

Council Communication

August 4, 2015, Business Meeting

Downtown Beautification Project Update

FROM:

Scott A. Fleury, Engineering Services Manager, Public Works/Engineering, fleurys@ashland.or.us

SUMMARY

Council previously requested to review and approve the final designs associated with the approved Downtown Beautification projects. Staff is providing Council with the designs and a construction schedule update for four upcoming Downtown Beautification projects: 1. The Lithia/Pioneer parking lot landscaping improvements; 2. The Winburn Way corner near the Lithia Park entrance; 3. The northeast corner of Lithia and Pioneer; and 4. Planter boxes and landscaping improvements on the Plaza.

BACKGROUND AND POLICY IMPLICATIONS:

At the direction of Council, staff publicly advertised formal Request for Proposals (RFP) for landscape and hardscape design work associated with upcoming downtown beautification projects as recommended by the Downtown Beautification Committee and approved by the Council. The RFPs were approved by the City Council at the October 21, 2014 meeting. The City received two responses to both RFPs: Mackenzie in Portland and Dougherty Landscape Architects in Eugene. No proposals were received from local firms. As recommended by staff at the December 16, 2014 meeting, all proposals were rejected and staff initiated an informal selection process. Council required the final designs come back for approval before proceeding with construction.

Covey Pardee Landscape Architects and KenCairn Landscape Architects were selected through an informal process to develop designs for the projects approved by Council. Covey Pardee was selected for the Plaza improvements and KenCairn was selected for the Pioneer parking lot, Winburn Way corner and corner of Lithia and Pioneer improvements.

KenCairn Landscape Architects has completed the designs and specifications associated with the Pioneer parking lot, Winburn Way corner, and the triangle adjacent to Lithia Way and Pioneer St. The designs were taken to the Tree Commission for discussion regarding tree removal, protection and replanting at the May 7, 2015 meeting. ([Click here for meeting minutes.](#)) The parking lot design calls for demolition of some existing trees, shrubs and irrigation system. New trees, shrubs, irrigation, concrete pathways, fencing and lights will be installed as part of the final improvement. The corner of Lithia Way and Pioneer St. calls for new planting materials, new retaining/seat wall and ADA handrail for access to existing building.

Covey Pardee Landscape Architects completed the design and specifications associated with the recommended Plaza improvements. The Plaza improvements call for additional plantings, a 1/2 height barrier fence and three additional above-ground planters.



Schedule

The previous timeline was to award, design and construct by June of 2015. Due to the additional time required to obtain design services staff has developed a new timeline to minimize construction disturbances to both downtown parking and local businesses along with taking the drought into account. Staff expects the work to occur in phases starting in late fall with all projects being finished by April of 2016.

Estimated project schedule:

Fall (September thru November): Bid and construct Plaza improvements and ADA improvements at the corner of Winburn Way.

Winter (December thru March): Bid and construct Pioneer parking lot improvements and the triangle improvements at the corner of Lithia Way and Pioneer.

January (December thru March): Bid and construct Winburn Way corner improvements.

FISCAL IMPLICATIONS:

The Downtown Beautification Committee recommended \$67,500 in transient occupancy tax be allocated for construction of the above referenced projects. To date a total of \$17,400 in design funds for the projects has been encumbered for these projects. Public Works will contribute approximately \$7,300 for concrete safety improvements.

STAFF RECOMMENDATION AND REQUESTED ACTION:

Move to approve final designs by Covey Pardee and KenCairn Landscape Architects.

SUGGESTED MOTIONS:

I move approval of the final downtown beautification project designs created by Covey Pardee and KenCairn Landscape Architects.

ATTACHMENTS:

- Pioneer Parking Lot Design (KenCairn)
- Winburn Way Design (KenCairn)
- Lithia Way Triangle Design (KenCairn)
- Plaza Island Design (CoveyPardee)
- Meeting minutes, September 2, 2014 Council Regular Business Meeting
- Meeting minutes, October 21, 2014 Council Regular Business Meeting
- Meeting minutes, December 16, 2014 Council Regular Business Meeting
- Meeting minutes, May 7, 2015 Tree Commission



GENERAL DEMOLITION NOTES

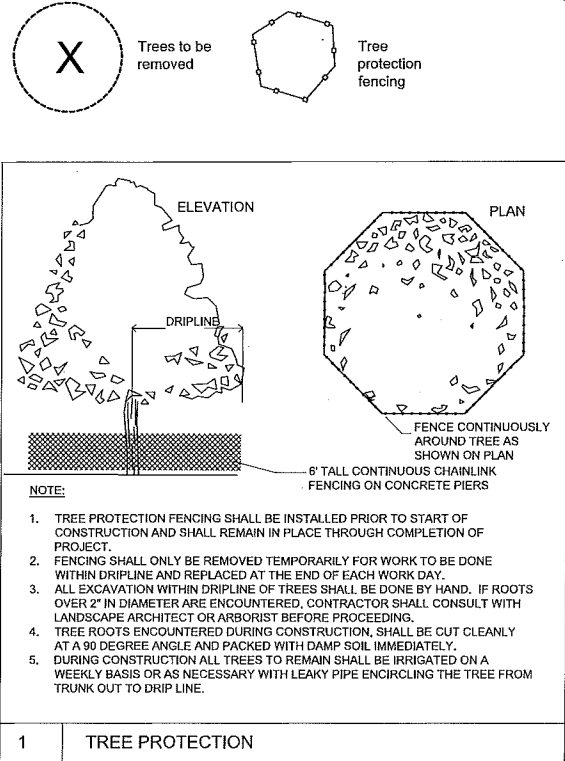
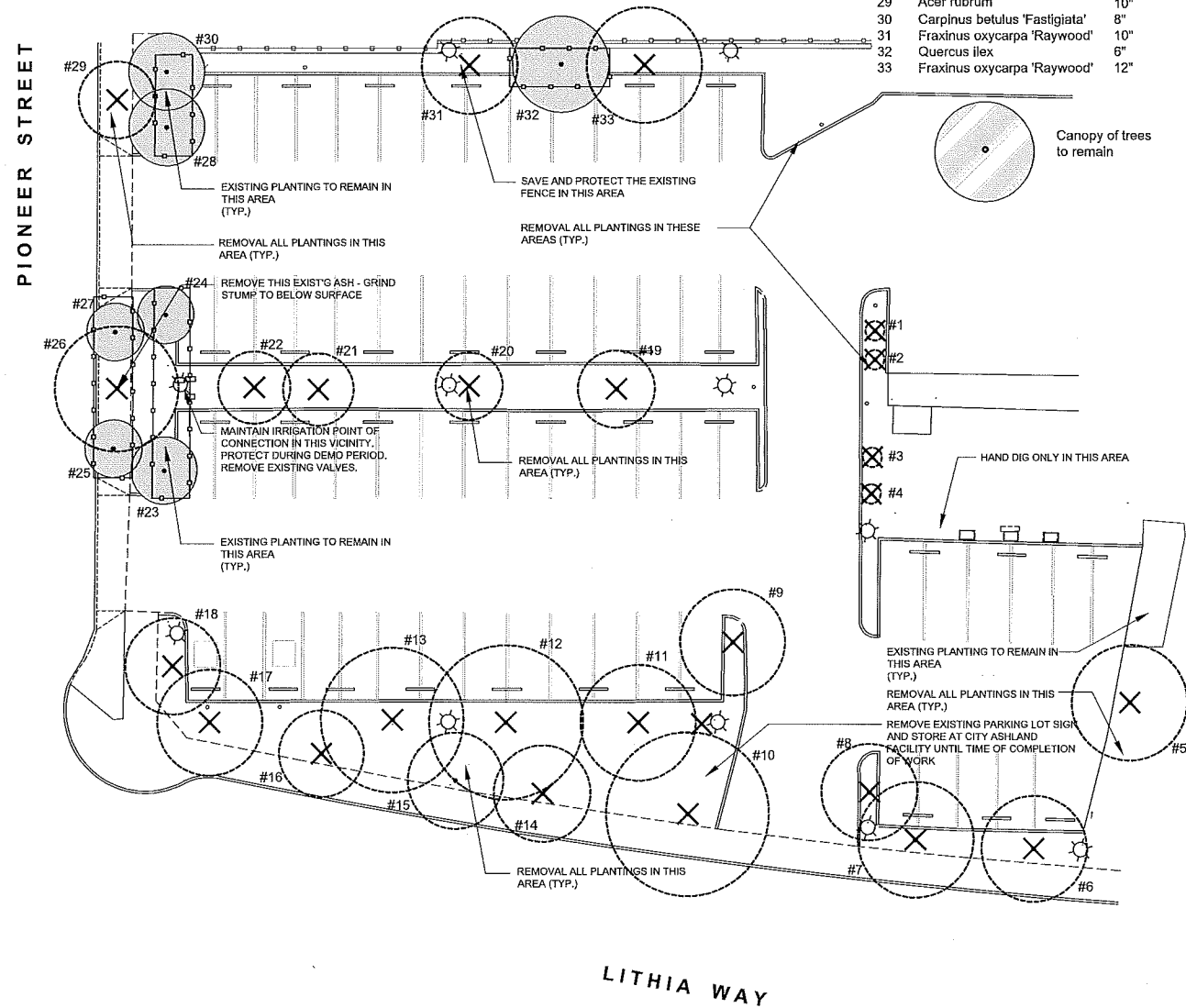
1. TREE PROTECTION FENCING MUST BE IN PLACE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INITIATION OF OTHER SITE WORKS.
2. TAG ALL TREES TO BE REMOVED. VERIFY ON-SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING DEMOLITION WORK.
3. ROOT WADS OF THE REMOVED EXISTING TREES AND SHRUBS ARE TO BE REMOVED FROM THE SITE.
4. REMOVE ALL SHRUBS AND GROUND COVER FROM THE SITE UNLESS OTHERWISE NOTED.
5. REMOVE EXISTING TREE IDENTIFICATION PLAQUES AND PROVIDE UNDAMAGED ITEMS TO THE CITY OF ASHLAND.
6. HAND DIG ONLY IN THE VICINITY OF THE ELECTRIC VEHICLE CHARGING STATIONS.
7. ALL LIGHT FIXTURES AND SIGNS (WITH EXCEPTION OF "CITY OF ASHLAND PARKING LOT") ARE TO REMAIN IN PLACE. PROTECT DURING THE DEMOLITION PERIOD.
8. PROTECT ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE DIRECTED IN WRITING BY THE CITY OF ASHLAND.

