutting down forests

and farming livestock are increasingly influencing the climate and the earth's temperature. This adds enormous amounts of greenhouse gases to those naturally occurring in the atmosphere, increasing the greenhouse effect and global warming."

Even sources misrepresenting the process (UN undated) can correctly identify the source of the problem: "Fossil fuels – coal, oil and gas – are by far the largest contributor to global climate change, accounting for over 75 per cent of global greenhouse gas emissions and nearly 90 per cent of all carbon dioxide emissions."

It is also recognized that fossil fuels result in greenhouse gas emissions from more than just their combustion, but also from their extraction, processing, and transmission/transportation (IEA undated):" The production, transport and processing of oil and gas resulted in 5.1 billion tonnes (Gt) CO_2 equivalent in 2022 – just under 15% of global energy sector GHG emissions. About half of these emissions came from flaring and methane released during oil and gas operations". The point made here is that we must consider more than just the combustion emissions from these fossil fuels. The U.S. Environmental Protection Agency (EPA 2023) also acknowledges the role of other activities, besides fossil fuels, in generating greenhouse gas emission.

It's worth noting here that one of the greatest problems faced in SW Oregon is forest fire (whether local or distant) and the smoke it produces. A recent publication by Dahl et al. (2023) has convincingly reported that greenhouse gas emissions traced to fossil fuel carbon producers contributed to nearly 50% of the rise in Vapor Pressure Deficit (a prime stimulator of wildfire spread) between 1901 and 2021. In other words, the continued use of fossil fuels such as methane gas is elevating our wildfire risk.

Where does so-called fossil (natural) gas fit into this picture?

The International Energy Agency (IEA 2023a) reported that 75% of global greenhouse gas emissions result from the energy sector. The same source states: "Fossil fuels continued to represent 80% of the total energy supply ... globally, with oil comprising nearly 30%, followed by coal (27%) and natural gas (24%)."

Client Earth (2022) reported that coal is the dirtiest fossil fuel, being responsible for between 0.3 and 1.0^{0}C of global warming while oil is responsible for about a third of global total emissions. Meanwhile, this source notes that despite its being touted as a cleaner energy source, natural gas still "accounts for a fifth of the world's total carbon emissions."

For the Unites States, the Environmental and Energy Study Institute (EESI 2021) reported that "Natural gas ... now supplies one-third of the country's energy consumption." This report also concluded: "Through leakage and direct emissions from combustion, natural gas was responsible for 36% of greenhouse gas emissions in the United States in 2020."

The conclusion that methane (natural) gas is a leading contributor to our national climate pollution output should be clear. Additionally, we must acknowledge that this is not just through combustion of the fuel.

What are the climate change consequences of fossil (natural) gas use?

Reports on greenhouse gas emissions and their contribution to global warming and the climate crisis often focus on carbon and combustion emissions. Unfortunately, this overlooks two important realities:

(i) Not all greenhouse gases contain carbon (nitrous oxide, for example) while among greenhouse gases, whether they contain carbon or not, all gases are not equal. The Intergovernmental Panel on Climate Change Assessment Report 6 (IPCC 2021) indicates the carbon dioxide equivalent (CO_2e) value for other gases. This measures their potential to induce warming in comparison to carbon dioxide (set at 1) and reveals the other greenhouse gases are many times more potent than carbon dioxide. Because methane is relatively short-lived in the atmosphere, it is assigned both a 20-year and a 100-year value. Thus, on a 20-year basis, fossil origin methane is 82.5 times more potent on a pound-for-pound basis than carbon dioxide while non-fossil methane is 79.7 times more potent and nitrous oxide is 273 times more potent. Meanwhile, on a 100-year basis, fossil origin methane is 29.8 times more potent than carbon dioxide while non-fossil methane is 27.0 times more potent and nitrous oxide is 273 times more potent. Human -produced Chlorofluorocarbon (CFCs), Hydrofluorocarbon (HFCs), and Perfluorochemicals (PFCs) are much more problematic even than these gases, ranging up to the thousands of times more potent.

(ii) Meanwhile, though the combustion of fossil fuels may be an important component of the problem, greenhouse gases also leak during the extraction, processing and transmission of fossil fuels, especially methane (natural) gas.

The gas utilities and their organizations long ago and for many years claimed that natural gas is the 'clean fossil fuel.' When it was clear that the public was beginning to understand the impact of methane leakage, this campaign underwent a subtle adjustment to argue that natural gas is the 'cleanest burning fossil fuel.' For example (Avista 2021a) states: "Even though natural gas is a clean fuel, we believe we can make it greener, and we felt it was time to be clear about our path forward." (underline emphasis mine). Presumably, this marketing ploy was based on the expectation that most readers / listeners / viewers would not notice or understand the significance of this subtle change. Thus, these utilities continued, and still continue, to claim their product is cleaner than other fossil fuels, a claim worth evaluation.

The U.S. Energy Information agency (USEIA 2023) publishes data on the relative carbon dioxide efficiency of combusting various fuels in term of the number of pounds emitted per million British Thermal Units (BTU) of energy generated. The key values are listed in Table 1

Table 1. Carbon dioxide emissions in pounds per million BTU of energy generated		
Fuel	**Carbon dioxide lbs per million BTY**	**Other comment**
Coal (all types)	211.47	Range 205.57 – 250.59
Tire-derived fuel	189.94	
Diesel and home Heating Fuel	163.45	
Waste oil	163.14	
Propane	138.63	
Motor gasoline	138.57	
Natural gas	115.65	

While these data assuredly confirm the claim that methane gas is the cleanest burning fossil fuel, they ignore the reality that assessment of the climate impact of fuels must incorporate a full lifecycle (cradle to grave) analysis. This means we must assess all greenhouse gas emissions (not just carbon dioxide) measured in terms of their global warming potential (i.e., carbon dioxide equivalent) resulting from the extraction, processing and transmission of the fuel in addition to those resulting from its final combustion.

Our understanding of the impact of gas leakage has been growing for years (e.g., Howarth 2014, 2015, Alvarez et al. 2018), A recent peer-reviewed paper by Gordon et al. (2023) illustrates the problem by offering the following important conclusions:

1- In terms of methane emissions, "gas with a 0.2% leakage rate is on par with coal at all analyzed levels of CMM [Coal Mine Methane] leakage."

2- "Based on existing studies, coal has a median life-cycle Greenhouse gas [emissions rate] of 980 kg CO_2e [carbon dioxide equivalent] per kWh (with an absolute minimum of 675 and maximum of 1689) and gas has a median life cycle GHG of 501 CO2e/kWh (with a minimum of 290 and maximum of 988)."

3- "...global gas systems that leak over 4.7% of their methane (when considering a 20-year timeframe) or 7.6% (when considering a 100-year timeframe) are on par with life-cycle coal emissions from methane leaking coal mines."

4- "methane leakage from gas production systems [ranges] from <1% to >66%.

Note that while the median value (# 2) for global warming emissions from gas usage is half that of coal, the range for gas emissions overlaps that for coal. This implies that gas is, in some situations, worse than coal. Since leakage rates increase with age (e.g., Weller *et al.* 2020), it seems inevitable that emissions will increase as infrastructure ages.

In identifying methane as responsible for 30% of the global warming since the Industrial Revolution, the International Energy Agency (IEA 2023b) makes clear the need to reduce methane emissions if we are to limit warming to 1.5°C above the pre-industrial revolution level.

To its credit, Avista (2023a), for example, claims a commitment to reducing greenhouse gas emissions and "Avista has always been on the forefront of clean energy and innovation."

However, this apparent commitment to reducing greenhouse gas emissions is somewhat optimistic. The Avista plan to reduce emissions (2021b, p. 5) comprises a commitment to:

"• Diversify and transition from conventional, fossil fuel natural gas to renewable natural gas (RNG), hydrogen, and other renewable biofuels.

"• Reduce consumption via conservation, energy efficiency, and new technologies.

"• Purchase carbon offsets as necessary."

What the plan fails to note is that all these approaches require that the basic business model of continuing and expanding the supply of methane to customers is retained.

These three options deserve analysis:

The first option is flawed. The so-called Renewable Natural Gas (Biomethane) option is constrained by an incontrovertible problem: there is only a limited amount of RNG available. Cyrs *et al.* (2020) for example, reported that as of that date, the organic waste stream was only capable of providing 7% of contemporary national methane usage. Additionally, the availability of RNG in Oregon is severely limited (ODOE 2018). This assessment concluded that anaerobic digestion could only provide 4.6% of the state's annual methane usage, while even with employment of energy intensive thermal gasification technology, the total could only reach 17.5% of Oregon's usage. In addition, this option ignores completely the serious question about the full life cycle assessment of RNG in terms of total greenhouse gas emissions from the production and transmission of this fuel. Clearly, once the RNG is in the pipeline, it will leak, in the same way that shale-fracked methane leaks. A final concern is worth noting. Since there is a limited amount of RNG, and some industrial processes will be very difficult to electrify, it seems much more reasonable to confine RNG usage to processes that really need a combustible fossil fuel energy source. Pumping this valuable RNG commodity into pipelines for general use represents a complete misuse and waste of that resource.

The Hydrogen option might look promising so long as the Hydrogen employed is extracted from water using electrolysis through the energy intensive process driven only by renewable energy sources. Of course, there is a real question as to whether renewable energy should be used to produce Hydrogen and maintain the methane industry. More reasonable might be a plan to commit renewably generated energy directly to end uses. Unfortunately, if alternative processes are employed for producing Hydrogen, the technology confronts another problem. Howarth and Jacobson (2021), for example, report that using Hydrogen generated from

methane (so-called blue hydrogen) is actually more greenhouse gas emissions intensive than combusting the methane itself. Furthermore, even if the renewable energy were available to produce green Hydrogen, as Erdener *et al.* (2023) point out "existing gas-fired power plants or industrial processes, may not be designed to tolerate hydrogen blending beyond a given limit; for many existing gas-fired power plants, this limit is 5% volume." On a slightly more optimistic note, Esposito (2022) reports a limit of 20%, but notes that even if this Hydrogen is renewably generated, the greenhouse gas emissions reduction amounts to only 6 – 7%. Esposito also adds that this would raise the price of methane by 2 – 4 times. Finally, while biofuel combustion is often designated as net zero in terms of greenhouse gas emissions, this is patently untrue since full lifecycle analysis must assess the emissions from producing, processing and delivering that fuel. As Jeswani *et al.* (2020) report, whether biofuels are genuinely an improvement over fossil fuels requires a close case-by-case analysis of the production sequence of each biofuel process. Whichever approach to reducing emissions is taken under this item, emissions reductions are, at best minimal and Avista remains committed to continuing and expanding its marketing of gas to supply users.

