

**ASHLAND CITY COUNCIL
BUSINESS MEETING MINUTES
July 16, 2024.**

I. CALL TO ORDER

Mayor Tonya Graham called the meeting to order at 6:00 pm.

1. Land Acknowledgement**

Councilor Hansen read the land acknowledgement.

II. PLEDGE OF ALLEGIANCE

Councilor Graham led the pledge of allegiance.

III. ROLL CALL

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

IV. MAYOR'S/CHAIR OF THE COUNCIL ANNOUNCEMENTS/PROCLAMATIONS

Fire Danger is now extreme, and residents can help with fire prevention by reducing hazardous fuels. Graham thanked all Cooling Center volunteers. Graham also thanked the Ashland Chamber of Commerce (ACC) for a successful Fourth of July Parade and spoke of the last Coffee and Conversation event as engaging. A video compilation was shown that was created with Fourth of July festivities and at request of Oregon Mayors Association to support participating Paris Olympians.

V. APPROVAL OF MINUTES ***

- 1. Minutes of the June 17, 2024 – Study Session Meeting**
- 2. Minutes of June 18, 2024 – Business Meeting**

Councilor Bloom/Hyatt m/s to approve the June 17, 2024 – Study Session Meeting and June 18, 2024 – Business Meeting minutes.

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

VI. SPECIAL PRESENTATIONS

1. SOREDI Presentation

Colleen Padilla, Executive Director of Southern Oregon Regional Economic Development, Inc. (SOREDI) provided a presentation. Padilla provided the organizational history and aim to identify business needs and provide resources. SOREDI recently received a \$225K Grant from Business Oregon to be the fiscal manager of an innovation hub, and \$399K through House Bill 3395 for workforce housing projects over three years. Padilla reviewed various recent projects and explained there is no charge for their service. Padilla spoke of industry tours to connect curriculum to business needs through the Rogue Workforce Partnership with Southern Oregon Educational School District (SOESD).

Dahle asked Padilla to speak about how new businesses could engage with SOREDI. Padilla encouraged a call or email and to be prepared to respond to questions so they can connect to a mentor. Hansen asked what SOREDI does to attract businesses to our region. Padilla spoke of proactive strategies including industry trade shows, procuring lead generation contracts and hosting site consultants that are looking for their next project site. Hansen let viewers know that Ashland has a modest inventory for businesses that are interested in operating in the city. DuQuenne asked about the former Ashland Cinema project. Padilla responded about the desire to connect that project with the Southern Oregon Angel Investment Network if it comes out of dormancy. Bloom asked what obstacles business owners notice when considering Ashland. Padilla responded questions are first about available workforce and land – then about available housing and childcare. Kaplan asked what businesses prefer from a local government. Padilla spoke of streamlined processes and certainty in building/planning. Businesses appreciate elected official interest and curiosity in their endeavors to feel valued. Hyatt spoke as Council liaison to the SOREDI Board of local business expansion and asked what Ashland could do to aid expansion. Padilla underscored building direct relationships. Graham asked how to address workforce development needs of housing, vocational training, and childcare. Padilla spoke of including educators in connecting youth to workforce demand and related education. Hyatt mentioned Southern Oregon University (SOU) and Rogue Community College (RCC) are both involved with the SOREDI board. Padilla spoke of a CEO round table with SOU's president Bailey to understand workforce needs related to education.

VII. CITY MANAGER REPORT

Interim City Manager Sabrina Cotta spoke about ongoing development of the City website, including moving city records archive to Laserfiche which is accessible through the site. The July 2024 City Newsletter is posted. The City Manager's office is developing a cyber threat annex to the City's Emergency Management Plan. The next Coffee and Conversation will be September 25, 2024, from 3-4:30 pm at Railroad Park. The new decorative crosswalk titled 'Walking Upstream' is installed at the entrance of Lithia Park. The City received the Government Finance Officers Association (GFOA) budget award for the 2023-25 biennial budget. The Human Resources department is continuing with Diversity Equity and Inclusion (DEI) training with upcoming anti-harassment training for staff and a supervisor training.

VIII. PUBLIC FORUM

Clarinda Merripen/Ashland – spoke of the local restaurant industry being down by 20 percent. Increased expenses and a lower local population have impacted profit margins. Merripen requested easier permitting of A-frame signs and to double the administrative fee for the food and beverage tax to offset cost to owners.

David McAlaster/Ashland – Spoke support Southern Oregon Climate Action Now (SOCAN) in encouraging progress on Ashland's clean air ordinance.

Lilli Malan/Ashland – Supports the youth of SOCAN for climate action and electrification.

Norah Doyle/Ashland – Asked staff to draft language for the Climate and Clean Air Policy package (CCAP) by the August 5 Study Session and asked the City to lead by example.

Candace Williams/Ashland – Supported the CCAP and asked about the drafting of the indoor emission standard from the May 21, 2024, meeting. Williams expressed displeasure of the City's recent Parks Director staffing choice.

Jackson Bangs/Medford – Spoke in support of the CCAP to support a healthy workforce. Bangs spoke of renewable energy as a growing industry promoting economic development.

Laura Lawrance/Ashland – Shared her positive experience of electrifying her home.

Danny Espinosa/Medford – Spoke in support of electrification of new homes.

Susan Sullivan/Ashland – Spoke in support of young people to pass the CCAP.