TREE LEGEND

#	Species	DBH (Inches)	Height in Feet	Crown Radius	Protection Zone	Tolerance to Construction	Condition	Notes
1	Cupressus sempervirens	7"	20'	4'	N/A	good	good	remove
2	Cupressus sempervirens	6"	20'	4'	N/A	good	good	remove
3	Cupressus sempervirens	6"	20'	4'	N/A	good	poor	remove
4	Cupressus sempervirens	7"	22'	4'	N/A	good	good	remove
5	Acer platanoides	8"	30'	24'	N/A	poor	fair	remove
6	Fraxinus oxycarpa 'Raywood'	9"	28'	22'	N/A	poor	good	remove
7	Fraxinus oxycarpa 'Raywood'	10"	28'	24'	N/A	poor	good	remove
8	Fraxinus oxycarpa 'Raywood'	8"	30'	20'	N/A	poor	good	remove
9	Fraxinus oxycarpa 'Raywood'	10"	28'	22'	N/A	poor	good	remove
10	Fraxinus oxycarpa 'Raywood'	15"	30'	34'	N/A	poor	good	remove
11	Acer platanoides	10"	25'	24'	N/A	poor	good	remove
12	Acer platanoides	14"	28'	32'	N/A	good	good	remove
13	Acer platanoides	12"	30'	30'	N/A	good	good	remove
14	Pistachia chinensis	8"	20'	20'	N/A	good	good	strong lean NE
15	Pistachia chinensis	8"	22'	20'	N/A	good	good	remove
16	Pistachia chinensis	7"	16'	18'	N/A	good	good	remove
17	Fraxinus oxycarpa 'Raywood'	13"	32'	22'	N/A	poor	good	remove
18	Fraxinus oxycarpa 'Raywood'	12"	30'	30'	N/A	poor	good	remove
19	Cotinus coggygria	7"	16'	16'	N/A	good	good	remove
20	Cotinus coggygria	6"	14'	12'	N/A	good	good	remove
21	Cotinus coggygria	6"	14'	12'	N/A	good	good	remove
22	Quercus ilex	9"	24'	15'	N/A	good	good	remove
23	Carpinus betulus 'Fastigiata'	8"	30'	14'	8'	good	good	save
24	Carpinus betulus 'Fastigiata'	8"	30'	12'	8'	good	good	save
25	Carpinus betulus 'Fastigiata'	8"	35'	12'	8'	good	good	save
26	Fraxinus oxycarpa 'Raywood'	11"	30'	24'	N/A	poor	good	remove
27	Carpinus betulus 'Fastigiata'	8"	35'	12'	8'	good	good	save
28	Carpinus betulus 'Fastigiata'	8"	30'	16'	8'	good	good	save
29	Acer rubrum	10"	30'	15'	N/A	moderate	poor	remove, in decline
30	Carpinus betulus 'Fastigiata'	8"	30'	12'	N/A	good	good	save
31	Fraxinus oxycarpa 'Raywood'	10"	35'	20'	N/A	poor	good	remove
32	Quercus ilex	6"	35'	20'	9'	good	good	save
33	Fraxinus oxycarpa 'Raywood'	12"	35'	24'	N/A	poor	good	remove

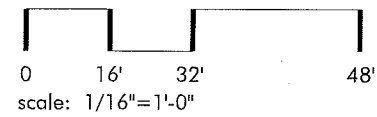
TREE PROTECTION AND REMOVAL NOTES

1. BEFORE BEGINNING WORK, THE CONTRACTOR IS REQUIRED TO MEET WITH THE LANDSCAPE ARCHITECT AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
2. FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED, BORED UNDER THE TREE ROOTS, OR DUG BY HAND.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR THE CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE TREE CONSULTANT SHOULD EVALUATE IT AS SOON AS POSSIBLE SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
9. THE PROJECT LANDSCAPE ARCHITECT MUST MONITOR ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS.
10. ALL TREES REMAINING SHALL BE IRRIGATED ON A WEEKLY BASIS WHEN WORK OCCURS BETWEEN JUNE 1st THROUGH OCTOBER 1st. IRRIGATION SHALL WET THE SOIL WITHIN THE TREE PROTECTION ZONE TO A DEPTH OF 30 INCHES.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEARLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
13. ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
14. SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
16. MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
17. DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
18. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
19. EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.



SHEET KEY

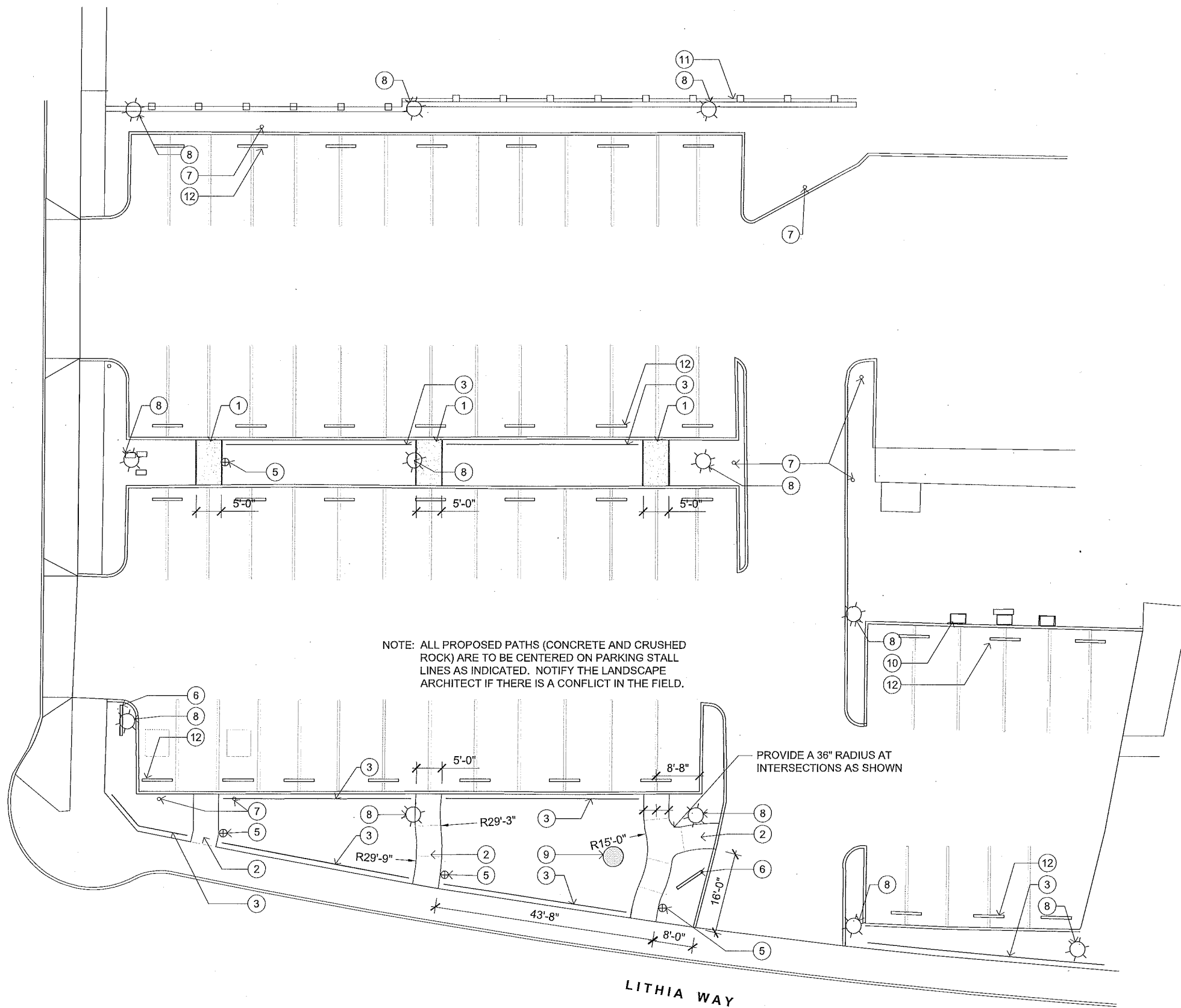
L 1.0	TREE PRESERVATION AND DEMOLITION PLAN
L 2.0	CONSTRUCTION PLAN
L 3.0	IRRIGATION PLAN
L 4.0	PLANTING PLAN
L 5.0	LANDSCAPE DETAILS
L 5.1	LANDSCAPE DETAILS



TREE PRESERVATION AND DEMOLITION PLAN

PIONEER PARKING LOT
ASHLAND, OREGON
 545 A Street Ashland, OR 97520
 Tel: 541.488.3194 Fax: 541.552.9512
 Cell: 541.601.5559 kerry@kencainlandscape.com
KenCain
 Landscape Architecture
 www.KenCainLandscape.com
 REGISTERED STATE OF OREGON REG. # 493
 KERRY KENCAIN
 11/12/09
 LANDSCAPE ARCHITECT
 Revision Date:
 Drawn By:
 STAFF
 SCALE 1/16" = 1'-0"
 WHEN PRINTED ON
 24 X 36 PAPER
 JULY 27, 2015
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PIONEER STREET