Avista's second option involves increasing energy conservation and energy use efficiency. While this may look promising, a much more reasonable approach than grasping at straws to continue methane gas delivery would be to promote electrification of everything and encourage weaning ourselves completely from methane.

Meanwhile, and clearly, the third option of investing in offsets involves no reduction in emissions whatsoever.

Rather than maintaining the false claim that "...natural gas is a clean fuel" the Avista gas division would be more persuasive if it were to accept the corporate claim (Avista 2023) that they are an energy company not a methane company. Avista would be more convincing if they were to seek alternatives to maintaining their methane business model.

Matthewson (2023) offers a valuable concern: "...while natural gas is an improvement over coal and other fossils fuels, continued reliance on it—not to mention any further development — at the expense of carbon-free alternatives will impede our ability to meet the Paris Agreement climate goals and avoid the worst impacts of global warming." Meanwhile, Kemfert et al. (2022) offer the valuable insight that: "We highlight that natural gas is a fossil fuel with a significantly underestimated climate impact that hinders decarbonization through carbon lock-in and stranded assets."

From the perspective of the climate crisis, a rapidly approaching biological catastrophe is evident. This should indicate to all of us the urgency for action. The message is that we must take every step we can both individually and collectively to reduce our contribution to the problem. This means promoting rules that wean us from fossil fuel use whenever possible.

What are the Health Consequences of Methane Emissions?

In addition to the concern about methane gas promoting global warming and its climate change consequences, there is now abundant evidence that it poses a health hazard to those living in environments served by gas. The toxicity of fossil gas is receiving increasing medical attention. Armand (2022), for example, indicated: "Cooking with gas stoves creates nitrogen dioxide and releases additional tiny airborne particles known as PM2.5, both of which are lung irritants. Nitrogen dioxide has been linked with childhood asthma. During 2019 alone, almost two million cases worldwide of new childhood asthma were estimated to be due to nitrogen dioxide pollution." He also noted: "Children living in households that use gas stoves for cooking are 42% more likely to have asthma..." and "Gas stoves leak even when they are off." Michanowicz et al. (2022) pointed out that gas in homes results in human exposure to methane, ethane and other volatile organic compounds (VOCs).

Several years ago, Gottlieb and Dyrska (2017) releases a report for Physicians for Social Responsibility (PSR) identifying the water and air contamination along with the human health consequences of continued methane gas usage. More recently PSR released a report on the toxic consequences of gas stoves (Seals & Krasner 2020). They concluded that gas stoves emit numerous pollutants, including nitrogen dioxide and carbon monoxide, indoor air pollution can reach levels that are illegal outdoors, risks to respiratory health are well-documented, children are particularly at risk, lower income households are likely at higher risk than others, while ventilation is important, it cannot be relied upon to prevent gas stove pollutant exposure, and, finally, electric equipment is the cleanest household cooking option.

Finally, in reviewing both the climate and health concerns associated with methane gas, O'Rourke et al. (2022) offered several key points:

- "Electrification is the lowest-cost method to decarbonize buildings, increase efficiency, and protect families and communities from the hazards presented by gas.
- "The Northwest's gas supply comes primarily from hydraulic fracturing, or "fracking," a dangerous extraction method that poses immense health and safety risks to communities living near fracking wells, the climate, and drinking water for millions of people.
- "Methane is a potent greenhouse gas, with up to 120 times the global warming potential of carbon dioxide.
- "Biomethane, commonly referred to as "renewable natural gas" (RNG), is still methane and is not a solution to mitigating the climate crisis, nor the health impacts associated with burning gas.
- "Burning methane indoors generates byproducts known to be harmful to human health, including nitrogen oxides, carbon monoxide, and particulate matter. These pollutants have been shown to cause or exacerbate respiratory conditions, including asthma, in children, the elderly, those with underlying health conditions, low-income, and Black, Indigenous, People of Color (BIPOC) communities.

- "The dangerous health and safety impacts of gas—from extraction to compromised indoor air quality from gas stoves—fall disproportionately on low-income and BIPOC communities.
- "Nearly every month in the US there are massive and often fatal accidents involving gas explosions. An October 2016 gas explosion in Northwest Portland injured eight people and caused $17.2 million in property damages."

Regarding the effects of methane, the International Energy Agency (IEA 2023b) also states: "Taking immediate action to reduce methane emissions would ... deliver important health, food security and economic benefits, in addition to helping limit dangerous climate feedback loops."

Conclusion

Southern Oregon Climate Action Now specifically supports the Building Emissions Concept Ordinance proposed by the Green Energy Institute of Lewis & Clark College. The urgency of our climate crisis demands that cities such as Ashland promote electrification. In this case, that means requiring that new residential construction shall be fossil fuel free. We encourage the Ashland Climate and Environment Policy Advisory Committee and the Ashland City Council respectively to endorse and enact the proposal to achieve this end.

Respectfully Submitted



Alan Journet

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TO: Ashland Climate Environment Policy Advisory Committee
FROM: Gary Shaff, 516 Herbert St
DATE: 10/26/23
RE: Clean Air Ordinance

I applaud the city's initiative to regulate methane gas emissions from new residential buildings. However, those efforts, if successful, may lead to increased emissions of other climate damaging and health threatening pollution. That is to say, if the city effectively bans the installation of gas fireplaces it is likely that wood fired fireplaces will take their place.

It is estimated, based upon US Census data, that almost 30 percent of all single-family dwellings in the western U.S. include at least one fireplace (2022).

Number of Fireplaces in New Single-Family Houses Completed

Year	% of Homes w/o fireplace	% of Homes with one fireplace	% of Homes with more than one fireplace
2015	54	42	5
2016	54	40	5
2017	60	32	7
2018	61	33	6
2019	66	28	6
2020	67	28	5
2021	70	25	5
2022	71	26	3

Source: U.S. Census (https://www.census.gov/construction/chars/xls/fireplace_cust.xls)

The Oregon Department of Environmental Quality regulations allow only EPA certified stoves to be installed. Jackson County's ordinance regulates opacity of smoke emitted from wood stoves. Neither directly regulates particulate pollution just as neither regulates the emission of nitrogen dioxide3 and formaldehyde. The later are known to cause inflammation in the airways and may worsen asthma symptoms. Breathing in particulate matter less than 2.5 microns in size, $PM_{2.5}$ can increase the risk of heart disease, respiratory illness, asthma and low birth weight.

I believe more Ashland residents are adversely affected by smoke (even when smoke from forest fires is excluded) than from burning fossil fuels. That is especially true because State building codes require that exhaust fans be installed where cooking occurs and the exhaust from other gas appliances (heaters, fireplaces, water heaters and clothes dryers) be exhausted into the outdoors where they quickly disperse. Those

emissions and methane itself contribute to climate change and must be stopped or mitigated.

The building codes also require wood stoves and wood fired fireplaces to include an exhaust (I.e. stove pipe or chimney). In contrast to nitrogen dioxide3, wood smoke does not disperse but rather lingers in the neighborhood impacting everyone living nearby. But, as importantly, each time the door of the wood stove or fireplace is opened to load more wood, vast amounts of smoke enters the home. There is little way for it to escape except if a window or door is opened. The concentration of $PM_{2.5}$ within wood burning homes exceeds the World Health Organization's $PM_{2.5}$ standard.of 15 mg/m3 and even that of the U.S. E.P.A. National Ambient Air Quality Standard of 35 mg/m3.

I recommend that the CEPAC develop regulations to control the emissions of $PM_{2.5}$ in new construction in the same way it plans to regulate methane. The emission of these pollutants must be stopped or mitigated.

Attached and included as a part of this submission are the following:
New Evidence of the Effect of Wood Smoke on Climate Change; Families for Clean Air
Wood Burning vs. Natural Gas: No Contest, Families for Clean Air
Efficacy of Interventions Targeting Household Air Pollution from Residential Wood Stoves (abstract and introduction): Tony J. Ward et.al.

New Evidence of the Effect of Wood Smoke on Climate Change

New Evidence of the Effect of Wood Smoke on Climate Change

A recent study by scientists at the University of Leeds finds that the influence of soot generated by wood burning on climate change has been greatly underestimated.

This study, which is the first comprehensive and quantitative analysis of the role of soot in the climate system, concludes that particles from wood burning and diesel engines have twice the warming effect calculated in previous estimates. Soot, which is also called black carbon, is second only to carbon dioxide in terms of its effects on warming the climate. This study shows that black carbon has a warming effect approximately two thirds that of carbon dioxide.

Black carbon in the atmosphere absorbs solar heat. This not only heats the atmosphere but also melts the earth's snowcaps and glaciers when these particles settle on the ground.

Eliminating or reducing wood and other biomass burning may be one of the easiest and most effective ways for us to curb global warming. Co-lead author Dr. Tami Bond notes, "Since black carbon is short lived, the impacts would be noticed immediately." That's because while carbon dioxide remains in the atmosphere for relatively long periods, existing black carbon emissions are washed out of the atmosphere in just a few weeks.