Amanda Morehouse/Central Point – Spoke of the ongoing death toll in Gaza and concern that her tax dollars are going towards the weapons involved.

IX. CONSENT AGENDA

1. Approval of Liquor License for Science Works Museum

Councilor DuQuenne/Dahle m/s to approve consent agenda.

Discussion: No Discussion

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

X. PUBLIC HEARINGS AND ORDINANCES

1. Resolution 2024-20 Updating the Buildable Land Inventory

Community Development Director Brandon Goldman and Senior Planner Aaron Anderson provided a presentation on the Buildable Lands Inventory (BLI) (presentation in packet). Goldman spoke of Anderson as the principal author of the BLI document that the Council reviewed it at a study session on June 3, 2024. The Planning Commission reviewed the BLI document on May 14, 2024, and forwarded a recommendation for the City Council to approve Resolution 2024-20 adopting it as a technical supporting document to the urbanization element of the City's comprehensive plan.

Dahle asked if the data presented in the BLI document includes what was discussed at the prior Council Study Session regarding proposed Climate Friendly Areas (CFA's). Goldman responded no, but future zoning modifications the City adopts that increases development potential would be reflected in subsequent BLI inventory. DuQuenne asked about the 100-year flood zone. Anderson spoke of these as special flood hazard areas with strict regulations limiting development. Anderson and Goldman provided examples of how this was calculated in the BLI. DuQuenne inquired how much of the 288 acres of buildable land was on the south side of town. Goldman spoke that the larger development pattern would be on the south side. Hansen asked for clarification on the presented data that the City consumes 10 acres a year, asking if this means development of existing lands. Anderson confirmed. Hansen asked how the City is accounting for potential inaccuracies in the population growth forecast. Goldman spoke this will be reflected in Portland State University's population projections that the State

requires the City to reference for planning purposes. This will not change the BLI, but will change how long the BLI will be able to accommodate growth. Kaplan spoke of the City's commitment to increased density in CFA's and asked if this will result in increased housing opportunities to accommodate population growth. Anderson confirmed, adding the BLI does not include other factors such as Additional Dwelling Units, rendering it a low-end estimate.

Mayor Graham opened the Public Hearing.

Thomas Kennedy/Ashland – Spoke that he was born and raised in Ashland attending public school and college. He encouraged the opening of the south exit to allow for, and evenly distribute, increased truck traffic to accommodate projected increase in business there.

Mayor Graham closed the Public Hearing.

Dahle/Bloom m/s to approve Resolution No. 2024-20 updating the City's Buildable Lands Inventory as a Technical Support Document of the Comprehensive Plan

Discussion: none

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

2. Second Reading – ORD 3240 An Ordinance for Right of Way Vacation for a Portion of Fern Street

Sabrina Cotta presented the item, filling in for Public Works Director Scott Fleury. This item is a request to approve an ordinance to vacate the public right of way for a portion of Fern Street near South Mountain Avenue. This is an unapproved, non-maintained right of way that provides for driveways on adjacent lots on Fern Street. Fleury has conferred with neighbors who are agreeable. The staff's recommendation is to approve this tonight.

Mayor Graham opened the Public Hearing.

Authur Baden /Ashland – Spoke that he lives on Fern Street and had requested the second reading be delayed because he did not understand it. Subsequently, he has had numerous conversations with Scott Fleury and Veronica Allen (City Planning) who did a wonderful job explaining everything. Baden supports this and commended City staff for being so helpful.

Doug McGear / Acting City Attorney – Noted the Resolution as typed included a typographical error. The word 'Otis' should be changed to 'Fern' and read as such.

Mayor Graham closed the Public Hearing.

Hansen/DuQuenne m/s to approve the second reading of Ordinance Number 3240 an Ordinance relating to the vacation of a portion of Fern Street with the noted changes.

Discussion: Hansen and DuQuenne thanked Baden for coming tonight and are happy to approve this knowing the residents are on board. They thanked staff for working with the residents on this.

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

Recess from 7:30–7:40

I. RESOLUTIONS AND CONTRACTS

1. Budget Supplemental – Revenue Recognition for Parks and Fire Department.

Cotta spoke of Staff's responsibility per Oregon budget law to obtain Council approval of appropriations such as revenue not included in the current budget. For changes under ten percent no public hearing is required. This budget supplemental appropriates funds for Parks and Fire departments. The Ashland Parks and Recreation Commission (APRC) has received approximately \$63K to be appropriated to various parks divisions. Cotta introduced Rocky Houston as the new Parks and Recreation Director. Graham welcomed Houston in his role with the City. Cotta recognized that Ashland Fire received \$271K in logging revenue that will go towards the wildfire mitigation work presented last March. Hyatt asked if the \$271K accounted for only part of the overall project. Cotta responded the total amount would fall short of the original estimate of 686K, and budget has been adjusted to reflect that shortfall.