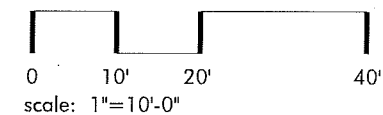


SITE CONSTRUCTION KEY

- ① CRUSHED ROCK PATH - SEE DETAIL 2/L 5.1
- ② NEW TINTED CONCRETE PATH - SEE DETAIL 1/L 5.0
- ③ NEW FENCE - TYPE 'A'. SEE DETAIL 3/L 5.1
- ④ NOT USED
- ⑤ LIGHT BOLLARD - HYDREL #3110-42-LED-WHT30K-120-FT-BL AVAILABLE AT: HL STEARNS LIGHTING, (503)-262-2640
- ⑥ PARKING LOT SIGNAGE - TO BE PROVIDED AND INSTALLED BY THE CITY OF ASHLAND. COORDINATE INSTALLATION WITH THE PUBLIC WORKS DEPARTMENT.
- ⑦ EXISTING SIGNAGE TO REMAIN - PROTECT IN PLACE
- ⑧ EXISTING LIGHT FIXTURE TO REMAIN - PROTECT IN PLACE
- ⑨ ART BASE - PROVIDE A LEVEL 48"Ø CONCRETE PAD (SEE DTL. 1/L 5.1 FOR SIMILAR CONDITION)
- ⑩ EXISTING UTILITY - PROTECT IN PLACE
- ⑪ EXISTING WOOD FENCE TO REMAIN - PROTECT IN PLACE
- ⑫ WHEEL STOP; 72"Lx4"Hx6"W MOLDED RUBBER BLACK WITH YELLOW STRIPES. PROVIDE 12" STAKE AND WASHERS, (2) PER LOCATION.

SITE CONSTRUCTION NOTES

- 1. ALL SITE FEATURES SHOWN AS REMAINING SHALL BE PROTECTED DURING THE SITE WORK. ANY STRUCTURES, FACILITIES, OR UTILITIES DAMAGED BY WORK OF THIS PROJECT SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT THE OFFENDING CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- 2. ALL PROPOSED PATHWAY FINISH GRADES SHALL MEET FLUSH WITH EXISTING ADJACENT HARDSCAPE FINISH GRADES.
- 3. PROPOSED LIGHTING SHALL BE INSTALLED BY A LICENSED ELECTRICIAN AND SHALL BE INSTALLED TO LOCAL CODES. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AS REQUIRED BY LOCAL AND STATE CODES.



 CONSTRUCTION PLAN

PIONEER PARKING LOT
ASHLAND, OREGON

JULY 27, 2015

L 2.0



Revision Date:

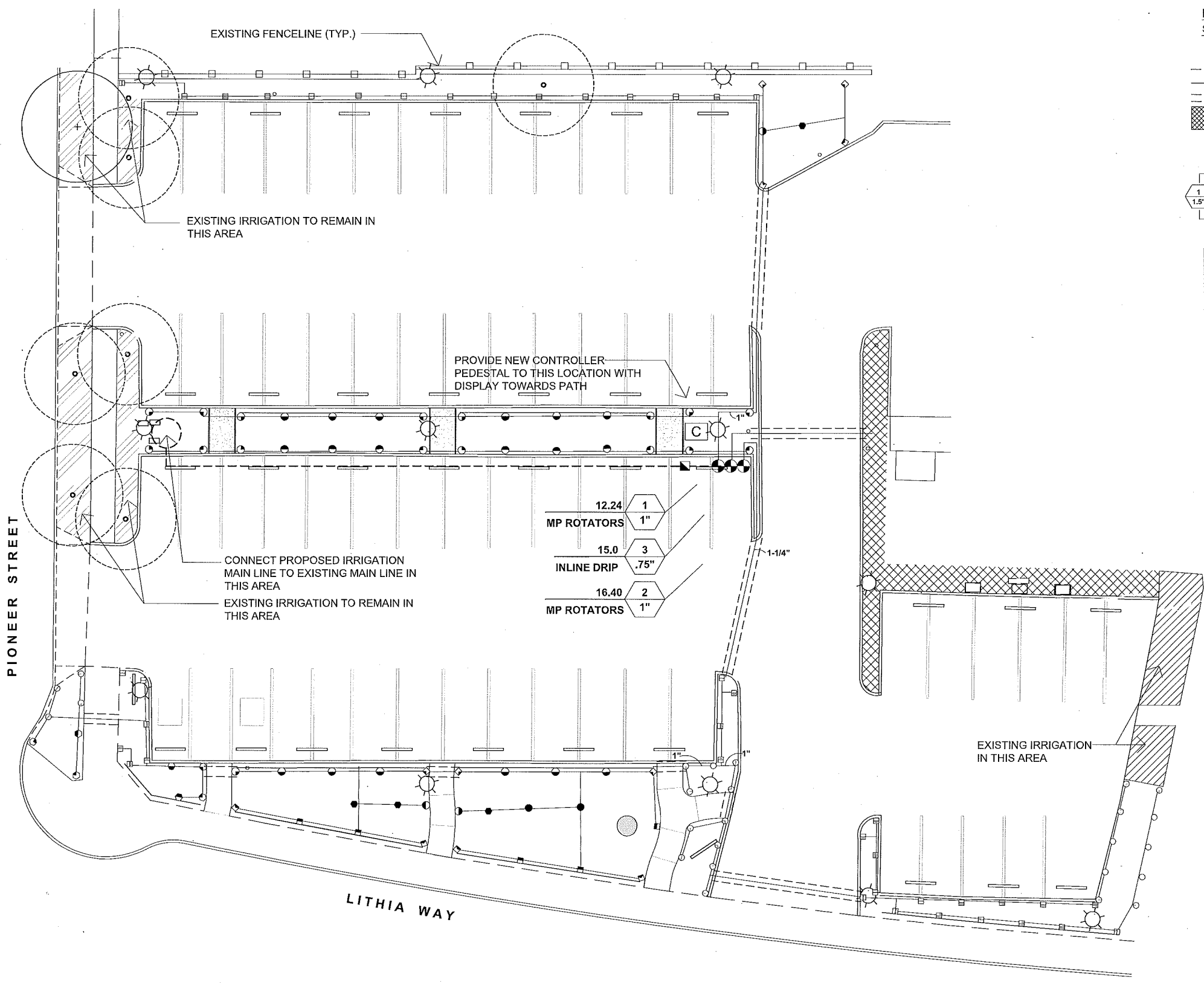
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KenCairn
Landscape Architecture





IRRIGATION LEGEND

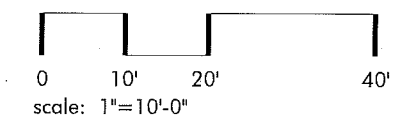
SYM.	ITEM
●	HUNTER PGV-101A (SPRAY)
○	HUNTER ICZ-101 (DRIP)
---	MAIN LINE; SCH. 40 PVC (1-1/4")
---	LATERAL LINES SHALL BE SCHEDULE 40 PVC.
---	SLEEVES - SCH. 40, MIN. SIZE SHALL BE 2x DIA. OF PASSING PIPE.
---	DRIP LINE TUBING; HUNTER PLD-04-18 (SPACE @ 18" O.C.)
⊘	ISOLATION GATE VALVE - LINE SIZE
⊞	CONTROLLER; HUNTER PRO-C WITH SOLAR-SYNC
□	ZONE I.D.
1	G.P.M.
1.5"	APPLICATION
	VALVE SIZE

IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MODEL ("")	NOZZLE	RAD.	FLOW RATE (GPM)
⊙	1/4, 1/2, FULL	Hunter PRS30	MP-Rotator 1000	8'	0.11, 0.21, 0.44
⊙	1/4, 1/2, FULL	Hunter PRS30	MP-Rotator 1000	10'	0.135, 0.27, 0.54
⊙	1/4, 1/2, FULL	Hunter PRS40	MP-Rotator 1000	14'	0.19, 0.38, 0.75
⊙	1/4, 1/2, FULL	Hunter PRS40	MP-Rotator 2000	19'	0.40, 0.74, 1.47
⊙	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
⊙	1/4, 1/2	Hunter PRS30	MP-Rotator SR	6'	0.13, 0.26
+		Hunter RZWS-18-25-CV			0.25

- ### IRRIGATION NOTES
- THE INSTALLING CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE IRRIGATION SPECIFICATIONS (32 84 00) FOR ALL ASPECTS OF IRRIGATION MATERIALS, INSTALLATION, AND ADMINISTRATIVE PROCEDURES.
 - MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS AND OTHER PROJECT DOCUMENTS.
 - RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
 - ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER AND LANDSCAPE ARCHITECT.
 - CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
 - VERIFY FIELD MEASUREMENTS ARE AS INDICATED ON DRAWINGS.
 - VERIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REFER TO THE SPECIFICATIONS FOR REQUIRED SITE OBSERVATIONS.
 - IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND AND SPECIFICATIONS.
 - VERIFY LOCATION OF EXISTING UTILITIES.
 - INSTALL PRESSURE REDUCING VALVE TO REDUCE PRESSURE TO NO MORE THAN 40 PSI AT THE FURTHEST HEAD ON ANY ZONE ON THE SYSTEM. VERIFY PRESSURE AT P.O.C. BEFORE INSTALLATION. MAXIMUM ZONE - 16.40 GPM.
 - PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTING AREAS AND AVOID PLANTS, UTILITIES, AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - ALL LATERAL PIPE SIZES ARE SPECIFIED BY LINE TYPE. REFER TO PLAN FOR PIPE SIZING. REFER TO IRRIGATION LEGEND FOR PIPE TYPE.
 - COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS.
 - LAYOUT SPRINKLER HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
 - PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
 - BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
 - DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY TESTED AND FLUSHED CLEAN.
 - SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
 - A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE. THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
 - INSTALLER MUST VERIFY EACH ZONE'S SPECIFIED PSI AT THE FURTHEST HEAD ON EACH ZONE.
 - COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
 - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.
 - SLEEVING:
 - CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE GENERAL CONTRACTOR. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR. THE INSTALLING CONTRACTOR SHALL COORDINATE SLEEVE DEPTHS WITH THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (IF DIFFERENT).