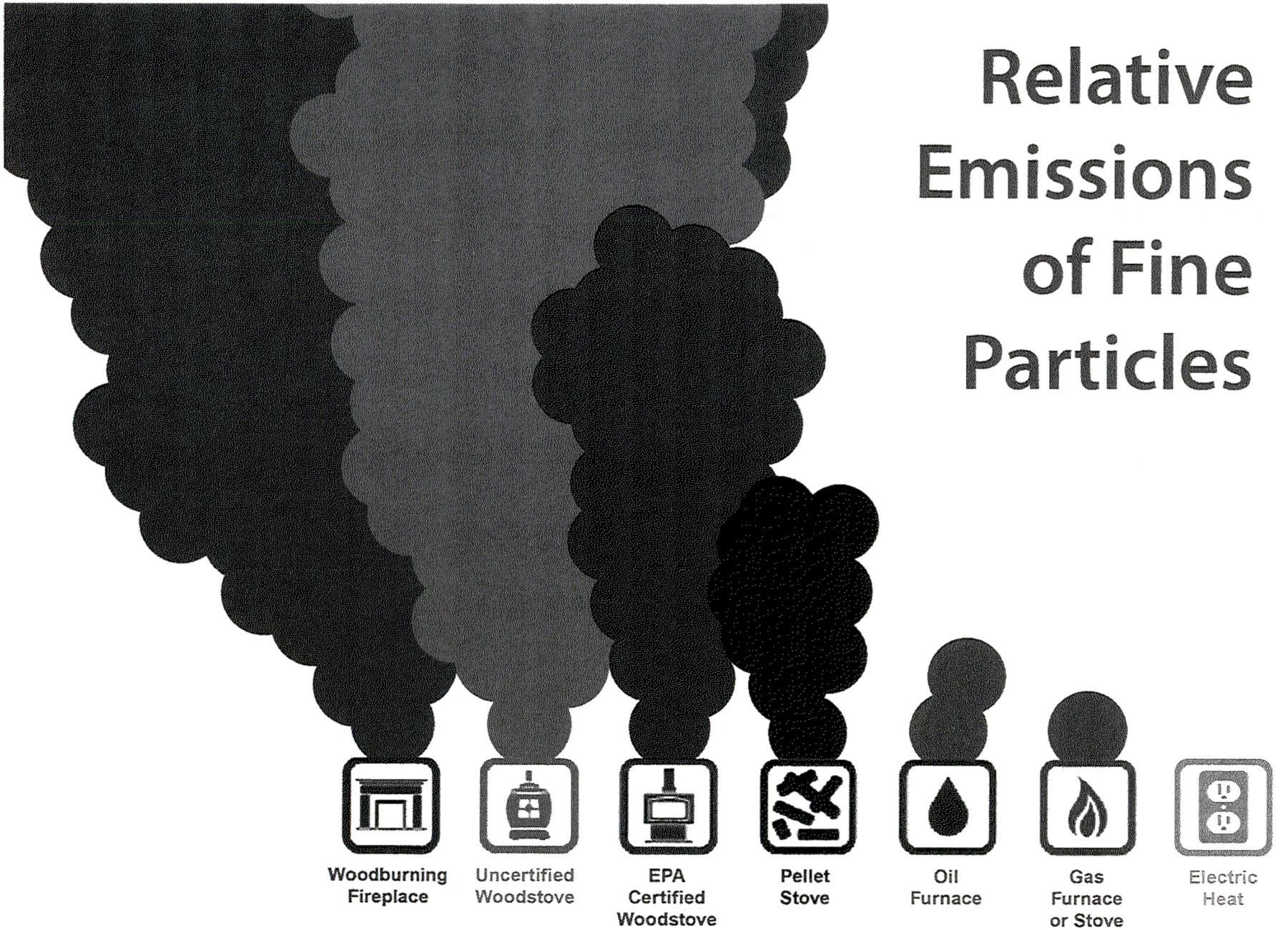
"Reducing emissions from diesel engines and domestic wood and coal fires is a no-brainer as there are tandem health and climate benefits," said Professor Piers Forster from the University of Leeds

This study highlights the fact that not only does wood smoke pollution have harmful effects on human health, wood smoke harms the health of our planet as well.

Previous post: Reducing Wood Smoke Pollution Saves Lives

Next post: Wood Burning vs. Natural Gas: No Contest

Relative Emissions of Fine Particles



pscleanair.org
Puget Sound Clean Air Agency

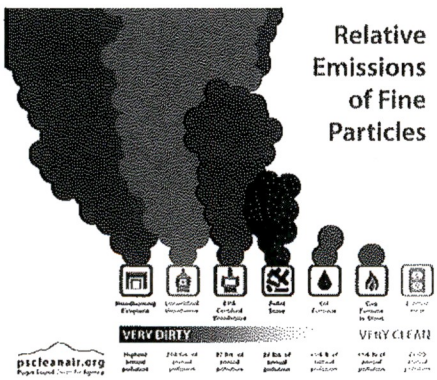
FAMILIES FOR CLEAN AIR

- Home
- health
  - Health Hazards
  - Particle Pollution
  - Versus Tobacco Smoke
  - Children
  - Heart Attack and Stroke
  - Wood Smoke Comparison Chart
- environment
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  - Why EPA Certified Stoves Are Not the Answer
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- Take Action
- Resources
  - Links We Like
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  - Downloads

Wood Burning vs. Natural Gas: No Contest

Wood Burning vs. Natural Gas: No Contest

Families for Clean Air recently received a letter that asked for references backing up our assertion that the emissions from EPA-certified wood stoves are greater than those from devices that burn natural gas. This information is available from many sources, including the US EPA, but we think the chart below from the Puget Sound Clear Air Agency illustrates the point in a clear and simple manner (you may click on the image to enlarge):



As bad as this chart may make things look for wood burning devices, we'd like to note that it actually makes the relative performance of wood burning stoves seem more favorable than it actually is. First, the emissions of wood burning stoves are tested under laboratory conditions that bear only a passing relationship to how they are likely to actually be used in the real world. Second, studies have shown that the performance of EPA-certified wood stoves can deteriorate over time.

Thus, the wood stove data probably reflect 'best case scenario' stove performance in laboratory conditions.

Any way you slice it, it's clear that gas burns much more cleanly than wood, leading to less particulate pollution.

Previous post: New Evidence of the Effect of Wood Smoke on Climate Change

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NIHMSID: NIHMS1012483
PMID: 26555475

Efficacy of interventions targeting household air pollution from residential wood stoves

Tony J. Ward, Ph.D.,[1,*] Erin O. Semmens, Ph.D.,[1] Emily Weiler, B.S.,[1] Solomon Harrar, Ph.D.,[2] and Curtis W. Noonan, Ph.D.[1]

Abstract

Wood is commonly used for residential heating, but there are limited evidence-based interventions for reducing wood smoke exposures in the indoor environment. The Asthma Randomized Trial of Indoor Wood Smoke (ARTIS) study was designed to assess the efficacy of residential interventions to reduce indoor PM exposure from wood stoves. As part of a three arm randomized placebo-controlled trial, two household-level interventions were evaluated: wood stove changeouts and air filtration units. Exposure outcomes included indoor measures such as continuous $PM_{2.5}$, particle counts, and carbon monoxide.

Median indoor $PM_{2.5}$ concentration was 17.5 $\mu g/m^3$ in wood burning homes prior to interventions. No significant reductions in $PM_{2.5}$ concentrations were observed in the 40 homes receiving the placebo filter intervention. Sixteen homes received the wood stove changeout and showed no significant changes in $PM_{2.5}$ or particle counts. $PM_{2.5}$ concentrations were reduced by 68% in the filter intervention homes. Relative to placebo, air filtration unit homes had an overall $PM_{2.5}$ reduction of 63% (95% CI: 47%–75%). Relative to the wood stove changeout, the

filtration unit intervention was more efficacious and less expensive, yet compliance issues indicated a need for evaluation of additional strategies for improving indoor air quality in homes using wood stoves.

Keywords: $PM_{2.5}$, wood stoves, household air pollution

Introduction

Throughout the United States, wood stoves are the most intensively utilized type of residential space heater, with over 11 million homes using wood as either a primary or secondary heating source.[1] The use of wood stoves in rural areas is facilitated by limited alternatives to burning wood due to the lack of existing natural gas pipelines. Wood is also an economical choice when considering the elevated costs of heating oil and other fossil fuels. With an average annual usage of 2,100 hours per device, more than 80% of existing wood stoves are old and inefficient models.[2]

Several studies have determined that residential wood stoves are a significant source of ambient $PM_{2.5}$ throughout the winter months.[3, 4] This is especially true in rural areas of western Montana and Fairbanks (AK), two areas in which our study (described below) was carried out. Chemical Mass Balance $PM_{2.5}$ source apportionment modeling has identified wood smoke contributions between 56–77% of the ambient wintertime $PM_{2.5}$ in multiple communities throughout western Montana.[5] Similar modeling in Fairbanks revealed that 60–80% of the ambient $PM_{2.5}$ came from residential wood combustion, depending on year and sampling location.[6]

Wood stoves can also contribute to elevated concentrations of household air pollution. Mean $PM_{2.5}$ concentrations within wood burning homes have been reported from 12.8 to 54.0 $\mu g/m^3$.[7, 8, 9, 10] In a study conducted in western Montana, many of the wood stove homes investigated had 24-hour $PM_{2.5}$ average concentrations that exceeded the current Environmental Protection Agency (EPA) $PM_{2.5}$ 24-hour National Ambient Air Quality Standard (NAAQS) of 35 $\mu g/m^3$.[11] Although there are currently no indoor $PM_{2.5}$ standards in the US, these indoor exposures are of particular concern, as most people spend the majority of their time indoors, as much as 95% in some areas.[12]

Globally, household air pollution has a major impact on human health. The primary source of premature mortality and years of healthy life lost attributable to household air pollution from solid fuels is chronic respiratory and cardiovascular diseases in adults and lower respiratory tract infections in children.[13] Recent studies support the urgent need for interventions designed to reduce respiratory morbidity and mortality through improvement of indoor air quality.[11, 14, 15, 16] Importantly, residential wood stoves are a modifiable source of household air pollution. This suggests that cost-effective and sustainable strategies can be implemented that reduce exposures to wood smoke-related $PM_{2.5}$ among people living within these homes, with the overall goal of improving human health.

Council Business Meeting

May 21, 2023

Agenda Item	Shelter Goals	
From	Tonya Graham	Mayor
Contact	Tonya.graham@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☐ Presentation ☐ Consent ☐ Public Hearing ☐ New Business ☐ Old Business ☒	

SUMMARY

Mayor Graham has integrated input from the first Council discussion and the neighborhood group into this list of proposed goals for the facility at 2200 Ashland Street and the surrounding neighborhood. By having clear goals, the City and community will be able to identify next steps for a variety of issues, develop a master plan for the facility and site, and effectively assess progress over time.

Through the establishment of these goals, and taking meaningful steps toward meeting them, the City will ensure that the facility is a good neighbor and a benefit to this neighborhood, which has seen escalating challenges linked to homelessness over the past few years. The geographic boundaries of the section of town these goals refer to will need to be further refined, but it is generally referred to as "south Ashland" and includes Ashland Street between the Ashland Hills Inn and the intersection with Siskiyou Boulevard and East Main Street to Siskiyou Blvd.