Kaplan/Bloom m/s to adopt Resolution 2024-21 Authorizing a 2023-25 Biennial Supplemental Budget

Discussion: none

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

II. NEW BUSINESS

1. Recommendation from SERJAC

SERJAC (Social Equity & Racial Justice Advisory Committee) Chair Emily Simon spoke that SERJAC was asked review the City of Ashland's history regarding harm done regarding social equity and racial justice. SERJAC prepared a report with a cover letter (included in packet) for context and to offer recommendations. Tara Houston read the cover letter. Graham spoke many communities had formal policies put in place by their City Councils to exclude, harm, and drive out people. The request from Council was to take an initial look at the City of Ashland's history as a legal body to explore if an in-depth investigation requiring significant investment was warranted. Graham asked if SERJAC had found anything glaring in its recommendation to take a deeper look. Houston responded that SERJAC's report was cursory, based on conversations and internet searches, and did not include a search into the municipal code. Without a thorough investigation, it is hard to know because those are not the issues people share about. Cursory investigations will tend to find ways the City has succeeded and not the ways harm was caused.

Public Testimony

Lisa Horwitch/Ashland– urged the council to adopt the SERJAC recommendations with two amendments to include education on antisemitism, which she submitted on July 14, 2024 and read into the record (included in packet).

Gil Livni/Ashland – Testified to ongoing experiences of harm against him in Ashland due to his accent and race including a bullet in his window, swastika on his property, and nails in his tire. Livni spoke that educating people about antisemitism is important.

Graham addressed the Council that the City does not have this in the budget for this year, but the question for Council is whether to amend the language in the recommendation as requested and whether to direct staff to consider this for next year's budget process.

DuQuenne thanked the committee and the community members that spoke and requested staff to move forward for budget consideration to hire someone to do this research.

DuQuenne/Hansen m/s to direct staff to put this on the budget agenda to allocate money for the request from SERJAC for an individual who is a social worker or someone skilled in DEI to take a deep dive into the necessary information so we can have better direction for SERJAC and for Ashland.

Discussion: DuQuenne spoke about being honored to work with SERJAC. Funding allocation will help SERJAC come back with a robust agenda for what is needed. Hansen spoke that we are still fighting racism and just learned of a historic 'roundup' in Ashland around the Fourth of July that 14K people would participate in. Hansen spoke that Ashland has a terrible history it needs to face and heal from and thanked the committee for its work on this.

Graham asked if there was interest in amending the motion to include after the words race: 'including but not limited to antisemitism'. DuQuenne amended the motion to that effect.

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

Simon spoke on the second recommendation from SERJAC. She spoke of reviewing the DEI report and what struck her along with former co-chair Precious Yamaguchi, was that nothing was included that had to do with race/ethnicity or religion. This matters because this informs the basis for what the employee trainings are going to be. Simon reflected on wearing two hats as both a Jewish person and as the SERJAC committee chair and testified to her own experience of racist treatment in Ashland and offered her own recommendation for the DEI trainings to include antisemitism. Graham asked if there are any barriers to including race/ethnicity, religious tolerance, and antisemitism to the recommended trainings along with the gender-based issues the contractors identified. Cotta did not see an issue with that and as the City is focused on bringing in the already scheduled training, it will add this to the list. Bloom spoke in support of this but asked if there were any legal issues with identifying specifics. McGeary spoke that if the response was to address issues that were brought to the City's attention there should not be an issue. Cotta reflected the biggest constraint would be the training budget to first address the issues raised from the DEI assessment and will take this additional topic into budget consideration. Graham spoke that this is a new training program and staff now has direction to include these three items.

Bloom spoke of a separate concern he had about conclusory language in the SERJAC report that spoke to an event currently under litigation involving Ashland Police Department (APD). Bloom requested that language be removed from the report until that litigation is settled.

DuQuenne spoke that SERJAC is aware of the litigation and considered one word in the report that could be removed, but nothing in the report was a conclusion from SERJAC. Graham asked the Council to stop the conversation due to pending litigation. Graham confirmed with Acting City Attorney McGearry that this is already in the public record and there is no ability to remove it.

2. Committee Workplan Update

SERJAC– Simon spoke of feeling that the ‘obtain DEI training for City Council’ item should be removed from the action plan as it has already been discussed and is in the hands of Administration. Graham asked the committee to compile a list of DEI training resources that businesses could use rather than being charged to develop such a program. DuQuenne spoke that she was in touch with Sandra Slattery of the ACC, and there is a small list that has been put together. DuQuenne offered to pass this list over to SERJAC to work with.

Housing and Human Services Advisory Committee (HHSAC) – Committee Chair, Echo Fields spoke that the committee passed through funds from the Community Development Block Grant (CDBG), Social Service Grants, and Affordable Housing Trust Fund to a number of organizations in the community with the consent of Council. The subcommittee is working on the master plan for homeless services and will be presenting the final draft to HHSAC for review on Thursday, July 18, 2024, when it will decide on any recommendations to Council for adoption. Implementation of the Housing Production Strategy includes an Equitable Housing Plan as a long-term goal necessary for economic development and social equity in the community. HHSAC is planning its ‘Rent Burden’ event this Fall. Last year’s event went well as a resource fair. HHSAC is supporting mobile home park zoning as the quickest way to provide affordable housing for lower income folks. Lastly, HHSAC will be updating the consolidated plan setting priorities for the use of the CDBG grant funding moving forward. Kaplan spoke appreciation for the many people grappling with the housing and homelessness issue. Bloom encouraged folks to read the master plan as a culmination of 8 months of work. Fields spoke of HHSAC dedication to diverse points of view on that plan. Graham expressed appreciation for HHSAC’s timely response to the request from Council regarding the long-term use of the 2200 Ashland Street property beyond the emergency shelter time period. The ad-hoc committee is now in a place to take up those draft recommendations. Graham thanked HHSAC again for taking this on while already handling a full docket. Fields encouraged anyone listening to be in touch with Avram Sacks to volunteer in support the City’s Cooling Station.