12.24	1	MP ROTATORS	1"
15.0	3	INLINE DRIP	.75"
16.40	2	MP ROTATORS	1"



IRRIGATION PLAN

Tel: 541.488.3194 545 A Street
 Fax: 541.552.9512 Ashland, OR 97520
 Cell: 541.601.5559 kerry@kencaimlandscape.com

KenCaim
 Landscape Architecture



Revision Date:

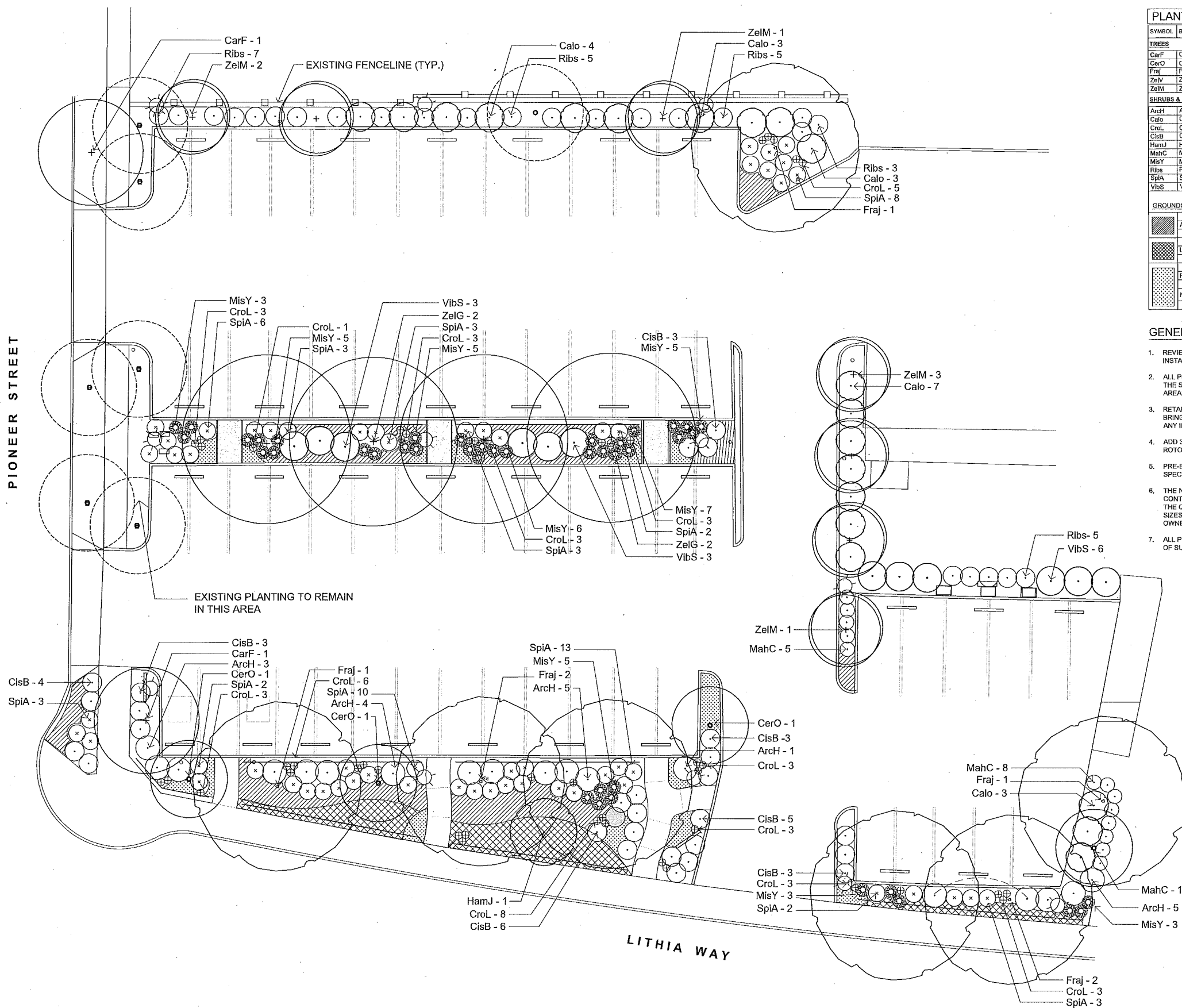
Drawn By:
 STAFF

SCALE 1/16" = 1'-0"
 WHEN PRINTED ON
 24 X 36 PAPER

PIONEER PARKING LOT
 ASHLAND, OREGON

JULY 27, 2015

3.0



PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
CarF	<i>Carpinus betulus</i> 'Fastiglata'	COLUMNAR EUROPEAN HORNBEAM	2" cal
CerO	<i>Cercis reniformis</i> 'Oklahoma'	OKLAHOMA REDBUD	48" BOX
Fraj	<i>Fraaxinus americana</i> 'Junginger'	AUTUMN PURPLE ASH	2" cal
ZelV	<i>Zelkova serrata</i> 'Village Green'	VILLAGE GREEN ZELKOVA	2" cal
ZelM	<i>Zelkova serrata</i> 'Musashino'	MUSASHINO ZELKOVA	2" cal
SHRUBS & PERENNIALS			
Arch	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	HOWARD MCMINN MANZANITA	5 gal
Calo	<i>Calycanthus occidentalis</i>	WESTERN SPICE BUSH	5 gal
CrocL	<i>Crocosmia x 'Lucifer'</i>	LUCIFER CROCOSMIA	1 gal
CisB	<i>Cistus x 'Brillianty'</i>	BRILLIANTY ROCK ROSE	5 gal
HamJ	<i>Hamamelis x 'Jelena'</i>	JELENA WITCH HAZEL	5 gal
MahC	<i>Mahonia aquifolium</i> 'Compacta'	COMPACT OREGON GRAPE	1 gal
MisY	<i>Miscanthus sinensis</i> 'Yaku Shima'	YAKU SHIMA MAIDEN GRASS	3 gal
Ribs	<i>Ribes sanguineum</i>	FLOWERING CURRANT	5 gal
SpiA	<i>Spiraea bumalda</i> 'Anthony Waterer'	ANTHONY WATERER SPIRAEA	5 gal
VibS	<i>Viburnum plicatum</i> t. 'Summer Snowflake'	SUMMER SNOWFLAKE VIBURNUM	5 gal
GROUND COVER			
	<i>Arctostaphylos uva-ursi</i> 'Emerald Carpet'	EMERALD CARPET KINNIKINICK	1 gal
			36" o.c.
	<i>Liriope spicata</i> 'Silver Dragon'	SILVER DRAGON LILY TURF	1 gal
			18" o.c.
	<i>Rudbeckia hirta</i>	BLACK EYE SUSAN	1 gal
			18" o.c.
	<i>Narcissus fortissimo</i>	FORTISSIMO DAFFODIL	1416 cm
			8" o.c.

- GENERAL PLANTING NOTES**
- REVIEW SPECIFICATION SECTIONS 32 90 00 AND 32 92 00 FOR ALL ASPECTS OF PLANTING INSTALLATION AND IMPORTED TOPSOIL REQUIREMENTS.
 - ALL PLANTING AREAS, PROPOSED AND REMAINING, SHALL RECEIVE 3" OF BARK MULCH PER THE SPECIFICATIONS. TAPER THE BARK MULCH AT THE PERIMETER OF THE PLANTING AREAS TO BE FLUSH WITH TOP OF CURB OR SIDEWALK.
 - RETAIN EXISTING SOIL IN ALL PLANTERS. IMPORT SANDY LOAM TOPSOIL AS NEEDED TO BRING GRADES TO +2" FROM THE TOP OF THE ADJACENT CURB OR SIDEWALK. ROTOTILL ANY IMPORTED TOPSOIL INTO THE EXISTING SOIL TO A DEPTH OF 6".
 - ADD 3" OF ORGANIC SOIL AMENDMENT TO EXISTING TOPSOIL AREAS BEING RENOVATED. ROTOTILL INTO THE TOP 6". PROJECT EXISTING SIDEWALK AND CURBS.
 - PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB PLANTING AREAS PER THE SPECIFICATIONS.
 - THE NUMERICAL TEXT QUANTITIES OF PLANTS SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY ON THE PLAN. QUANTITIES AND SIZES OF PLANTS SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
 - ALL PROPOSED PLANT MATERIAL SHALL BE WARRANTED FOR 0" ± (1) YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION.