Proposed Goals:

- Provide immediate safety for Ashland residents who are experiencing homelessness
- Reduce and maintain reduced levels of the garbage and litter found on neighborhood streets, around businesses, in Clay Street Park, and along the bike path and train tracks
- Provide a pathway to long-term housing for Ashland residents who are experiencing homelessness
- Improve the sense of safety in the neighborhood, especially along the bike path under the overpass and at Siskiyou School
- Support the dignity of Ashland residents who are experiencing homelessness by providing for their basic needs on a temporary basis so that they can transition to more permanent housing

- Reduce the risk of wildfire in the neighborhood caused by cigarette smoking and illegal cooking

- Provide a means by which Ashland residents who are experiencing homelessness can contribute back to the community as they are receiving services at the facility

- Invest in ensuring that the rate of certain crimes (household theft, trespassing, drug dealing etc.) as well as drug and alcohol use and overdoses, is no higher in this section of town than in the rest of Ashland

- Support economic development and public art efforts that build, energize, and beautify south Ashland, which welcomes visitors as a gateway to the city.

Next Steps the neighborhood is asking Council to consider:

- Create a regular system for the city to reduce and remove: garbage, litter, biohazard waste, drug paraphernalia, furniture and discarded items, human waste, or any other public safety hazards on neighborhood streets, around businesses, in Clay Street Park, and along the bike path and train tracks, and throughout south Ashland.

- Provide safety in South Ashland, especially along the bike path under the overpass and at Siskiyou School but also throughout the entirety of south Ashland through strong policy, ordinances and empowering law enforcement.

- Provide education to businesses and property owners about ordinances and trespass processes.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

I move approval of the shelter goals for the 2200 Ashland Street property.

CITY OF ASHLAND
Better Together

A Proclamation in Honor of Building Safety Month 2024

WHEREAS, the City of Ashland is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians – building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry – who work year round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety – our local code officials – who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Mission Possible," the theme for Building Safety Month 2024, encourages us all to raise awareness about building safety on a personal, local and global scale, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Tonya Graham, Mayor of the City of Ashland, Oregon, on behalf of the City Council, do hereby proclaim the month of May 2024 as Building Safety Month. Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

Dated this 22st day of Mayl 2024.

Tonya Graham, Mayor

Alissa Kolodzinski, City Recorder

Better Together

SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

1)You will be called forward when it is your turn to speak

2) State your name and speak clearly into the microphone

3) Limit your comments to the time allotted

4) Provide any written materials to the meeting Secretary

5) Speakers are solely responsible for the content of their statement

Date: 5/21/24

Name: (Please Print) PAUL Mozina

Ashland Resident:

☑ YES ☐ NO City: _____

Agenda Topic/Item Number: XII.3 Climate Nat. Gas ord.

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.

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Date: 5 - 21 - 24

Name: (Please Print) David McAlaster

Ashland Resident:

☑ YES ☐ NO City: _____

Agenda Topic/Item Number:

Cleanup ord. / Cruza

Public Forum Topic (Non-agenda Item):

Cleanup ord. / Cruza

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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5) Speakers are solely responsible for the content of their statement

Date: 5/21/24

Name: (Please Print)
Debbie Neisewander

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):
Equity Issue - Court Procedure

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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Date:
May 21st

Name: (Please Print)
Shekina Mcullough

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:
Climate & Clean Air Policy Package

Public Forum Topic (Non-agenda Item):
—

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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Date: 5-21-24

Name: (Please Print) Cynthia Taylor

Ashland Resident:

☑ YES ☐ NO City: _____

Agenda Topic/Item Number: Climate + Clean air #

Public Forum Topic (Non-agenda Item):

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Date: May 21, 2024

Name: (Please Print)

Susan Sullivan

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Clean Air Policy

Public Forum Topic (Non-agenda Item):

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Date: 5/21/24

Name: (Please Print) Shayne Hayes

Ashland Resident:

☐ YES ☒ NO City: Talent

Agenda Topic/Item Number: Climate & clean Air policy package

Public Forum Topic (Non-agenda Item):

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Date: 5/21/24

Name: (Please Print) Leah Samelson

Ashland Resident:

☑ YES ☐ NO City: _____

Agenda Topic/Item Number:

Climate + Clean Air Policy Package

Public Forum Topic (Non-agenda Item):

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Date: 5/21/24

Name: (Please Print)

INGRID EDSTROM

Ashland Resident:

☑ YES ☐ NO City: _____

Agenda Topic/Item Number:

Climate + Clean Air Policy Package

Public Forum Topic (Non-agenda Item):

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COURT TRIAL NOTICE
IN THE MUNICIPAL COURT FOR THE CITY OF ASHLAND
COUNTY OF JACKSON, STATE OF OREGON

CITY OF ASHLAND, Plaintiff)
VS)
[redacted])
Defendant)

DOCKET # E004345201
APD Case # 24-669
April 22, 2024

IS CHARGED WITH THE OFFENSE OF: KEEPING JUNK OUTDOORS UNLAWFULLY, (ORD/ORS 9.12.020)
A NOT GUILTY Plea was entered on April 22, 2024.
Judge for the Proceedings: Judge Turner.

YOUR COURT TRIAL will be held at **1:30 pm** on **TUESDAY, AUGUST 13, 2024.** This trial WILL NOT be held at the Municipal Court facility at 1175 E. Main Street in Ashland but will be by ZOOM. Please see below listed Zoom meeting information.

To Join Zoom Meeting: https://zoom.us/j/93250760201 Meeting ID: 932 5076 0201

In order to participate, you will need access to a smartphone or computer device with camera and internet connection. Join your Court session 15 minutes early. **Once you join the session you will be placed into a virtual waiting room.**

You **will not** receive any further notifications regarding your trial. You must email any evidence you would like the Judge to consider in your case the Monday prior to your trial no later than 5:00PM to: ashlandcourt@ashland.or.us. Put your name in the subject line of the email.

IF ELIGIBLE FOR ANY OF THE COURT'S DIVERSION OR TRAFFIC SCHOOL PROGRAMS, THEY WILL NO LONGER BE AN OPTION ONCE YOUR TRIAL BEGINS.
*INITIAL*_____.

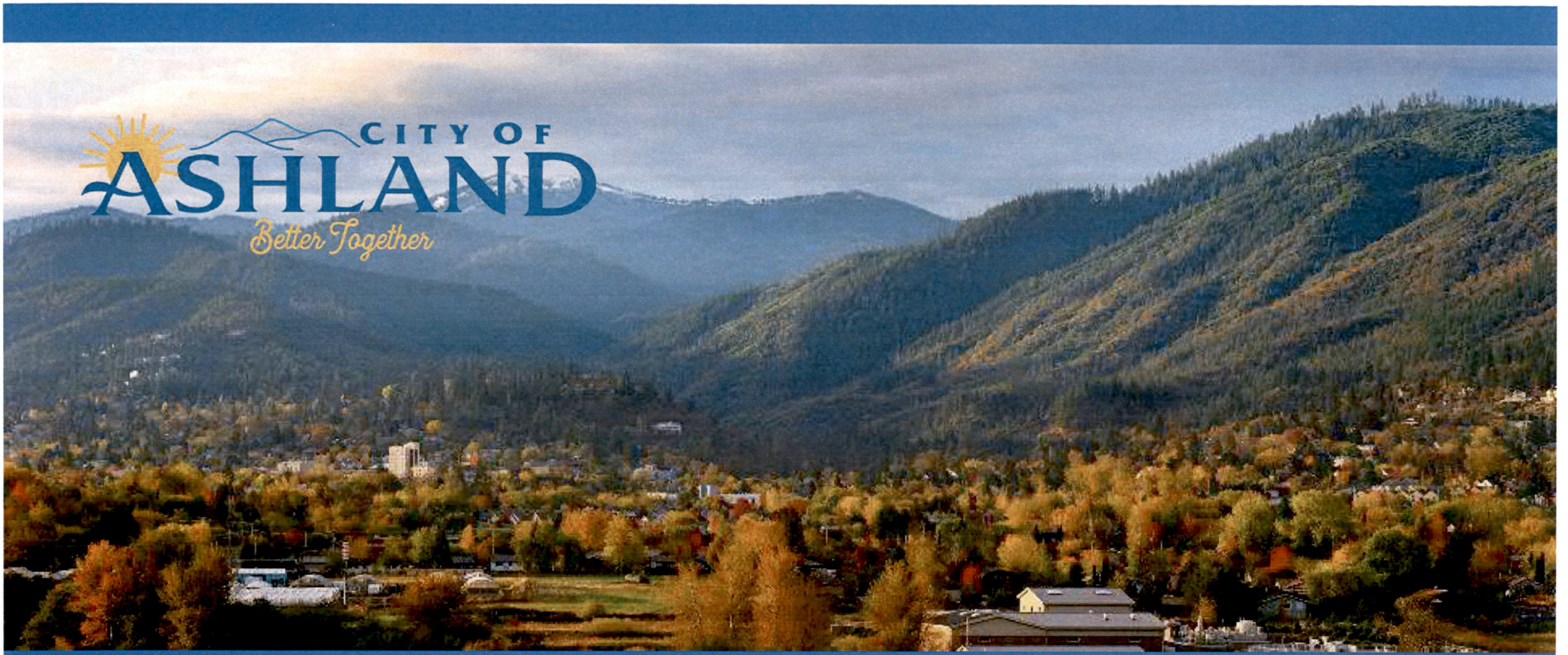
THE ASHLAND POLICE DEPARTMENT (APD) MAY HAVE ADDITIONAL INFORMATION ABOUT YOUR CASE. IF THE APD HAS A REPORT OR OTHER EVIDENCE AVAILABLE, THERE IS A STANDARD CHARGE FOR COPYING THAT INFORMATION. THE APD NEEDS AT LEAST ONE WEEK TO SATISFY YOUR REQUEST. A CONTINUANCE WILL NOT BE GRANTED SOLELY BECAUSE YOU DID NOT GIVE THE APD ENOUGH TIME TO PROVIDE YOU WITH THE REQUESTED INFORMATION.
*INITIAL*_____.