Public Arts Advisory Committee (PAC) – Chair Cassie Preskenis provided updates on several community-driven projects. Ancestors Future – Crystallizing Our Call is in the fundraising phase. John Pew’s mural, Where The Crow Lights, with plans to go up at the Elks Lodge Building is also still fundraising. Council recently approved the Playwright Walk project, brought and funded by the Alden’s, which brought together SOU, Oregon Shakespeare Festival (OSF), ACC and local artists. PAC has initiated projects such as painting three Oregon Department of Transportation (ODOT) controller boxes with community engagement that is coming soon. PAC has identified the downtown area for the second MAP project, Marking

Ashland Places, and is working with the Historic Committee and Ashland Parks to include something at the entrance to Lithia Park. The first MAP project was completed with installation of medallions in the Railroad District marking historical areas. Projects under evaluation include the Story MAP project which is a self-guided public art walk tour. Rack cards were recently distributed to the community and the Committee is assessing how people are engaging with the project. PAC is working on how to include South Ashland with projects such as painting ODOT boxes and crosswalks. Lastly, PAC is formulating a request for a budget line item for public art maintenance for discussion with Council. Bloom spoke of his appreciation for considering South Ashland for projects. DuQuenne agreed and asked about the maintenance budget need. Preskenis spoke that PAC has given Public Works a list of current public art and is assessing what it might cost to maintain. The committee will approach Council when they have a better idea of what is needed. Cotta spoke of staff intent to add public art maintenance as a consideration in the budget. Kaplan wondered about an Arts Foundation similar to the Parks Foundation that could receive donations for maintenance and repair. Preskenis spoke that the Parks Foundation is holding the fiscal sponsorship for one project and a private entity holding fiscal sponsorship of another. Hansen spoke of support for a private Public Arts Foundation and expressed appreciation for artists as an integral part of our community.

Historic Preservation Advisory Committee (HPAC) – Chair Shelby Sharon mentioned there is a decrease in building in all the historic districts resulting in few land applications for review. HPAC has pivoted to consider how to incorporate historic preservation into the rest of the community through partnerships with PAC, ACC, Walk Ashland, and SOU. HPAC holds its review board Thursday afternoons as a public review resource. May is historic preservation month and HPAC gave out three awards to outstanding historic preservation projects. This was held at Railroad Park with a ribbon cutting for the Golden Connections artwork and featured the medallions installation. Their next project is in partnership with PAC on the Map, as previously presented and is considering projects at the entrance to Lithia Park and downtown to commemorate Ashland's history. The last HPAC chair participated in a heritage tourism conference last February in Talent with an SOU representative who is creating a heritage tourism planning resource. Sharon spoke of HPAC now running completely by volunteers without a budget. With previous funding, HPAC has been able send out welcome postcards to folks who recently purchase historic homes to introduce HPAC and distribute fliers for items such as 'how to replace your windows in your historic home.

Dahle spoke of the phenomenal institutional knowledge of HPAC's members and thanked them for their work. Hyatt spoke that in 3 out of the 4 last committee reports Mr. Finkle's name has come up. Hyatt took a moment to recognize him as the valuable resource he is, thanked him for his attendance at these presentations, and expressed appreciation for his work.

Planning Commission – Chair Lisa Verner spoke that the Commission reviewed, approved, and forwarded a parks, trails, and open-space plan map to Council for adoption. It reviewed and approved the Buildable Lands Inventory as well as street right of ways that were both acted on earlier in the evening by Council. The commission typically handles Type I applications that have been appealed, Type II decisions, and provides recommendations on Type III actions. The commission updated the housing, transportation, air/energy/water

conservation elements of the comprehensive plan as well as the Climate Energy Action plan. It will study the Climate Friendly and Equitable Communities Act again to provide a recommendation to Council. The Commission will also look at the Economic Opportunities Analysis, the Manufactured Homes Zoning ordinance, the SOU Master Plan, and the Additional Dwelling Unit incentive programs as they unfold. Verner reflected on the current reduction of applications but is hopeful development will increase. Hyatt expressed appreciation for the Commission.

Transportation Advisory Committee (TAC) –Chair Linda Peterson-Adams read the report (report in the packet). Dahle Thanked the TAC and commented that he can see the green strip on Ashland Street from an airplane. Hansen expressed thanks to all TAC members for their passion and work done.