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REG. # 493
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Kerry KenCaim
11/2009

Revision Date: _____

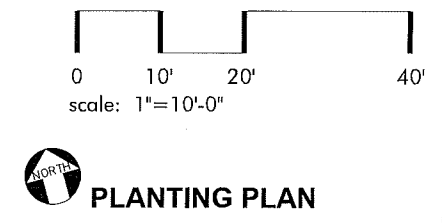
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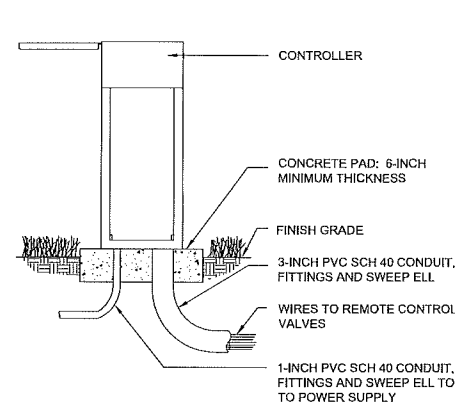
SCALE 1/8" = 1'-0"
WHEN PRINTED ON
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**PIONEER PARKING LOT
ASHLAND, OREGON**

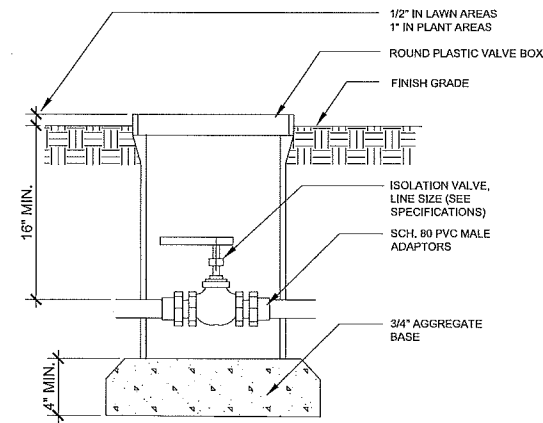
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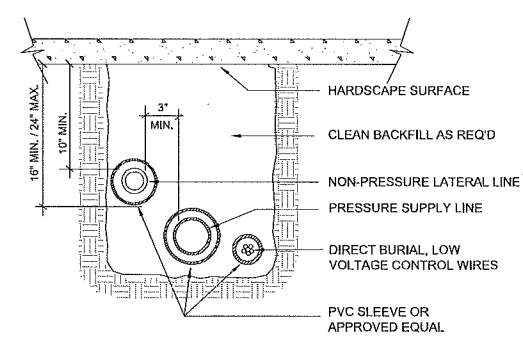




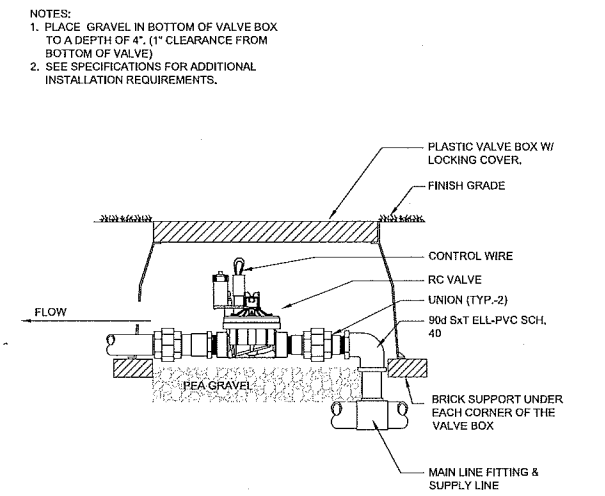
1 PEDESTAL MOUNT CONTROLLER
Scale: 1/2" = 1'-0"
X:CONTROLLER.PLD



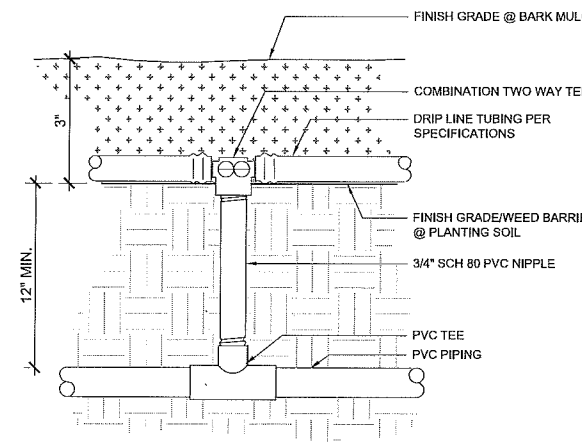
2 SECTION - ISOLATION VALVE
Scale: N.T.S.
X:ISOLATION.DWG



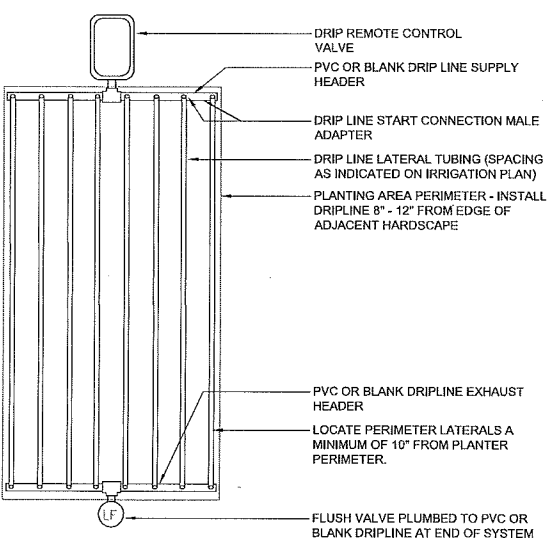
3 SECTION - SLEEVING @ PAVING
Scale: N.T.S.
X:SLVING.DWG



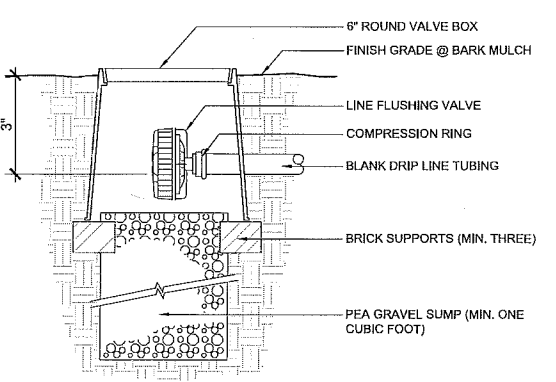
4 SECTION - REMOTE CONTROL VALVE
Scale: N.T.S.
X:VALVE-02.DWG



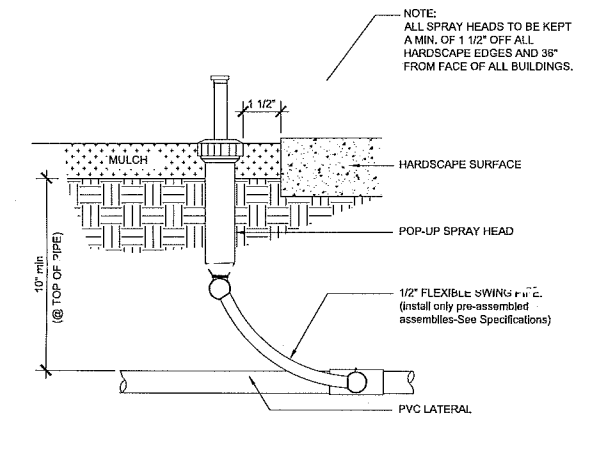
5 SECTION - DRIP LINE SOURCE CONNECTION
Scale: N.T.S.
X:DRIPLINE.PLD



6 PLAN DIAGRAM - LANDSCAPE DRIP LINE LAYOUT
Scale: N.T.S.
X:DRIPLINE.PLD

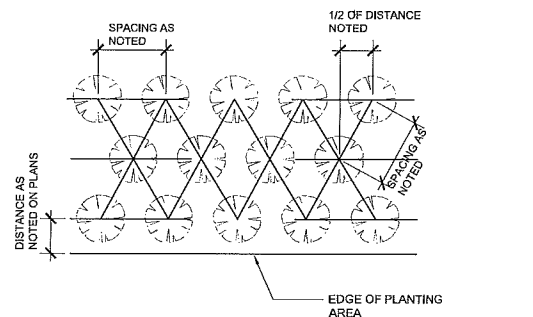


7 SECTION - DRIP LINE FLUSH VALVE
Scale: N.T.S.
X:FLUSH.DWG

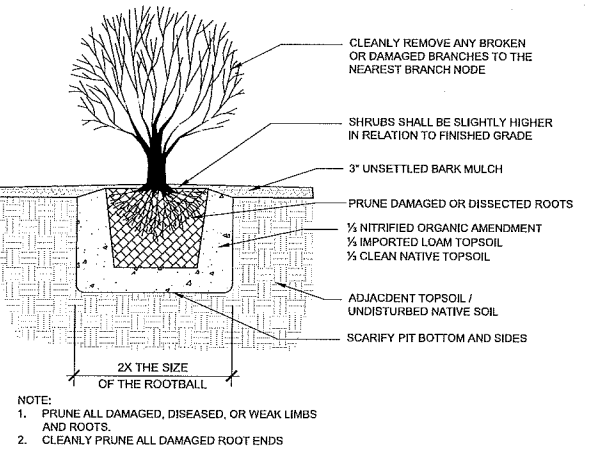


8 SECTION - POP-UP SPRAY HEAD
Scale: N.T.S.
X:SPRINK.DWG

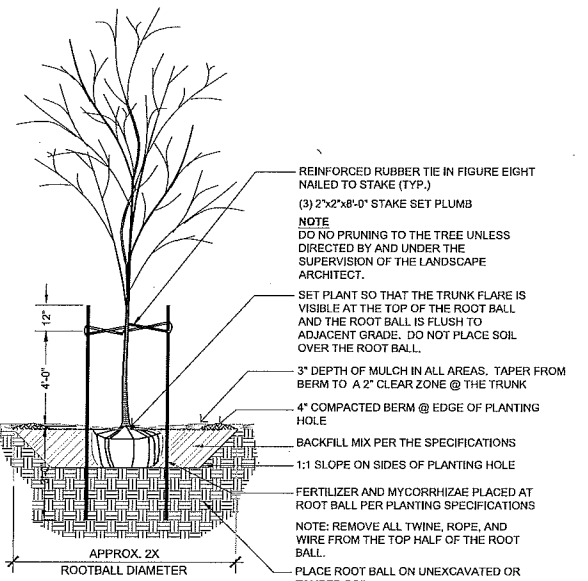
PLANT SPACING	MULTIPLICATION TABLE X FACTOR
12" O.C.	1.156 (X AREA)
18" O.C.	0.513
24" O.C.	0.288
30" O.C.	0.184
36" O.C.	0.128
48" O.C.	0.072



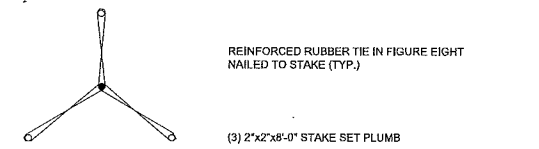
9 SECTION: GROUNDCOVER PLANTING LAYOUT
Scale: N.T.S.
X:GRND-01.DWG



10 SECTION: SHRUB PLANTING
Scale: N.T.S.
X:SHRUB-03.DWG



11 SECTION - TREE PLANTING
Scale: 1/2" = 1'-0"
X:TREE-04.DWG



LANDSCAPE DETAILS
JULY 27, 2015
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X:TREE-04.DWG

NOTES:
1. PLACE GRAVEL IN BOTTOM OF VALVE BOX TO A DEPTH OF 4". (1" CLEARANCE FROM BOTTOM OF VALVE)
2. SEE SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.