WARNING: IF YOU DO NOT APPEAR FOR TRIAL, THE COURT MAY FIND YOU GUILTY BY DEFAULT (ORS.153.102). AN ADDITIONAL $70.00 ASHLAND MUNICIPAL COURT FEE WILL BE ADDED TO YOUR FINE AND ASSESSMENTS.
WARNING: IF YOU FAIL TO APPEAR ON A TRAFFIC CITATION, YOUR DRIVER'S LICENSE IS SUBJECT TO SUSPENSION. IF YOU FAIL TO APPEAR ON A NON TRAFFIC VIOLATION (AND IN SOME TRAFFIC CASES) YOUR FINES, ASSESSMENTS AND ADDITIONAL COSTS UP TO $250.00 WILL BE TURNED OVER TO A COLLECTION AGENCY.
*INITIAL*_____.

ATTORNEYS: The City Prosecutor will not attend your trial unless you are represented by an attorney or charged with a crime. If you intend to have an attorney represent you at trial, you must advise the COURT CLERK NO LESS THAN TEN (10) DAYS PRIOR TO THE ABOVE LISTED TRIAL DATE.
WITNESSES: If you wish to have any witnesses subpoenaed by the Court, you must advise the court clerk no less than 2 weeks prior to the above listed trial date. No postponements will be allowed for unavailability of witnesses if you fail to subpoena them.
MOTIONS: All motions must be filed with the court clerk 2 weeks prior to the above listed trial date.
If you have questions about these instructions, you must call the Court (541)482-5214 immediately for further assistance. No extensions or assistance will be available on the day of trial.
YOU MUST INITIAL, SIGN, DATE & PROVIDE COMPLETE CONTACT INFORMATION BELOW, PRIOR TO START OF TRIAL, IN THE EVENT THERE ARE SCHEDULING CHANGES. I HAVE READ AND UNDERSTAND THE ABOVE AND ACKNOWLEDGE RECEIPT OF THE WITHIN DOCUMENT ON THIS THE _____ (DAY) OF _____ (MONTH), 20____ (YEAR).

MK
CLERK
cc: OFFICER: ALEX BONAPARTE
cc: PROSECUTOR: none

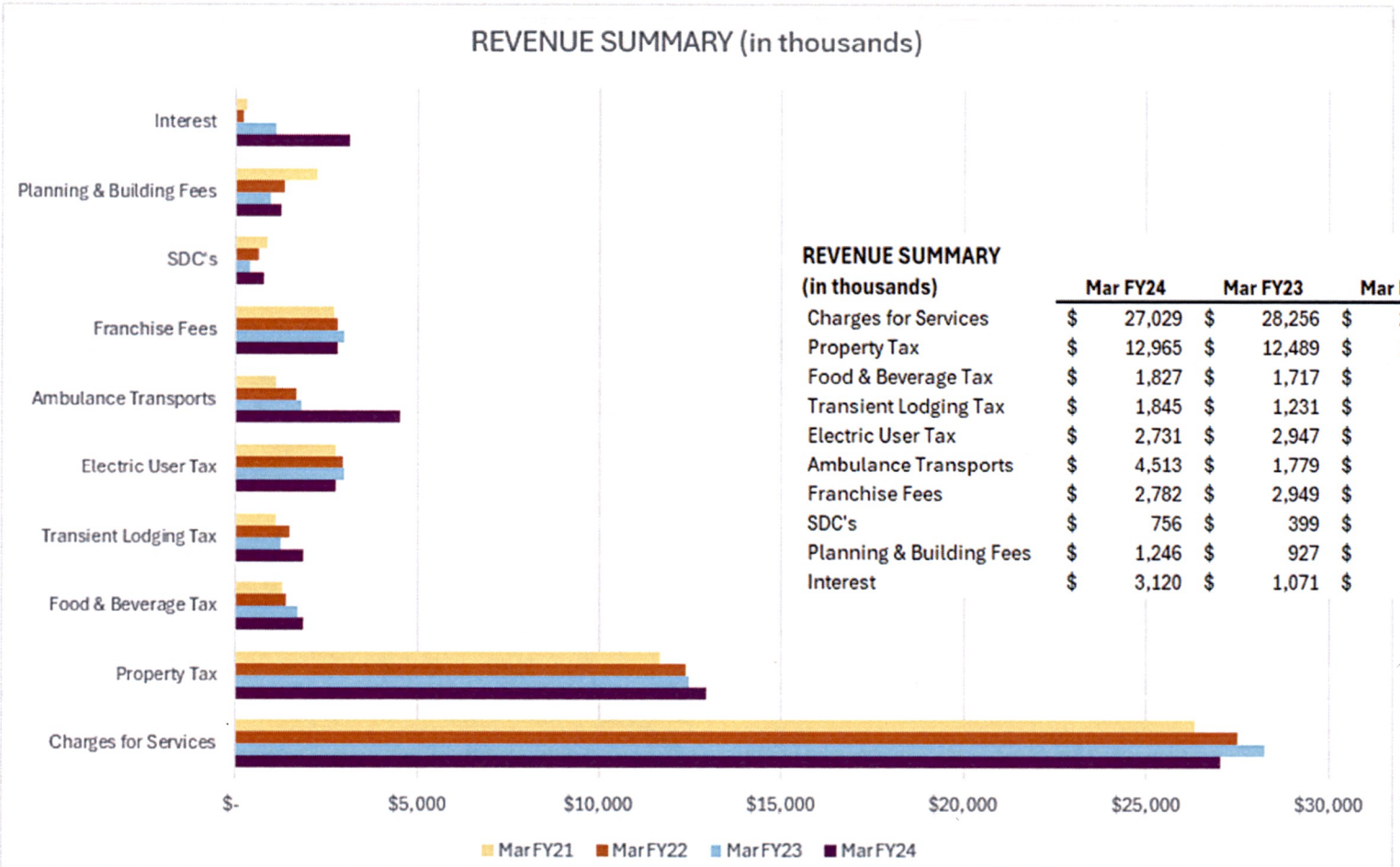
_____
DEFENDANT
Address: _____
Email: _____ Phone #: _____



Finance Update
Third Quarter FY24

May 21, 2024

Finance



REVENUE SUMMARY

(in thousands)	Mar FY24	Mar FY23	Mar FY22	Mar FY21
Charges for Services	$ 27,029	$ 28,256	$ 27,501	$ 26,304
Property Tax	$ 12,965	$ 12,489	$ 12,383	$ 11,670
Food & Beverage Tax	$ 1,827	$ 1,717	$ 1,379	$ 1,296
Transient Lodging Tax	$ 1,845	$ 1,231	$ 1,463	$ 1,079
Electric User Tax	$ 2,731	$ 2,947	$ 2,894	$ 2,737
Ambulance Transports	$ 4,513	$ 1,779	$ 1,633	$ 1,066
Franchise Fees	$ 2,782	$ 2,949	$ 2,779	$ 2,671
SDC's	$ 756	$ 399	$ 623	$ 838
Planning & Building Fees	$ 1,246	$ 927	$ 1,329	$ 2,196
Interest	$ 3,120	$ 1,071	$ 200	$ 279

Better Together

Finance

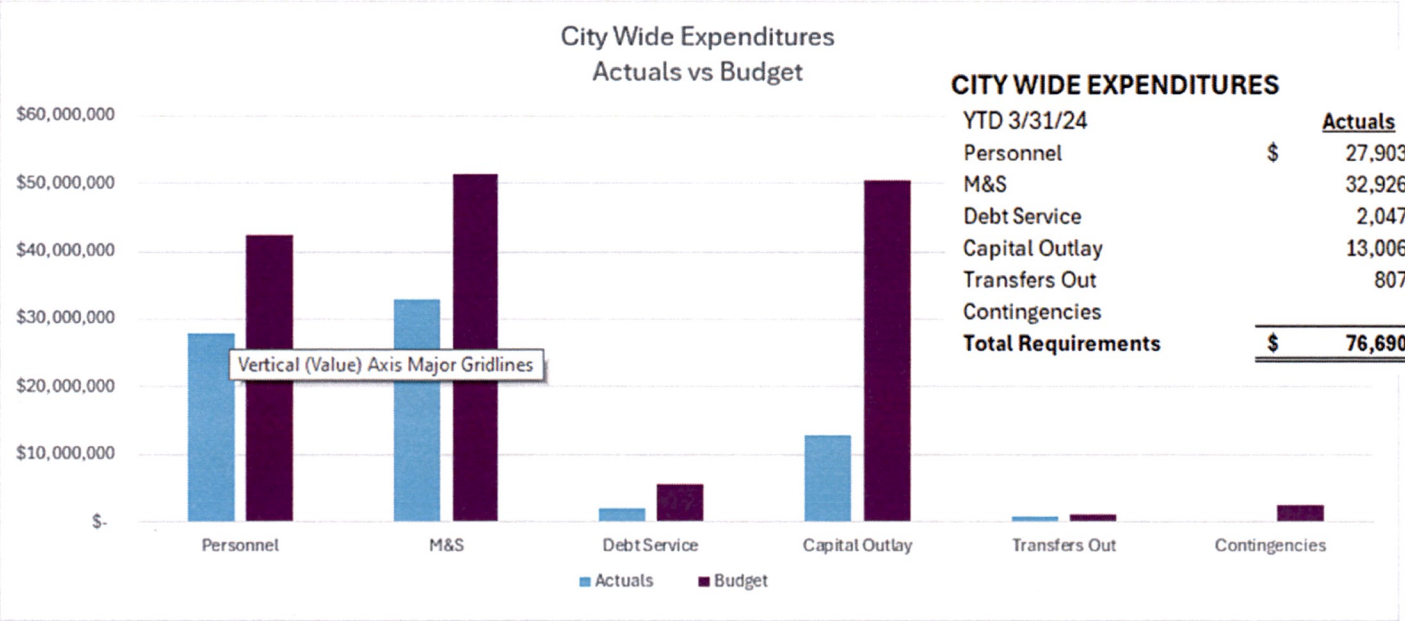
Revenues

- Transient Lodging, Food & Beverage Taxes and Other
  - *TLT is **50% higher** than previous year*
  - *F&B is **6.4% higher** than previous year*
  - *Planning/Building fees are **up by 34%***
- Investment income to nearly triple this fiscal year
- Franchise Fees ***decreased by 5.7%***
- Overall revenue ***up by about 3%***
  - *Net of Ambulance uncollectible – accounting change in FY24*
- Accounts receivable and collections update
  - *No shut-offs to date due to active collection process*
  - *Currently working on $5K and over*

Finance

Expenditures

- In budgetary compliance
- Capital spending & debt service
  - Water Treatment Plant construction delayed due to referral