Climate and Environmental Policy Action Committee (CEPAC) – Vice chair Mark Morrison presented on behalf of Chair Brian Sol who could not attend. Sol meets with City Liaison Chad Woodward at least twice monthly to discuss the City's Climate and Energy plan. CEPAC has implemented work-study sessions for passionate members to support CEPAC outside the constraints of regular meetings. CEPAC recommended an ordinance for electrifying new residential construction which Council has directed staff to develop and is investigating incentives for electrifying existing structures. The USDA approved a \$10 million zero-interest Rural Energy Savings Program (RESP) loan, close to finalization, that will offer residents a low-interest loan to fund green projects in Ashland. The City secured two \$50K EECBG grants for an electric car share program, and a home energy score training. Committee member Kat Gould revitalized the partnership with the Rogue Valley Realtors Association to promote the home energy score as a way for homeowners and prospective buyers to understand energy use of homes. The small engine study is promoting the switch from gas to electric powered lawn equipment by looking at models from other cities and working with large organizations such as Ashland School District and SOU to be local leaders in this change. Lastly, the transportation study group led by Gary Shaff and Sharon Dohrmann along with the Transportation Committee is exploring how to make Ashland more bike and pedestrian friendly. Future goals include reducing the greenhouse gas footprint in Ashland's municipal operations, upcoming Vista Franchise Agreement renewal in 2025, and launching a comprehensive education program for building electrification and energy efficiency to leverage new sources of funding from federal programs. CEPAC is committed to helping Ashland meet its climate goals. Kaplan gave his appreciation to this work done as one of the largest of the committees. Dahle and Bloom echoed the thanks for the work by CEPAC.

Ashland Parks and Recreation Commission –

Report in packet.

I. UNFINISHED BUSINESS

1. City Manager & City Attorney Search Update

Graham asked the Council to focus on the City Manager's job description due to time constraints. Human Resources Director Molly Taylor spoke that a recruiting firm will use the

approved job description as part of their prospectus. Hyatt spoke in favor of adding 'dedication to DEI' and 'emergency management skills' under essential functions. Hyatt also asked if the City Attorney be included in the exceptions list (for that position).

Hyatt/Bloom m/s to approve the job description with the changes as articulated.

Discussion: Hyatt and Bloom noted they were only adding to the description. DuQuenne clarified that Council was only approving the job description.

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

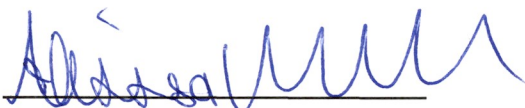
Graham thanked Taylor for preparing the job description to help move forward with these recruitments. Due to time constraints the remainder of the topic will be discussed at next meeting.

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

III. ADJOURNMENT OF BUSINESS MEETING

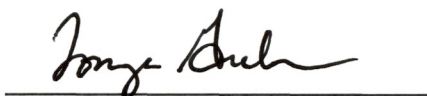
Meeting adjourned at 9:30 pm.

Respectfully Submitted by:

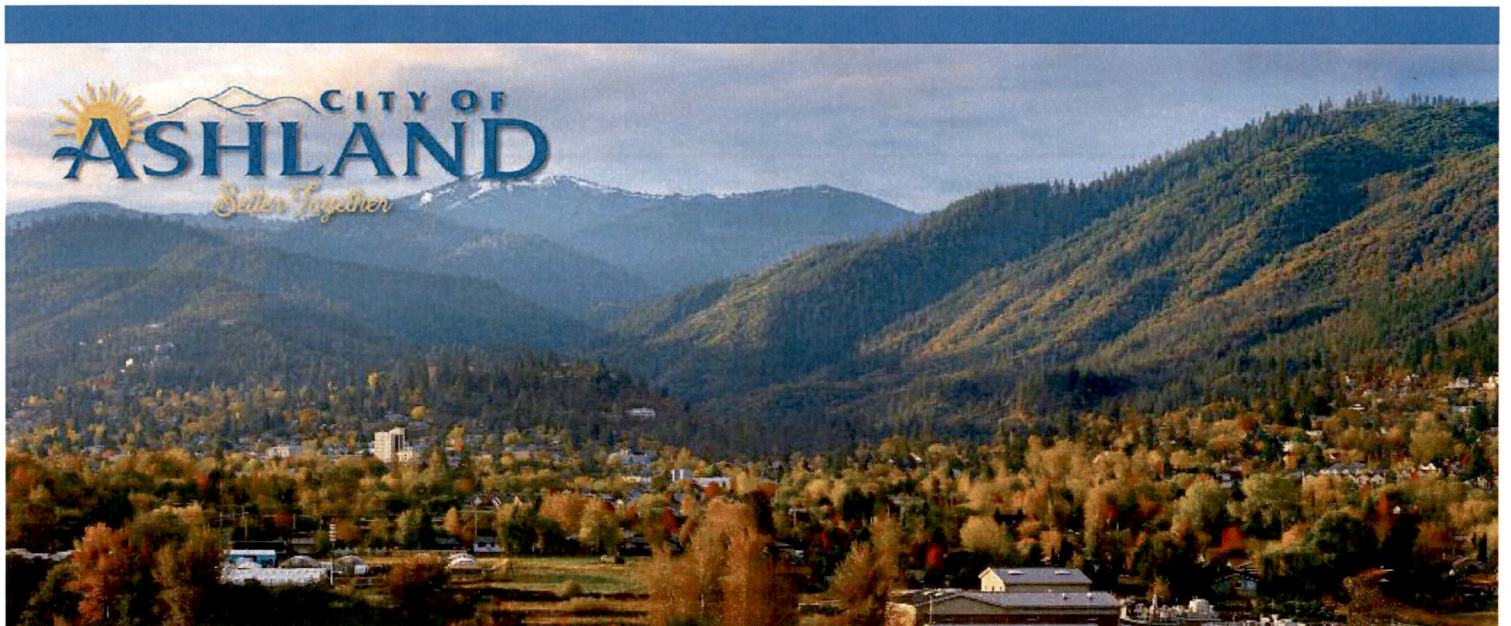


City Recorder Alissa Kolodzinski

Attest:



Mayor Tonya Graham



2024 Buildable Lands Inventory

CITY COUNCIL
JULY 16, 2024

Introduction

The purpose of conducting an update of the “Buildable Lands Inventory” (BLI) is to quantify the amount vacant and partially-vacant land available within the City of Ashland (City Limits and Urban Growth Boundary). In combination with the Housing Capacity Analysis (2021), Housing Production Strategy (2023), a BLI allows a community to determine whether there exists an adequate supply of buildable land to accommodate future housing and business development.