NOTES:
1. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER VEHICULAR PAVEMENT AREAS WITH OTHER TRADES
2. ALL SLEEVES TO BE 4" SCH 40 PVC 2 E
3. ALL SLEEVES TO BE RUN 12" MIN. PAST HARDSCAPE

NOTE:
ALL SPRAY HEADS TO BE KEPT A MIN. OF 1 1/2" OFF ALL HARDSCAPE EDGES AND 38" FROM FACE OF ALL BUILDINGS.

NOTE:
1. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
2. CLEANLY PRUNE ALL DAMAGED ROOT ENDS

NOTE:
1. TREE SHALL BE SECURED WITH 3 COMMERCIAL TIES SPACED 120 DEGREES APART, TREE SHALL STAND PLUMB.

LANDSCAPE DETAILS
PIONEER PARKING LOT
ASHLAND, OREGON

JULY 27, 2015
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GENERAL NOTES:

1. SIDEWALKS SHALL HAVE A NOMINAL THICKNESS OF 4" WITH A MEDIUM BROOM FINISH BRUSHED PERPENDICULAR TO THE EDGE.
2. SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A NOMINAL THICKNESS OF 6"
3. WHERE SIDEWALK IS ADJACENT TO CURB, PLACE CONSTRUCTION JOINT IN LINE WITH CURB JOINT (10') AND IN BETWEEN (5').
4. GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAY SHALL BE SAND, GRANITE, OR CRUSHED ROCK, FIRMLY TAMPED. (2" MIN. THICKNESS UNDER SIDEWALKS)
5. CONCRETE TO BE COMMERCIAL GRADE CONCRETE (CGC) PER 2002 ODOT/OREGON APWA SECTION 0440.00 IN EMBANKMENT AREAS, PIT RUN OR 4" SHALE BACKFILL SHALL BE USED TO BUILD TO GRADE.
6. NATIVE BACKFILL MAY BE CONSIDERED WITH APPROVAL FROM CITY ENGINEER. CONSTRUCT BENCH ON SLOPES 5% OR GREATER.
7. ALL WORK & MATERIALS SHALL CONFORM TO 2002 ODOT/APWA STANDARD SPECS.

NOTE:
INTEGRAL CONCRETE COLOR TO BE:
DAVIS COLORS; SAN DIEGO BUFF #5237
3/8" WIDE CONTROL JOINT TOOLED OR
SAWCUT AT 5'-0" O.C. MAX. EVENLY SPACE
AS SHOWN ON PLAN.

CONTRACTION JOINT -
PLACE EVERY 5' O.C.

CONCRETE PATH WITH INTEGRAL COLOR AND
MED. BROOM FINISH PERPENDICULAR TO EDGE

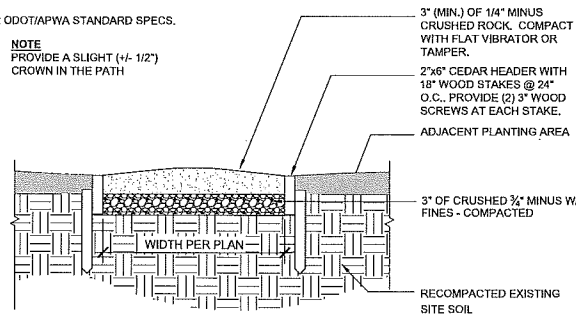
3/8" EXPANSION JOINT
MATERIAL. INSTALL JOINTS
@ 50' INTERVALS

COMMERCIAL GRADE CONCRETE
PER CITY OF ASHLAND STANDARD
DETAIL CD720

1 SECTION - CONCRETE PATH

Scale: 1 1/2" = 1'-0"

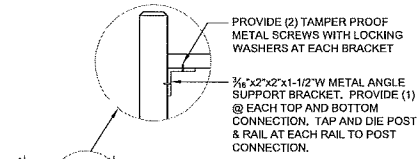
NOTE
PROVIDE A SLIGHT (+/- 1/2")
CROWN IN THE PATH



2 SECTION - CRUSHED ROCK PATH

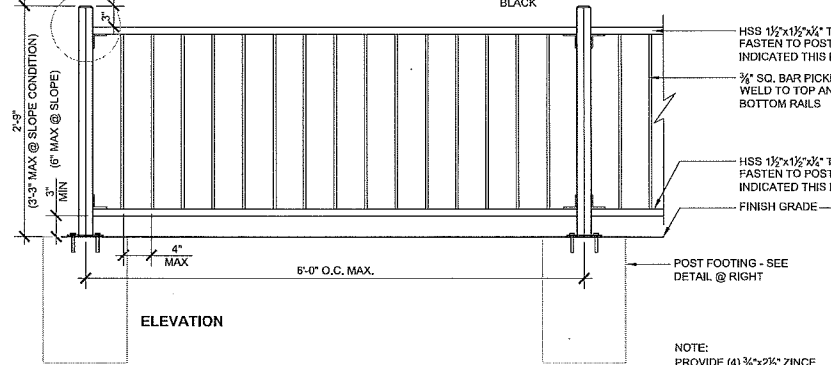
Scale: N.T.S.

X:\GWS\FPATH-02.DWG



FENCE NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FENCE FABRICATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION METHODS. PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO FABRICATION. PROVIDE FIELD STAKING FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
3. ALL METAL FENCE MATERIALS TO BE SAND BLASTED AND DOUBLE POWDER COATED (BASE AND TOP COAT). COLOR: ALL NON-FASTENER FENCE MATERIALS TO BE FLAT BLACK.



3 BARRIER FENCE

Scale: 1" = 1'-0"

METAL CAP - 1/2"x1 1/2"x1/4" STEEL
CENTER AND WELD TO TOP OF
EACH SUPPORT POST. CHAMFER
TOP EDGE @ 45°

HSS 1 1/2"x1 1/2"x1/4" TOP RAIL.
FASTEN TO POSTS AS INDICATED
THIS DETAIL

3/4" SQ. BAR PICKET. WELD TO
TOP AND BOTTOM RAILS

HSS 2 1/2"x1/4" POST. SPACE AS
NEEDED @ SLOPE CONDITIONS
(6'-0" MAX.).