CITY WIDE EXPENDITURES

YTD 3/31/24	Actuals	Budget	Pct
Personnel	$ 27,903,266	$ 42,416,817	65.8%
M&S	32,926,298	51,308,905	64.2%
Debt Service	2,047,682	5,586,421	36.7%
Capital Outlay	13,006,409	50,299,594	25.9%
Transfers Out	807,126	1,117,756	72.2%
Contingencies	-	2,412,472	0.0%
Total Requirements	**$ 76,690,781**	**$ 153,141,965**	50.1%

Finance

City's Net Position*

- **Fund Balance**
  - City Wide = $87.1M vs $81.3M
  - General Fund = $24.7M vs $23.3M
- **Cash & Investments**
  - City Wide = $80.5M vs $76.1M
  - General Fund = $23.5M vs $22.8M

* Current Year vs Previous Year, same period

Finance

Finance Department Updates

- **Utility Billing**
  - Senior Services collaboration
  - Upcoming: UB Update and Assistance Programs Review
- **Municipal Audit Committee**
- **Debt Administration**
  - WIFIA loan (on hold) and RESP loan finalized in June

Alissa Kolodzinski

From: City of Ashland, Oregon <administration@ashland.or.us>
Sent: Monday, May 20, 2024 11:56 PM
To: City Recorder; Dorinda Cottle
Subject: Council Public Testimony Form Submitted

[EXTERNAL SENDER]

*** FORM FIELD DATA***
Full Name: **Loretta Barlow**
Phone: [redacted]
Email: [redacted]
Meeting Date : **May 21, 2024**
Type of Testimony: **WRITTEN**
Written Testimony: **Good Evening Mayor Graham and Members of Council, I am wondering why the definition of ?Historic Structure? in proposed Ordinance No. 3238 is so significantly different than the definition provided under the National Historic Preservation Act (NHPA) (P.L. 89-665; 54 U.S.C. 300101 et seq.) or Oregon state law, ORS 358.480? The NHPA includes within the definition of historic property, structures that are ?ON or ELIGIBLE for inclusion on the National Register? of Historic Places. [Caps added] Similarly, under Oregon state law, ORS 358.480 (11)(c), ?historic property? includes real property not only in the National Register, but also those that have ?been determined to be ELIGIBLE for listing in the National Register of Historic Places by the State Historic Preservation Officer.? [Caps added] The mandate to conform to the NHPA is in Oregon law. ORS 358.605 states: It is, therefore, the purpose of this state to identify, foster, encourage and develop the preservation, management and enhancement of structures, sites and objects of cultural significance within the state in a manner conforming with, but not limited by, the provisions of the National Historic Preservation Act of 1966.? By contrast, the proposed revision to Ashland Municipal Code, Title 15.10.050(T), Flood Damage Prevention Regulations, omits from the definition of ?Historic Structures? those historic properties that are ELIGIBLE for inclusion on the National Register. The proposed ordinance requires that the property be ON the National Register of Historic Places or ?preliminarily determined by the SECRETARY OF THE INTERIOR as MEETING REQUIREMENTS FOR INDIVIDUAL LISTING on the National Register.? [Caps added] Preliminary approval for listing in the National Register by the Secretary of Interior relates to a LISTING DETERMINATION, not an ELIGIBILITY determination, which is much harder to achieve at the Secretary of Interior level than a preliminary APPROVAL OF ELIGIBILITY by the State Historic Preservation Officer. The result is much less protection for the historic property than contemplated by federal or state law. My biggest concern is that this definition of ?Historic Structure? will be utilized elsewhere in the Building Code or other parts of the AMC since there does not appear to be any other definition of ?Historic Property? or ?Historic Structure? in the Building Code that I could readily find. Therefore, the inclination might be to just use this definition, which I do not think affords adequate protection to historic properties. I would hate to see this definition used to destroy some of Ashland?s beautiful history. Thank you for considering my comment. Loretta Barlow**

*** USER INFORMATION ***

SubscriberID: **-1**
SubscriberUserName:
SubscriberEmail:
RemoteAddress: **66.241.70.76**
RemoteHost: **66.241.70.76**
RemoteUser:

Alissa Kolodzinski

From: City of Ashland, Oregon <administration@ashland.or.us>
Sent: Monday, May 20, 2024 7:33 AM
To: City Recorder; Dorinda Cottle
Subject: Council Public Testimony Form Submitted

[EXTERNAL SENDER]

*** FORM FIELD DATA***
Full Name: **Sonya Daw**
Phone: [redacted]
Email: [redacted]
Meeting Date : **May 21, 2024**
Type of Testimony: **WRITTEN**
Written Testimony: **I am writing to support the Climate & Clean Air Package promoted by Ashland Youth for Electrification. They are asking City Staff to draft ordinance language for all elements of the Climate & Clean Air Policy Package for the study session on June 17th. I have two grown children. Climate change is threatening a livable future for them. My husband and I live in Ashland and we do everything we can in our home lives to lower our carbon footprints. But that?s not enough. We need collective action to stop warming the planet. I urge the Ashland City Council to craft and adopt the strongest Climate & Clean Air Package possible and to be an example for the rest of the nation. Thank you for your work to address climate change. Best, Sonya**

*** USER INFORMATION ***
SubscriberID: **-1**
SubscriberUserName:
SubscriberEmail:
RemoteAddress: **66.241.70.76**
RemoteHost: **66.241.70.76**
RemoteUser:

Alissa Kolodzinski

From: City of Ashland, Oregon <administration@ashland.or.us>
Sent: Tuesday, May 21, 2024 9:56 AM
To: City Recorder; Dorinda Cottle
Subject: Council Public Testimony Form Submitted

[EXTERNAL SENDER]

*** FORM FIELD DATA***
Full Name: **Tom Besich**
Phone:
Email: [redacted]
Meeting Date : **May ~~6~~, 2024** 21
Type of Testimony: **WRITTEN**
Written Testimony: **Hi, I would like to add these emails to the "public record" on the subject of Wildfire Evacuation preparation. Thank you, Tom Besich October 24, 2023 Hi Mayor Graham, Thanks for your reply. I'm raising this critical subject with you not just because you are our Mayor, but also because you are the City Council's Liaison to the Wildfire Safety Commission. A lot has happened in the 2 months since I sent my previous email to you. For several years I was enrolled in the Nixle alert system, and have now changed to the new system as you recommended. [BTW, as of a couple weeks ago, the colorful fliers at the library still identify Nixle.] Perhaps the most significant event for me in those 2 months was about a month ago when our FireWise rep sent us links to the JPR interview of a couple City employees about dealing with wildfire, like the Almeda Fire. That JPR interview led to my searching the City's website ["evacuation study"], which led me to the May 2021 3-page "summary". And I eventually found the full 289-page KLD Engineering evacuation study report, dated April 2021. To me the most significant part of that 16-minute JPR interview was about 13 minutes into it. The JPR guy asked Burns and Hendrix if the City had an evacuation plan. Their response was for us to find out what "zone" we're in and sign up for the text message alerts. And of course, have a "go bag" ready, and think about how we are going to get out of Ashland in a wildfire. And that was pretty much it. Well, because I had experienced the Almeda Fire "up close and personal" [it took me almost 6 hours to get home from Medford that day], I needed to know more about the City's "evacuation plan". Seriously, there had to be more. What was scariest about the Almeda Fire was how fast it moved in the strong wind, and how ineffective every form of fire fighting was in that strong wind [helicopters, bombers, fire trucks, etc]. In about 4 hours it burned all the way to Phoenix. The residents of Talent and Phoenix were "lucky" [if you can call it that] that they were not densely populated and they had pretty good evacuation routes -- primarily north on hwy 99. Oh, and they had traffic supervision provided by local police [and I think by Jackson County]. When I read the May 2021 3-page summary of "key findings" [from the KLD report], there were lots of ambiguities, and a rather rosy outlook -- just like the JPR interview. But one sentence in the 2nd bullet item stands out [actually, it screams]: "If a fire starts inside, or on the edge of the community, there may not be enough time to evacuate everyone and people could be exposed to hazards." [my emphasis added] That item then mentions "access-limited" and "access-impaired" neighborhoods, "primarily in the hill-side areas." That's a lot of Ashland ["zones" 1, 2, 3, and 4]. "Not ... everyone" sounds like quite an understatement. How many is that? Rough estimate: 1%? 50%? That's 200 to 10,000. In these circumstances, "exposed to hazards" sounds a bit saccharin. I had**

visions of Front Street in Lahaina [see the attached photo at the bottom of this email]. What do you think? It's going to be your legacy as mayor. More on this below. As you know, any evacuation plan must address a range of wildfire scenarios, everything from plenty of time to almost no time at all. What are the probabilities, and what are the consequences? My following questions and comments have to do with the kind of a wildfire that starts "inside or on the edge of" Ashland, burning through Ashland like Almeda burned through Talent and Phoenix, or any other wind-driven fire that can't be stopped. The "evacuation plan" described in that JPR interview, and summarized on 3 pages in May 2021, seems woefully inadequate, even Polyanna-ish. It does not build much confidence in the people who are supposed to safeguard the lives of Ashland residents. Shouldn't that be your #1 priority? Seriously. Has there been a follow up on the status of all the recommendations? Such as: streets for the "Red Flag Parking" program [and that "program" itself]? What are the strategies associated with SOU? Where are the "safe refuge zones" in the "access-limited neighborhoods"? And most important: how many people can't be saved? Was there any attempt to quantify this? I hope you've been thinking about this when you see the burned out cars in Lahaina on TV news, or in Paradise California, where so many people met their deaths. Anyway, next I went to the full 289-page KLD report itself. I realize you are busy, but have YOU read any of these documents? Did you as mayor [or back then as a Councilwoman] get briefed by City staff on the KLD study -- perhaps by the City Attorney? If not, you should wonder why not? Back to the full report..... Wow. The executive summary paints a more complete picture than the month later [May versus April of 2021] summary of "key findings". I have the impression someone at the City heavily influenced the May summary, but KLD Engineering wouldn't allow the same edits in KLD's report. Early in the Executive Summary KLD notes Ashland's "limited ingress/egress routes" and states "there is an urgent need to identify areas and populations most vulnerable to fire ...". [my emphasis added] This deserves repeating: "urgent need"; "most vulnerable". On the 2nd page, in the 3rd bullet item KLD wrote: "Several access impaired neighborhoods have been identified and are shown in (Figure) 8-7." [This is the only map included in the Executive Summary.] It continues: "These areas have high fire risk, high population densities, and limited means of egress. These neighborhoods would require early notification during an approaching wildfire as they may have difficulty evacuating if a fire were present." [my emphasis added] Does this mean everyone in these "access impaired neighborhoods" would be notified first of an evacuation, and with sufficient time to beat [or at least fairly participate in] the mad rush to evacuate? How does the City -- and you -- interpret this? There is a report section [#8] that discusses "Access Impaired Neighborhoods". It opens with this statement: "Access impaired neighborhoods are areas that could have difficulty evacuating during a wildfire emergency due to limited or narrow evacuation routes, traffic bottlenecks, extremely low traffic flow, etc. These neighborhoods are at a higher risk during an evacuation and should be given special consideration when planning for emergencies that require evacuation." [my emphasis added] By "low traffic flow" I assume they mean "slow traffic flow" due to congestion. Tell me, please, what "special consideration" are these areas being given in the City's evacuation plans? Seriously. While you ponder that question, I'll drag you back to the 3rd page of the Executive Summary, 5th bullet item. It opens with: "The entire City takes 4 hours, on average, if the city can evacuate in either direction." I suspect that "on average" could be "best case" as well, but I don't know. Do you? [The 2nd bullet item in the "key findings" summary appears to be based on "best case scenarios".] The important words here in the Executive Summary are "in either direction", which really means in both directions [north and south] with no restrictions. BTW, when KLD wrote "the entire City" I think they meant everybody -- whereas their report focuses more on just 90% of the people. Tables 7-1 and 7-2 [the only tables included in the Executive Summary] show the evacuation times for 90% and 100% of the people, so the difference is the time it takes to evacuate the last 10% of the people, which I think is well over 2,000 people in their studies. And again, this is

