

submitted 8/19/14
City Council mtg
Commission update

Conservation Commission Update to City Council

August 19, 2014

Presented by: Marni Koopman (Chair), Roxane Beigel-Coryell (Vice-Chair), Risa Buck (Commissioner), Tom Beam (Commissioner) and Bryan Sohl (Commissioner)

Accomplishments from 2013-14

1. **The City Operations Sustainability Framework** is in place. The Conservation Commission ready to help with setting energy and water targets once baseline data becomes available.
2. **The Community Sustainability Framework (STAR)** is ready for the September 15th Study Session.
3. **Storm drain monitoring** revealed that little debris is going from downtown into the creek due to the City's excellent debris collection protocol.
4. The Conservation Commission, RVCOG, and the City worked together to implement **car wash kits** that divert effluent into the sewer system instead of the creek.
5. The Conservation Commission worked with the Garden Tours to have **water audits** for all gardens on the tour.
6. A Conservation Commissioner worked with schools to **support existing anti-idling ordinance** and provide signage and education on idling.
7. **Events**
 - a. Fourth of July Parade
 - b. Compost classes
 - c. Leaf bags
 - d. Earth Day
 - e. Conservation Awards (All-Schools Sustainability Competition)
 - f. OSF "Green" Green Show collaboration
8. The Conservation Commission provided support for action by the City on **divestment from fossil fuels**.
9. Conservation Commissioners served on the **Recycle Center Ad Hoc Committee**.
10. The Conservation Commission researched the viability of the **Bring Your Own Bag program** and developed recommendations for the City.

Priorities for 2014-15

1. Continue supporting events, outreach and education
2. Action on climate change
3. Progress on sustainability planning for both City Operations and the Community
4. Additional work on waste minimization, protecting water quality, and water conservation

CITY OF
ASHLAND

UNIFIED LAND USE ORDINANCE – REVIEW PANEL
MINUTES
August 18, 2014

submitted 8/19/14
council mtg
PH- AVLUO

INTRODUCTIONS: 12:00 PM, Siskiyou Room, 51 Winburn Way

Community Development Director Bill Molnar welcomed the group and thanked everyone for coming.

Attendees: Carlos Delgado, Architect; Alan Harper, Attorney; Mark Knox, Land Use Consultant; Ray Kistler, Architect; and Tom Giordano, Architect. **Staff Present:** Bill Molnar, Community Development Director; Maria Harris, Planning Manager; Brandon Goldman, Senior Planner; and April Lucas, Administrative Supervisor.

OVERVIEW & GENERAL COMMENTS

Ms. Harris reviewed the exercise that was handed out and provided a review of the layout and organization of the new land use code. The attendees went around the table and issued their general comments on the formatting and organization of the code, and issued their suggestions for potential changes and amendments. The following is a summary of the comments provided to staff:

Formatting and Organization:

- Comment was made that the new code is such an improvement in terms of organization, and the way it is divided into six sections is hugely better.
- Comment was made that combining the Site Design & Use Standards, Street Standards, and Land Use Code into one document makes it much easier to use.
- Comment was made that while professionals will likely refer to the document text more than the tables, the tables will be very helpful to the average property owner to better understand the process and what is required.
- Comment was made that the new format will save professionals time with their clients will likely save time for the City's front counter staff as well.
- Comment was made that the new format will be easier to navigate for the general population.
- Support was voiced for the inclusion of links to the online overlay maps in the code, which enables users to identify which overlays apply to specific properties.
- Suggestion was made to not use dashes in the code section titles.
- Suggestion was made for there to be a comprehensive table of contents at the beginning of the document that lists all of the chapters and code sections.
- Suggestion was made for "Household Living Uses" be labeled "Residential Uses" instead. (Pg. 2-9, Table 18-2.2.30 Uses Allowed by Zone)
- Suggestion was made for the code to include a comprehensive table of contents that lists the various tables in the document.
- Several attendees recommended the Uses Allowed by Zone table list the different R-1 zones (R-1-5, R-1-7.5, and R-1-10) and either list each one as a separate column, or include the different subsection titles in the R-1 column header.
- Suggestion was made to reorder the subsections in 18-2.5.070 so that the description of Maximum Permitted Floor Area (subsection 'd') is listed first as subsection 'a'.

Potential Changes and Amendments:

- If the record is requested to remain open and someone submits additional information, is the applicant required to waive the 180-day rule if they wish to retain the opportunity to rebut? Ms. Harris indicated she would look into this.
- Suggestion was made for the reconsideration timeframe to be extended.
- Some confusion was expressed with the language in Section 18-2.3.130.B.1 Dwelling in Non-Residential Zone. Staff clarified this language would not apply to a mixed use building with residential on the upper floors, and would only

apply to a standalone residential building where more than one building is located on a site. Staff indicated they would look into this and see if there is a clearer way to state this provision.

- Suggestion was made to include a graphic for average lot width and depth in the definitions section.
- Comment was made that it is difficult to know with mixed use buildings which use takes precedence and how to apply the standards.
- Suggestion was made to have separate definitions for local historic districts and the national historic register.
- Suggestion was made to allow on-street parking space credits to be applied to the accessory residential unit parking requirements in the RR zone.
- Comment was made that removing the conditional use permit requirement for accessory residential units is great; however if you need to alter from the accessory residential unit standards this should be a conditional use permit instead of a variance.
- Comment was made that the table on page 2-9 seems to be missing a reference. Ms. Harris agreed and stated a reference to 18-2.3.130 needs to be added to the special use standards in the single family dwelling section.
- Comment was made that the graphic for the building height definition needs updating.

ADJOURNMENT

Meeting adjourned at 1:50 p.m.

*Submitted by,
April Lucas, Administrative Supervisor*