HSS 1 1/2"x1 1/2"x1/4" TOP RAIL.
FASTEN TO POSTS AS INDICATED
THIS DETAIL

5"x5"x1/4" STEEL MOUNTING PLATE.
PRE-DRILL FOR MOUNTING BOLTS

FINISH GRADE

12" SQ. CONCRETE FOOTING
@ EACH POST

COMPACTED 3/4" MINUS
AGGREGATE BASE

SECTION

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LANDSCAPE DETAILS

PIONEER PARKING LOT
ASHLAND, OREGON

JULY 27, 2015

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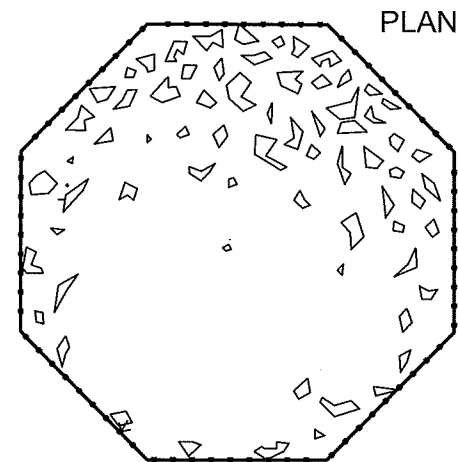
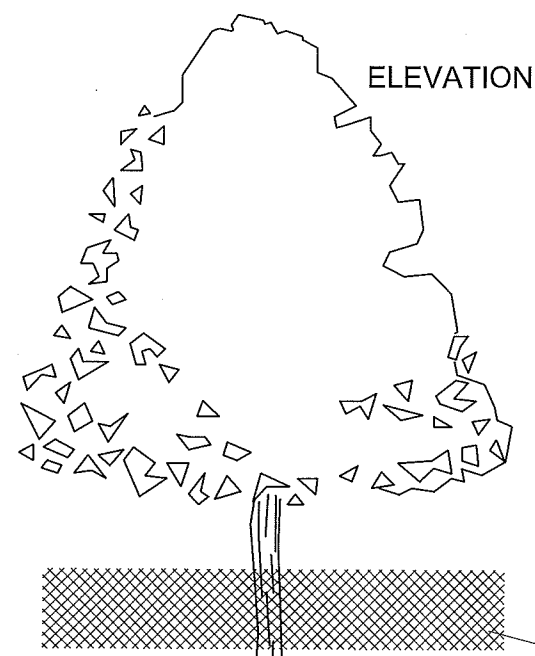
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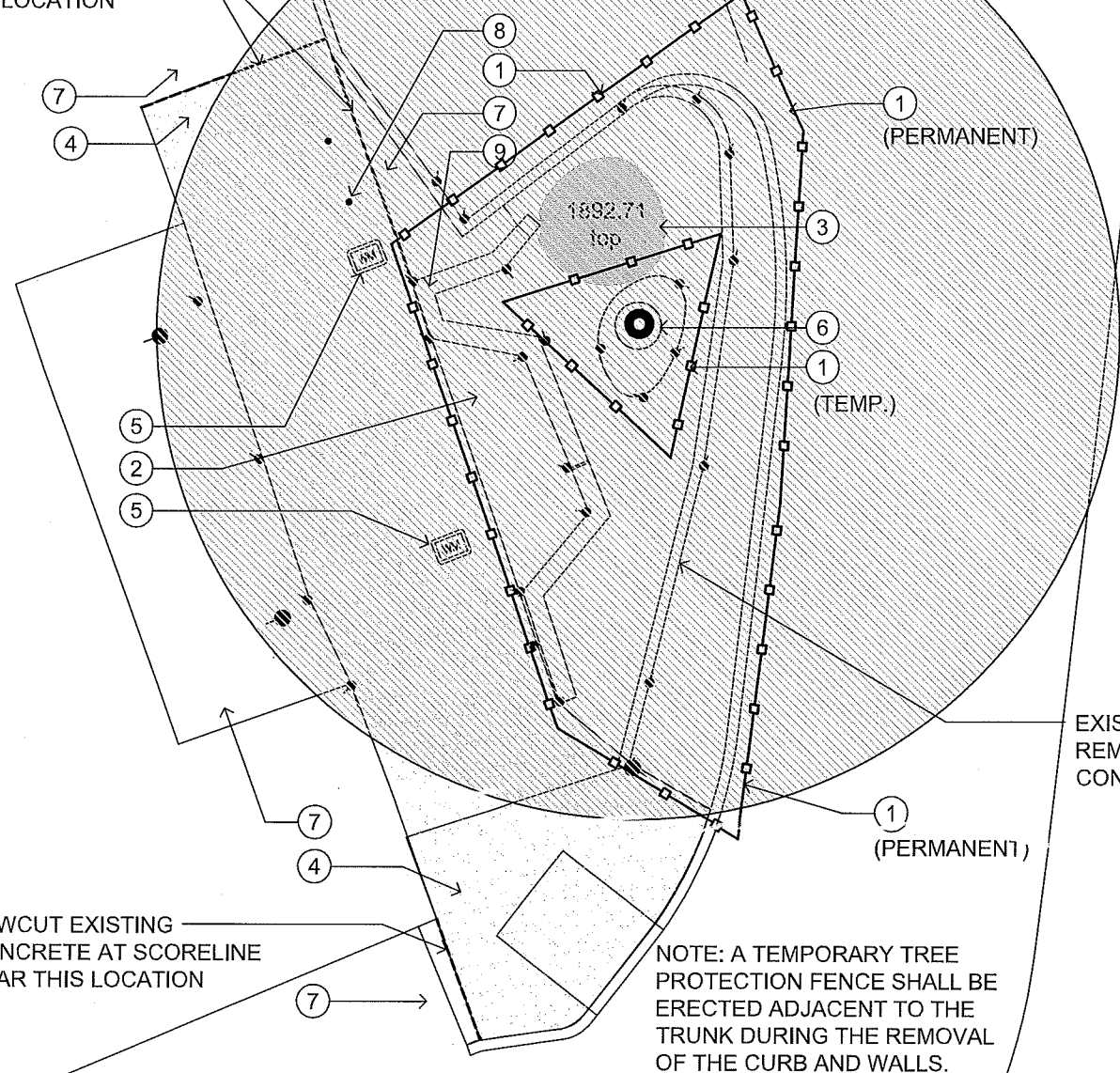
FENCE CONTINUOUSLY AS SHOWN ON THE PLAN
6' TALL CONTINUOUS CHAINLINK FENCING ON CONCRETE PIERS

NOTE:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
2. FENCING SHALL ONLY BE REMOVED TEMPORARILY FOR WORK TO BE DONE WITHIN DRIPLINE AND REPLACED AT THE END OF EACH WORK DAY.
3. ALL EXCAVATION WITHIN DRIPLINE OF TREES SHALL BE DONE BY HAND. IF ROOTS OVER 2" IN DIAMETER ARE ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT OR ARBORIST BEFORE PROCEEDING.
4. TREE ROOTS ENCOUNTERED DURING CONSTRUCTION, SHALL BE CUT CLEANLY AT A 90 DEGREE ANGLE AND PACKED WITH DAMP SOIL IMMEDIATELY.
5. DURING CONSTRUCTION ALL TREES TO REMAIN SHALL BE IRRIGATED ON A WEEKLY BASIS OR AS NECESSARY WITH LEAKY PIPE ENCIRCLING THE TREE FROM TRUNK OUT TO DRIP LINE.

1 TREE PROTECTION

SAWCUT EXISTING CONCRETE AT SCORELINE NEAR THIS LOCATION



SAWCUT EXISTING CONCRETE AT SCORELINE NEAR THIS LOCATION

EXISTING CURB TO BE REMOVED - NOT IN THIS CONTRACT

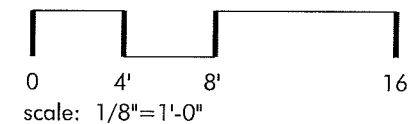
NOTE: A TEMPORARY TREE PROTECTION FENCE SHALL BE ERECTED ADJACENT TO THE TRUNK DURING THE REMOVAL OF THE CURB AND WALLS.

DEMOLITION KEYED NOTES

- | | |
|--|--|
| ① TREE PROTECTION FENCING | ⑥ PROTECT EXISTING TREE |
| ② REMOVE EXISTING STONE PAVING | ⑦ PROTECT EXISTING PAVING / CURB |
| ③ PROTECT EXISTING BOULDER | ⑧ REMOVE EXISTING BIKE RACK. RE-INSTALL UPON COMPLETION OF WORK. |
| ④ REMOVE EXISTING CONCRETE PAVING | ⑨ REMOVE EXISTING WALL |
| ⑤ EXISTING UTILITY TO REMAIN. PROTECT IN PLACE | |

SHEET KEY

- L 1.0 TREE PROTECTION & DEMOLITION PLAN
- L 1.1 TREE PROTECTION NOTES
- L 2.0 LAYOUT PLAN
- L 2.1 GRADING PLAN
- L 2.2 SITE DETAILS
- L 2.3 SITE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION DETAILS
- L 3.2 IRRIGATION DETAILL
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



TREE PROTECTION AND DEMO PLAN

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

JULY 27, 2015

L 1.0



Revision Date:

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Landscape Architecture



TREE PROTECTION AND REMOVAL NOTES

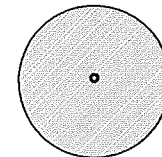
- BEFORE BEGINNING WORK, THE CONTRACTOR IS REQUIRED TO MEET WITH THE LANDSCAPE ARCHITECT AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/ OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
- CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
- ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS.
- NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
- ADDITIONAL TREE PRUNING REQUIRED FOR THE CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE TREE CONSULTANT SHOULD EVALUATE IT AS SOON AS POSSIBLE SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
- THE PROJECT LANDSCAPE ARCHITECT MUST MONITOR ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS.
- ALL TREES REMAINING SHALL BE IRRIGATED ON A WEEKLY BASIS WHEN WORK OCCURS BETWEEN JUNE 1st THROUGH OCTOBER 1st. IRRIGATION SHALL WET THE SOIL WITHIN THE TREE PROTECTION ZONE TO A DEPTH OF 30 INCHES.
- BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED WHEN ROOTS ARE ENCOUNTERED. ALL ROOTS ARE TO BE CUT CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
- ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
- MULCH THE EXPOSED SOIL AREAS TO A DEPTH OF 6" WITH WOOD CHIPS DURING THE CONSTRUCTION PROCESS. REMOVE WOOD CHIPS PRIOR TO LANDSCAPE RELATED WORK.
- SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
- MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
- DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
- EXCEPTIONS TO THE TREE PROTECTION MEASURES MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

GENERAL DEMOLITION NOTES

- REMOVE ALL SHRUBS AND GROUND COVER FROM THE SITE.
- PROTECT ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE DIRECTED IN WRITING BY THE CITY OF ASHLAND.

TREE LEGEND

#	Species	DBH (inches)	Height in Feet	Crown Radius	Protection Zone	Tolerance to Construction	Condition	Notes
1	Cedrus deodara	24"	45'	45'	N/A	good	good	protect



Canopy of trees to remain

SHEET KEY

- L 1.0 TREE PROTECTION & DEMOLITION PLAN
- L 1.1 TREE PROTECTION NOTES
- L 2.0 LAYOUT PLAN
- L 2.1 GRADING PLAN
- L 2.2 SITE DETAILS
- L 2.3 SITE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION DETAILS
- L 3.2 IRRIGATION DETAIL
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