The BLI was last updated in 2019.

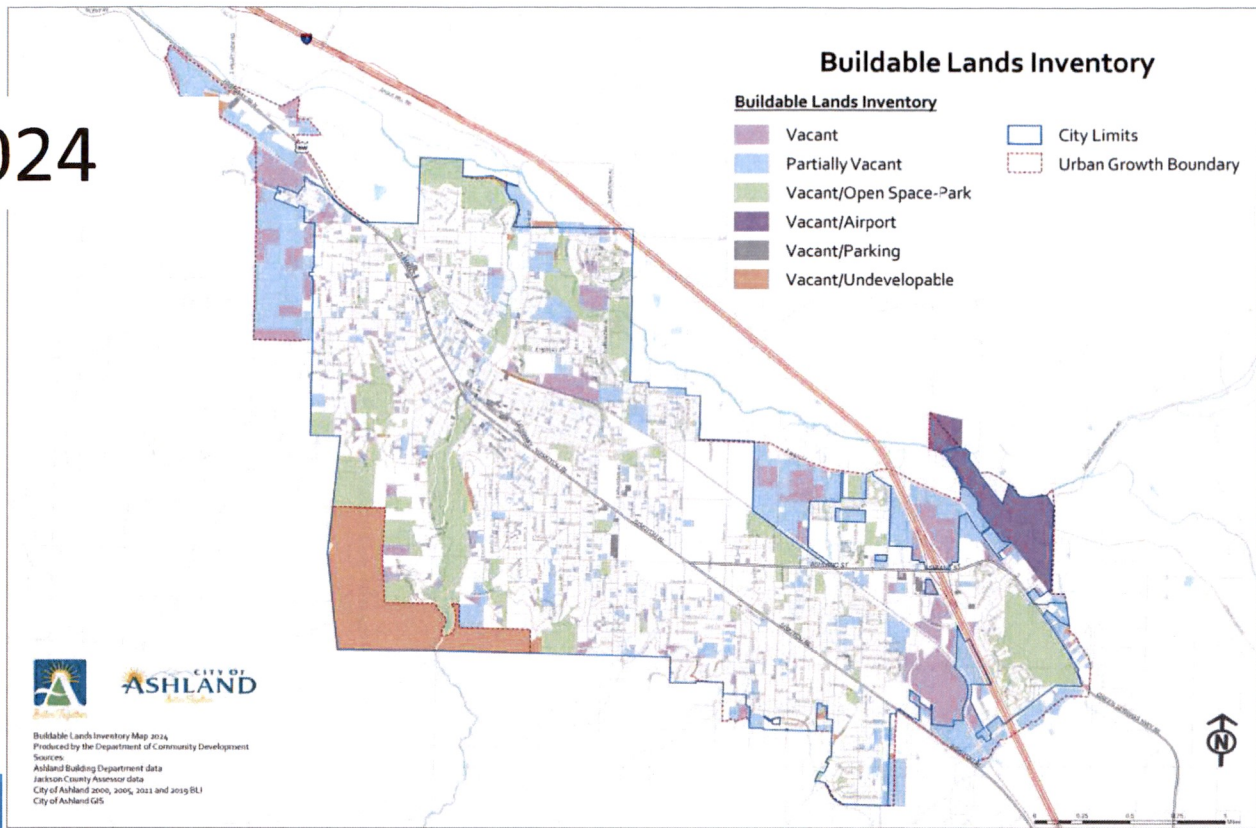
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Timeline

- ❖ Jan-Feb: GIS and building permit data analysis
- ❖ Mar-April: Document preparation and demographic work
- ❖ May 5th the Planning Commission received a presentation and forwarded a recommendation of approval to Council
- ❖ June 3rd The Council received an in-depth presentation during a Study Session
- ❖ Today – Brief Review and adoption via resolution

4

2024



Key Findings of the BLI

- ❖ Within the City limits there are 288 net buildable acres across all zones.
- ❖ The UGB contains another 341 net buildable acres out of a gross area of 516 acres.
- ❖ Over the last 13 years the city has consumed 10.2 acres per year.

Vacant and Partially Vacant Lands

From Tables 2,3 and 4 of the report

BLI_STATUS	Gross Acreage	Net Buildable Acres
City limits		
Vacant	224.8	139.2
Partially Vacant	243.8	149.7
UGB		
Vacant	168.2	110.7
Partially Vacant	348.6	230.7
TOTAL		
<u>Vacant</u>	<u>393.0</u>	<u>249.9</u>
<u>Partially Vacant</u>	<u>592.4</u>	<u>380.4</u>

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Key Findings of the BLI

- ❖ Within the City it is estimated that 1,407 dwellings can be accommodated.
- ❖ The area in the UGB is projected to be able to support an additional 1,303 possible dwellings for a total of 2,710 dwellings in the combined City Limits and UGB.
- ❖ Over the last six fiscal years the city has produced 90 dwellings units per year.