with all exits [north and south] unimpeded. More than 2,000 people "exposed to hazards" [a nicer way of saying "likely burned to death in their cars"?]. And this is in a "best case"? That 5th bullet on page ES-3 includes 2 subsets, the 1st for a fire in the north forcing evacuees south, and the 2nd for a fire in the south forcing evacuees north. Note that the 2.5 to 3.5 hour increases are just for 90% of the people [and are "best case"?]. " o For an evacuation case wherein a wildfire is in the north forcing evacuees southbound, the 90th percentile ETE increases by 3 hours and 25 minutes at most. See Section J.4." " o For an evacuation case wherein a wildfire is in the south forcing evacuees northbound, the 90th percentile ETE increases by 2 hours and 35 minutes at most. See Section J.4." Section J [actually, Appendix J Evacuation Sensitivity Studies ?What-if? Scenarios] is where the real meat is for an Almeda-type fire that likely is wind-driven and limits evacuation to one or the other direction, but not both north and south. Figures J-1 through J-7 show the road congestion at 1st through 7th hour times following notification to evacuate. How fast would an Almeda-type fire [wind-driven] burn through Ashland? Probably 2 to 3 hours, 4 at the most [a "best case"?]. How quickly would the evacuation notice be given? Maybe half an hour? By then the smoke-driven chaos would have started. Look at Figure J-5 [5 hours after the notice], and think about all those people jammed up on the side streets trying to get to Siskiyou and out of town. Think about Paradise CA and Lahaina HI. KLD's analysis is data-driven, they call it supply [roads] and demand [cars], kinda like water in pipes. I assume KLD's analysis has the ability to alter both "supply" and "demand" in their matrix of roads and cars to mimic what that nasty fire would do. Did they suggest doing it or offer to do it? Did the City even inquire about it? Wouldn't YOU like to know, or see it as the City's -- or your -- responsibility to know? Then there's the section of the KLD report dealing with Traffic Management Strategy [#10]. It discusses the "suggested Traffic Management Plan ... that is designed to expedite the movement of evacuating traffic." [my emphasis added] This strategy includes: "Personnel with the capabilities of performing the planned control functions of traffic guides ...". "Guidance is provided by the Manual of Uniform Traffic Control Devices ... published by the Federal Highway Administration ...". "A written plan that defines all Traffic Control Point (TCP) and Access Control Point (ACP) locations, provides necessary details, and is documented in a format that is readily understood by those assigned to perform traffic control." Where is Ashland's "Traffic Management Plan"? What are Ashland's "Traffic Control Points" and the "Access Control Points"? Who has been "assigned to perform traffic control"? In my experience, during an emergency, communication is the most important thing [along with preparation, of course] -- accurate and constant communication, so those directing traffic can minimize delays, saving as many lives as possible. How is the City doing this? What is the City's "plan"? My understanding is the City intends to do nothing -- NOTHING -- to control traffic in a mass evacuation of the City. The traffic signals -- primarily on hwy 99 [Siskiyou and North Main] and on hwy 66 [Ashland St] -- are assumed to function as they "normally" do. Why? To allow "cross traffic". In a mass evacuation of the City, everyone will be trying to get on to, not across, hwy 99 [Siskiyou and North Main]. Whichever direction the evacuation goes, there's a good chance there will be massive smoke not very high overhead [like with the Almeda Fire]. Smoke filled with bright hot embers. Blowing 35-40 mph. And the City expects evacuees to sit and wait for a signal to change? Not a chance. There will be chaos, much worse than Almeda. And if drivers at those signals wait for a "green", how many people a quarter to a half mile uphill behind them are being "exposed to hazards"? You wrote: "If evacuations are called for, they will be done by zones ...". Yes, that may be true if the fire is still far enough outside the City. But if a fire like Almeda is inside, or on the edge of the City, the smoke will be seen by almost everyone. People will NOT wait to be told it's "their turn" [via a text message]. They will evacuate en masse, uncontrolled. To prevent, or at least minimize the chaos, we will need trained professionals doing the traffic control, and in constant communication with each other all along hwy 99 -- Siskiyou and North Main all the way to Valley View and beyond [for a fire in the

south], or North Main and Siskiyou to I-5 and Ashland Street to I-5 and beyond [for a fire in the north]. More likely than not, a City-wide evacuation will include outages of the electrical distribution grid, especially if smoke and wind-blown debris hit the BPA substation at North Mountain and Hersey, or any of the overhead lines throughout the city. We have electrical outages every year, and the traffic signals either go dead or flash red and yellow. What will that do to traffic control and an efficient evacuation? Imagine what a flashing red on North Main at Maple [the hospital street] would do to traffic flow. Would drivers even obey such disabled signals in the chaos? Think about the people who suffer "hazards" way back behind them because traffic isn't flowing smoothly. Seriously. How many will burn to death in their cars? I have one more question about the evacuation study. Why wasn't a late night [2-3am?] scenario studied? Almost all of Ashland would be home and asleep, and few people can see smoke in the dark [especially if the strong winds knock out the electric service]. All the side streets are loaded with parked cars. I've been told we have to sleep with our cell phones so we can hear it when we receive a text message. Do you expect to do that? I assume all of AF&R will be fighting that fire. Will the police be driving in each zone blasting their sirens and with their loud speakers telling everyone to get out? Pounding on doors? Think of all the tourists who are not on the alert system and the people who need transportation assistance. Who in the City has been assigned these responsibilities? In the January to March 2023 "townhall" process, how was the wildfire evacuation plan presented to those 293 participants? Was anything said at all? Do you remember? How did the City quantify the lives of those consumed in the hazards associated with a wind-driven fire that started "inside or on the edge of" Ashland? How many people die in that scenario? Did anyone at the City even attempt to figure that out? Or, does the "City" just assume such a fire won't happen? Is this prospect just too inconvenient to consider? 293 participants? Were they all Ashland residents? Were they from special interest groups? Were they, like me, unaware of the evacuation study or the sugar-coated May 2021 summary of "key findings"? 293 is less than 1.5% of the resident population of Ashland. Don't you think those of us who live in the hillside areas with constrained egress would have been there by the hundreds, if not thousands, to express our concern with the City's evacuation "plan"? Think of it this way: your 6 adult children live at the top of the hillside areas with limited egress. My Mayor, your plate is full. I'd suggest you start, well before the next "fire season". Remove that concrete curb island in the middle of North Main just north of Hersey, and reconfigure North Main [as recommended by KLD] to allow 2 [and even 3] lanes northbound in an evacuation -- there will NOT be enough time for "temporarily doubling the lanes outbound" as the "key findings" summary says at the top of its page 2. Besides, the KLD report recommendation says nothing about this being "temporary". As I recall, the KLD report did mention implementing "contra-flow lanes" -- even making major exit routes entirely one-way [out]? Some people evacuating under duress will do this even if it is not planned. Think of the traffic hazards. How much will that add to the chaos and deaths? With enough smoke and chaos, there will be traffic "accidents". Has handling traffic accidents been factored into the evacuation plan? Or is this just not part of the "best case" evaluation? Where is the margin for error? The "evacuation plan" appears to have been designed with lots of compromises intended to fit the budget, a very small budget. A wise person once wrote: "What we know from our experience in southern Oregon is that in the right conditions (high heat, dry landscape, windy) anything will burn - and it will burn fast. We also know that the climate crisis will continue to drive extreme fire weather and we must scale up efforts to protect our community from the increasing risk of wildfire." "Anything will burn and it will burn fast". Ain't that the truth. Almeda proved that. "We must scale up efforts to protect our community from the increasing risk of wildfire". If that doesn't include saving as many lives of evacuating Ashlanders as possible, what's the point? What does "scale up efforts" mean? The evacuation plan must be more than just budget-driven wishful thinking [aka, denial of reality]; and certainly more than just avoiding the