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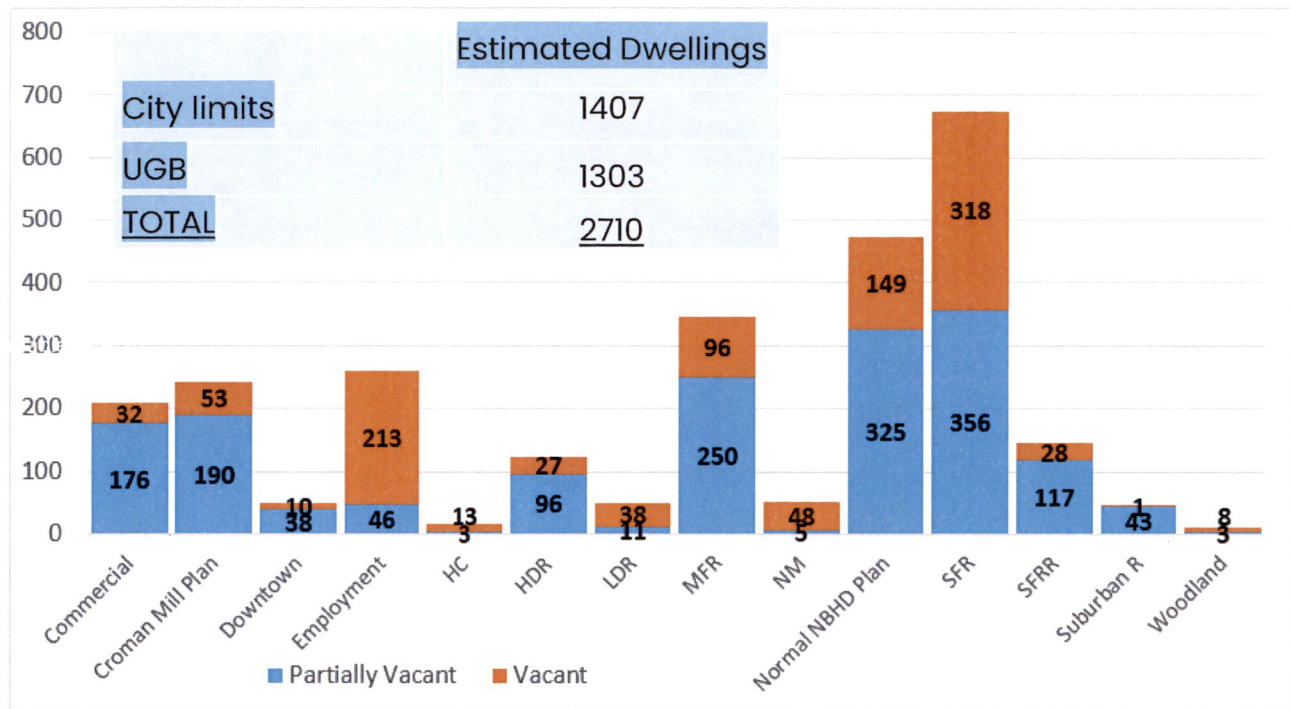
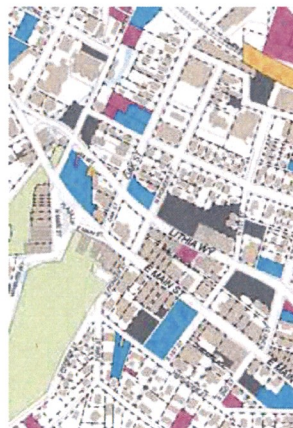
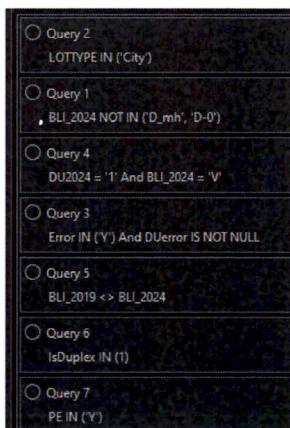


Figure 1 – Potential Dwelling Units by Comprehensive Plan Designation

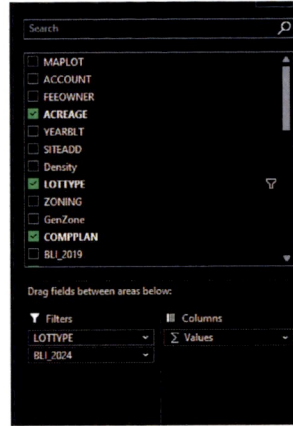
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Geospatial Data & Sources



- ❖ GIS special data of current parcels
 - ❖ Join Building Permits, Join previous 2019 BLI
- ❖ Definition Queries used extensively to then classify changes to development status
- ❖ Same as previous years

Tabular output (spread sheet)



9126 records with over 30 fields of data

- Zoning & Comp Plan, City/UGB, Acreage, previous BLI status, area constrained, net buildable area, land value, improvement value, previous land and improvement values, calculated dwellings, adjusted dwellings, etc.