righthand/lefthand conundrum in City government. If the City is going to ignore KLD's findings and recommendations, why did the City hire KLD in the first place? Oh, that's right, this was just another "grant". The City paid nothing? Does that mean the City [and you] can ignore the recommendations? The one-zone-at-a-time approach may work for a remote fire, but not for one like the Almeda Fire that starts inside or on the edge of Ashland and quickly burns through Ashland. Rather than assuming such a fire won't happen [to avoid the budget costs?], shouldn't the City identify what it would take to get everyone out, and what it would take to get "most" people out? Yes, it hurts to place a dollar figure on human lives, but with authority comes responsibility. I've worked with people who made self-serving assumptions to avoid tough decisions, and at least twice it cost billions of dollars -- once was the worst blackout in Western US history. If we don't improve escape routes, and we plan to not control evacuating traffic, how many people will that kill in a wind-driven wildfire like the Almeda fire? Hundreds? Thousands? If we can't save everyone, what can be done to save more people? You wrote: "Since the Almeda Fire, the City of Ashland has done a number of things to ensure that we will be in position to ... deliver emergency services ...". What exactly are those "emergency services"? Besides telling us we are on our own and to run for our lives? OK, one more thing, from the April 2023 City News ["Issue 1"]: "At the March 21, 2023, Council Meeting, Council formally adopted Priorities to take us into the 23-25 Biennium and beyond. The priorities are: Wildfire risk reduction and CEAP (Climate Energy Action Plan) execution Economic Development ... like trails.... Affordability including attainable housing ...." That "beyond" is the 6 years following 2025. The 1st of these 3 "priorities" is a combination of items 1 and 23 proposed by the City Council. Sadly, item 4, "Emergency planning, preparation ..." didn't make the cut. Why is that? Were you unaware of the KLD study results and recommendations? Is the kind of evacuation plan envisioned by KLD beyond the City's ability, or willingness? If it is, the citizens of Ashland need to know ASAP so we can elect a City Council and hire City administrators who can handle this deadly challenge. I suspect this may all be a surprise to you. And I hope you will initiate immediate actions to rectify this horrific situation of irresponsibility. Thank you for your attention to this matter. Tom Besich 25-year Ashland resident ps: the people we usually rent from on West Maui told me one of their employees, her 8 year old son, and her parents all burned to death in one of these cars. image.png pps: Here's a short article on the Camp Fire [Paradise CA] https://www.thedailybeast.com/california-fire-death-toll-climbs-in-paradise-where-residents-were-burned-alive-in-cars Note the similarities with Ashland. May 8, 2024 Bob Kaplan, I drafted the email below at 4:30am yesterday morning -- but decided to let it sit a day. If you [and the other 6 on the Council] have not figured it out yet, what bothers me most is the apparent cavalier attitude regarding wildfire. Yes, "cavalier". Kelly pretty much confirmed that. Oh sure, following the Almeda Fire there had been lots of talk [and you know "talk is cheap"]. And there were proclamations that the Almeda Fire was a "wake-up call", but the Council has gone back to sleep. Instead, the City should be on a war footing doing everything possible as quickly as possible to prepare for the wildfire that is coming. To encourage Council action, I mentioned "willful misconduct" and "gross negligence" -- and even "criminal negligence", not as a threat but as a warning of what their neglect could lead to. The City Council must acknowledge its responsibilities, and it will be held accountable. I tried to motivate the Council [and Mayor] to set aside for now all the nice things they want for the City and seriously prepare for the coming wildfire. Yes, such preparation will cost money, lots of money. But failing to prepare will cost even more money and many more lives, and could even destroy Ashland like Lahaina and Paradise were destroyed. I wrote "had" above because it appears my efforts had the opposite effect: instead of immediate action, we get attempted evasion of lability. What happened to all the "wake up call" proclamations and expressions of urgency? Even the Mayor appears to have deleted her strong commitment ["What we know from our experience in southern Oregon is that in the right conditions (high heat, dry

landscape, windy) anything will burn - and it will burn fast. We also know that the climate crisis will continue to drive extreme fire weather and we must scale up efforts to protect our community from the increasing risk of wildfire."] "We must" indeed. Think about Monday night's "study session". All the very detailed questions about the proposed new water treatment plant. Yet so few, and only generalized, questions about evacuation. Kelly mentioned 15 (?) "pinch points" - but nobody asked where they were and what is being done to eliminate them, and at what cost? "Information only" and no request for funds. Possibly worse yet was the vague mention of as yet unidentified sheltering locations during a mass evacuation. Kelly didn't say where, and left the impression he didn't know where and had not surveyed the zones to find any. He just seemed to hope they exist. I think he said it is on his 3 to 5 years out list of things to do. As you also may recall, Kelly emphasized "personal responsibility" for Ashland residents. That pretty much ignores what the KLD study found [bad traffic congestion for many hours]. I thought it was quite clear that we won't be ready [ever?] for a repeat of the Almeda Fire that starts in southeast Ashland and is pushed through Ashland by strong winds. Unless there is a serious change with significant funding for capital improvements, it will be smoke-choked chaos with every resident having to find their own way out on streets the KLD study long ago showed were painfully inadequate. In the 3 years since the KLD report what has the City accomplished? 1) There's the dirt/gravel fenced-off ramp onto I-5 [2 years ago?], which could save 10 minutes [depending on I-5 traffic]. Of course, KLD assumed two onramps. 2) But last year Ashland installed a concrete island in the middle of North Main which has to adverse evacuations [sure doesn't help]. What did that cost in evacuation times? Maybe 30 minutes -- or worse if it causes accidents. Did anyone check before pouring that concrete? Apparently not. 3) What about the over $10 million budgeted for North Mountain between East Main and I-5? How will that -- or can that [with design changes?] -- benefit evacuation times? Does anyone know? 4) What about the "road diet" on North Main? Did you know that the forensic analysis of the Paradise Fire blamed "road diets" for causing more deaths? 5) In the last year or 2 there has been a lot of new concrete curb and sidewalk work on North Main -- was there any consideration of designing to better accommodate evacuation traffic? 6) What about the R/R bridge north of town on hwy 99? Is that a "pinch point" [sure looks like one]? And it looks like guaranteed accidents in a smoky chaotic evacuation. How much time would replacing that bridge save? And what does that cost? 7) Eagle Mill Rd looks like an opportunity for "contraflow lanes" if there is proper traffic control at Valley View [and I-5]. 8) Was it last year that Kelly said his "evacuation task force" was evaluating more emergency onramps onto I-5? Any results? Not one word Monday night about that. 9) The City Council has approved more dense ["affordable"] housing, including less required off-street parking. How does that impact evacuation times? I doubt it was considered. 10) If the homeless shelter becomes year-around for 32 (?) people, or more, who gets them out and how? Shouldn't that be considered, too? Bob, from what I've seen, it appears North Main is the primary evacuation route for all but a fire that blocks it. What is being done to make it 3 [or 4?] lanes out in an evacuation? How much time is saved? What would that cost? BTW, APRC has told me they will NOT get to the dead trees facing my side of the 17.79 acre parcel [APRC purchased last August] until this fall at best. I still hope they will comply with AMC 9.04 by June 15. If you had attended the State Fire Marshall's public meetings [on that lovely wildfire risk map] you would have heard him say that "with property ownership comes responsibility". Will the City Council make sure that APRC [or the City] has budgeted for maintenance whenever APRC [or the City] buys more land? Never forget there are 3 aspects to surviving Wildfire: prevention; containment & extinguishing; and when that fails, evacuation. Time is wasting. We need action NOW!!! Not next year or 5 years from now. Tom, ps: sorry if my reaction to VisionZero troubled you as a bicycle man, but seeing TAC target the "car culture" and the "supporting infrastructure" when we have a serious evacuation roads problem [with cars, and their "infrastructure" being the primary part of evacuation] I get scared and upset.

.....and below is what I wrote Tuesday morning. Bob, The "City of Ashland: City Council Code of Conduct" includes the following: "Take special care to ensure that information shared with the public about City of Ashland issues is accurate and complete." Is there any doubt in your mind that "wildfire" and "evacuation" are "City of Ashland issues" -- serious City of Ashland issues -- of great interest to the residents of Ashland? Do you believe that the Wildfire Season Preparation Review presented at the "study session" Monday night was "accurate and complete"? Do you believe the questions from the Councilors and from the Mayor on this subject were "accurate and complete"? Do you believe the answers [to those questions] provided by the presenters [Ralph Sartain, Mark Shay, and Kelly Burns] were "accurate and complete"? Did it bother you at all that this was just an "informational presentation" with no suggested next steps? No plans to improve evacuation times. Are you aware that the Almeda Fire burned 2 miles in its first hour? And all the way to Phoenix within 4 hours. Do you believe that the City of Ashland is prepared for such a wind-driven fire that starts in the general area of southeastern zone 6 and burns northwest like the Almeda Fire did? Do you agree that Ashland's Evacuation Task Force is the operational group tasked with solving the problems of managing mass evacuations? Do you believe that Task Force is adequately funded, staffed, and motivated? Do you believe that Task Force is doing what's necessary to protect the residents of Ashland? Ashland is about to enter the 4th -- yes, 4th -- fire season since the Almeda Fire and 4th since publication of the KLD Evacuation Time Estimate Study. Did it bother you at all that the Evacuation Task Force did not [has not yet?] identified any specific actions or projects that will significantly reduce evacuation times? Does Kelly even think this is his job? When [if?] the Evacuation Task Force identifies specific capital investments, or expenses, that significantly reduce evacuation times, are you willing to support and approve them? What is the City Council doing to reduce evacuation times? What are you doing to reduce evacuation times? Do you feel any responsibility for this? While you are contemplating your answers, here are some short videos of the Almeda Fire you should watch. From local TV: www.youtube.com/watch?v=mQHFTEjxjf0 and www.youtube.com/watch?v=LLTP2NFbkPs From the New York Times: www.nytimes.com/video/world/100000009393031/aid-groups-gaza-israel.html?playlistId=video/investigations And from the Washington Post: www.youtube.com/watch?v=1XPB95JkVME Pay particular attention to what the firefighters say, especially the problems they encountered, and the frustrations they suffered. And the anxieties they and their families now live with. What has Ashland learned from the Almeda Fire [Lahaina and Paradise, too] and what is Ashland doing to avoid those same problems? Note that the Washington Post labeled their video "12 destructive hours of wildfire exposed Oregon's resource crisis". I would appreciate your answers ASAP. Thank you, Tom Besich, "zone 3" 26 year Ashland resident, hoping for a 27th and many more. Attachments area Preview YouTube video The initial spread of the Almeda Fire in real-time Preview YouTube video First responders tell the Almeda Fire story Preview YouTube video 12 destructive hours of wildfire exposed Oregon's resource crisis Tom Besich Wed, May 8, 7:47 PM (13 days ago) to Bob Bob, I forgot one thing [among many]. As you certainly recall, the hydrants in Talent ran dry during Almeda. I fully expected AF&R [Kelly or Ralph] to request funds for installing lots of isolating valves on the water system so that doesn't happen in an Ashland fire. Was this discussed on April 12 at the "retreat"? Tom

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