Pivot tables were used for summarizing the datasets. Pivot tables are one of Excel's most powerful features. A pivot table allows you to extract the significance from a large, detailed data set.

Conclusions

Based on the findings of the Housing Capacity Analysis the City will have a demand for 858 dwellings over the next twenty-year period.

This updated BLI shows that the City has potential development capacity of 1,407 dwellings within the city limits, and an additional 1,303 dwellings possible within the UGB.

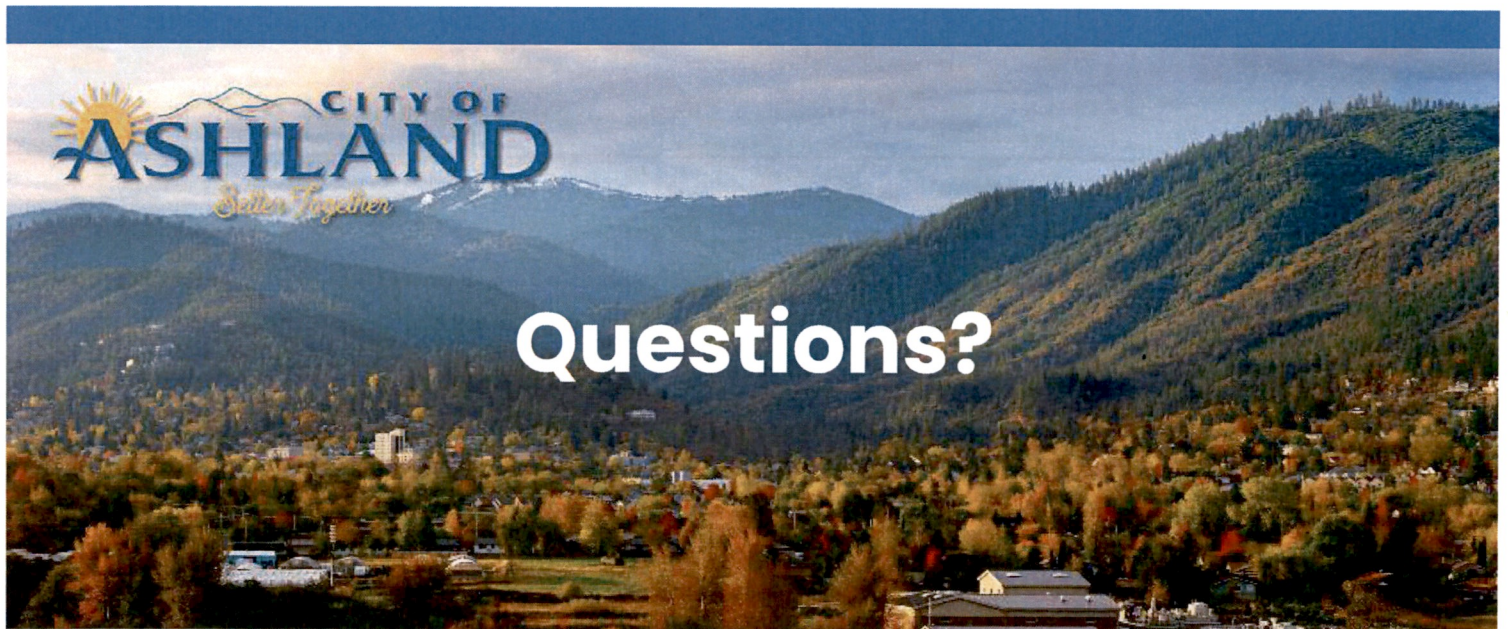
This exceeds the forecast demand for new dwellings and demonstrates that there is sufficient buildable land for the projected demand over the twenty-year period.

Exhibit 66. Forecast of demand for new dwelling units, Ashland UGB, 2021 to 2041
Source: Calculations by ECONorthwest.

Variable	New Dwelling Units (2021-2041)
Change in persons	1,691
minus Change in persons in group quarters	58
equals Persons in households	1,633
Average household size	2.06
New occupied DU	793
times Vacancy rate	8.2%
equals Vacant dwelling units	65
Total new dwelling units (2021-2041)	858
Annual average of new dwelling units	43

Resolution 2024-20

- ❖ The Planning Commission reviewed and forwarded a recommendation of approval
- ❖ The Adoption of Resolution 2024-20 amends the urbanizing element of the Comprehensive Plan by adding the BLI as a technical advisory document
- ❖ The BLI does not establish any policy
- ❖ The BLI provides a technical basis for future decisions.



Historic Residential Production

Table 14 - Residential Production

Residential Units built per fiscal year								
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	average	total
SFR	36	39	32	44	32	17	33.3	200
ARU	13	19	12	12	15	12	13.8	83
Multi-family	29	34	3	96	4	20	31.0	186
Mixed-Use	2	2	36	30	1	0	11.8	71
	80	94	83	182	52	49	90.0	540

BLI as a living document

As was pointed out in the document there have been numerous changes in state law including:

- duplexes and Accessory Dwelling Units (ADUs) without restriction
- Middle Housing Land Divisions
- Elimination of parking requirements
- Allowing residential development on commercial lands
- Requiring the allowance of 'adjustments' to local regulations
- Climate Friendly Area's and CFEC rules

As new guidance is issued regarding methodology to take these changes into account future updates of the BLI will take these changes into account