TREE PROTECTION NOTES

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

JULY 27, 2015

L 1.1

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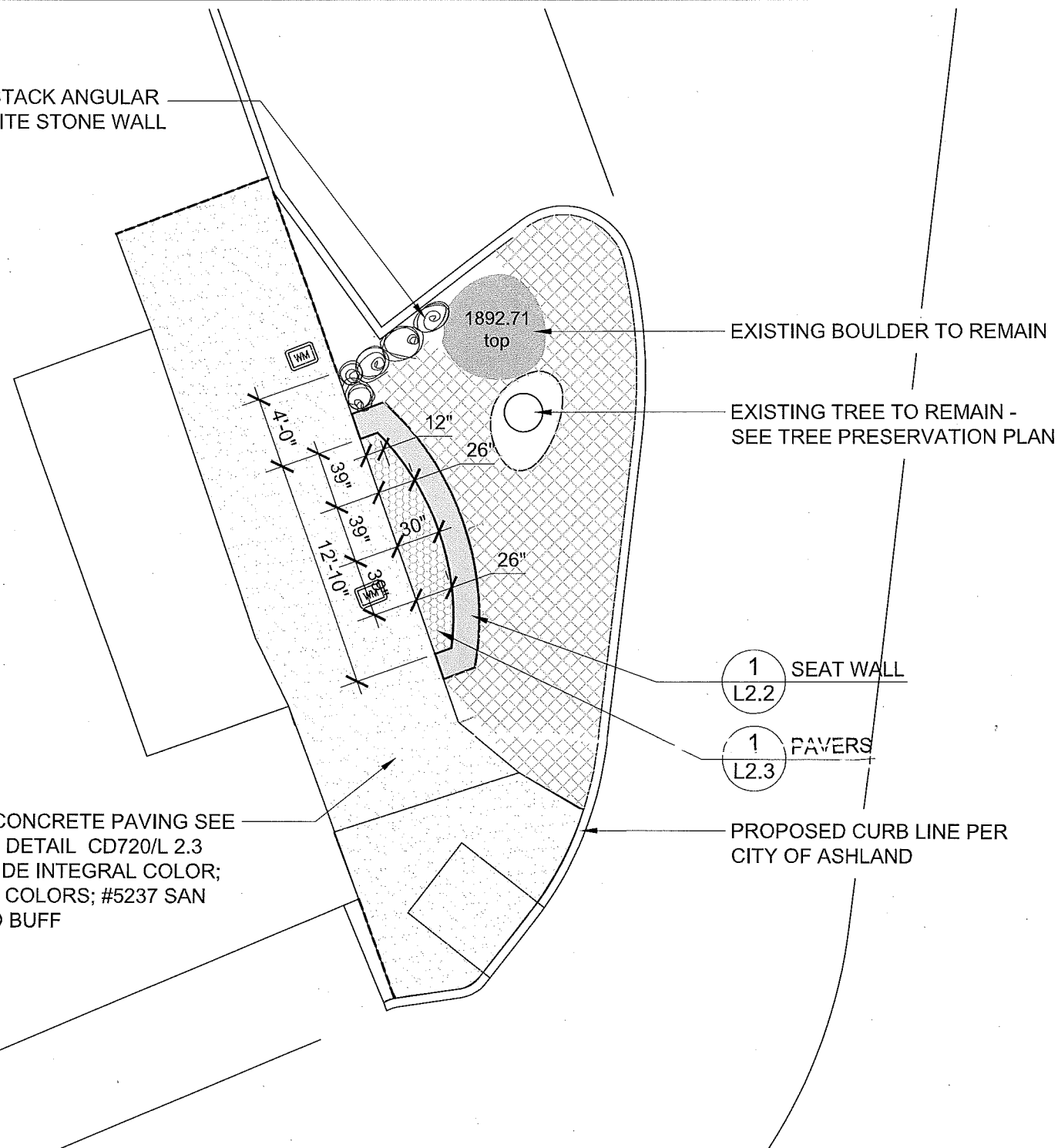
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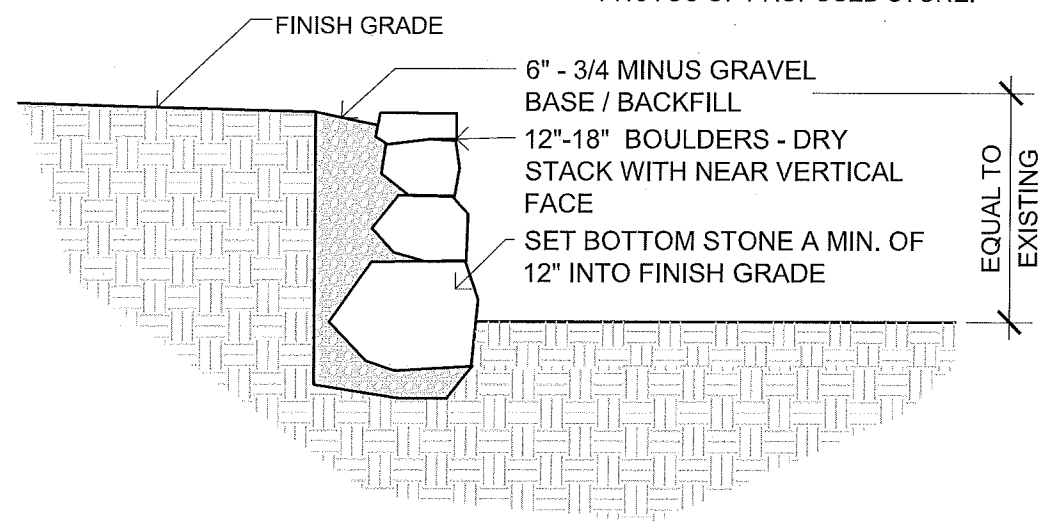
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DRY STACK ANGULAR
GRANITE STONE WALL



USE ANGULAR GRANITE BOULDERS, SIMILAR IN COLOR TO EXISTING SITE BOULDER. PROVIDE LANDSCAPE ARCHITECT WITH PHOTOS OF PROPOSED STONE.

NEW CONCRETE PAVING SEE C.O.A. DETAIL CD720/L 2.3 PROVIDE INTEGRAL COLOR; DAVIS COLORS; #5237 SAN DIEGO BUFF



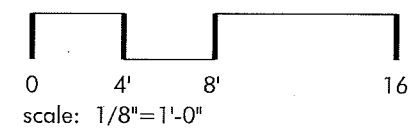
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- L 3.2 IRRIGATION DETAILL
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

1 SECTION - DRYSTACK BOULDER WALL

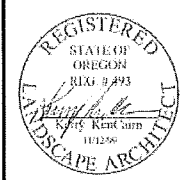
Scale: 1/2" = 1'-0"

X-DETAIL-01.DWG



LAYOUT PLAN

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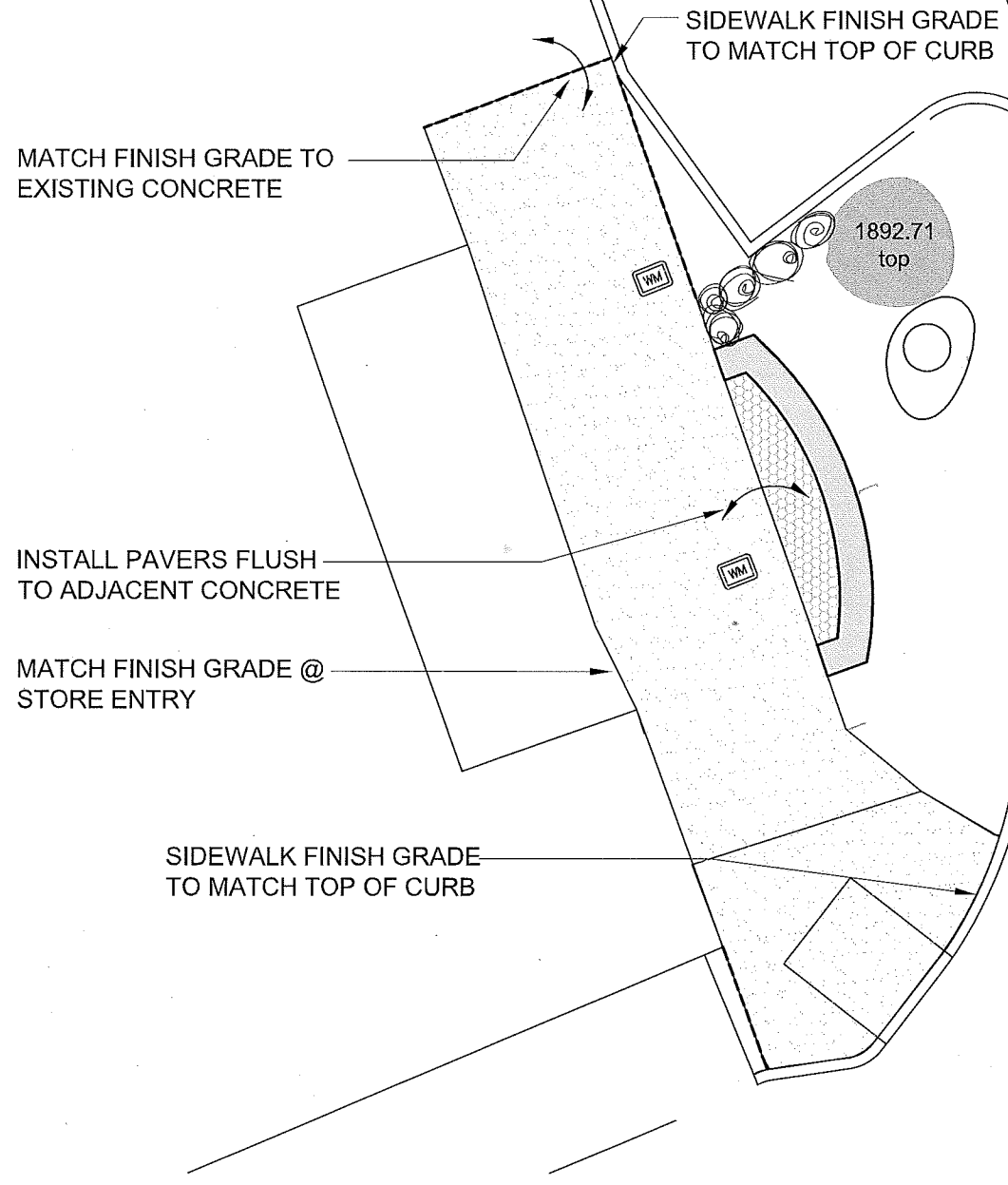


Revision Date:
Drawn By: JCL

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

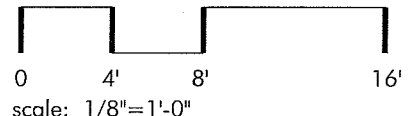
JULY 27, 2015

L 2.0



SHEET KEY

- L 1.0 TREE PROTECTION & DEMOLITION PLAN
- L 1.1 TREE PROTECTION NOTES
- L 2.0 LAYOUT PLAN
- L 2.1 GRADING PLAN
- L 2.2 SITE DETAILS
- L 2.3 SITE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION DETAILS
- L 3.2 IRRIGATION DETAILL
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



GRADING PLAN

WINBURN WAY
 CURB EXTENSION
 ASHLAND, OREGON 97520

JULY 27, 2015

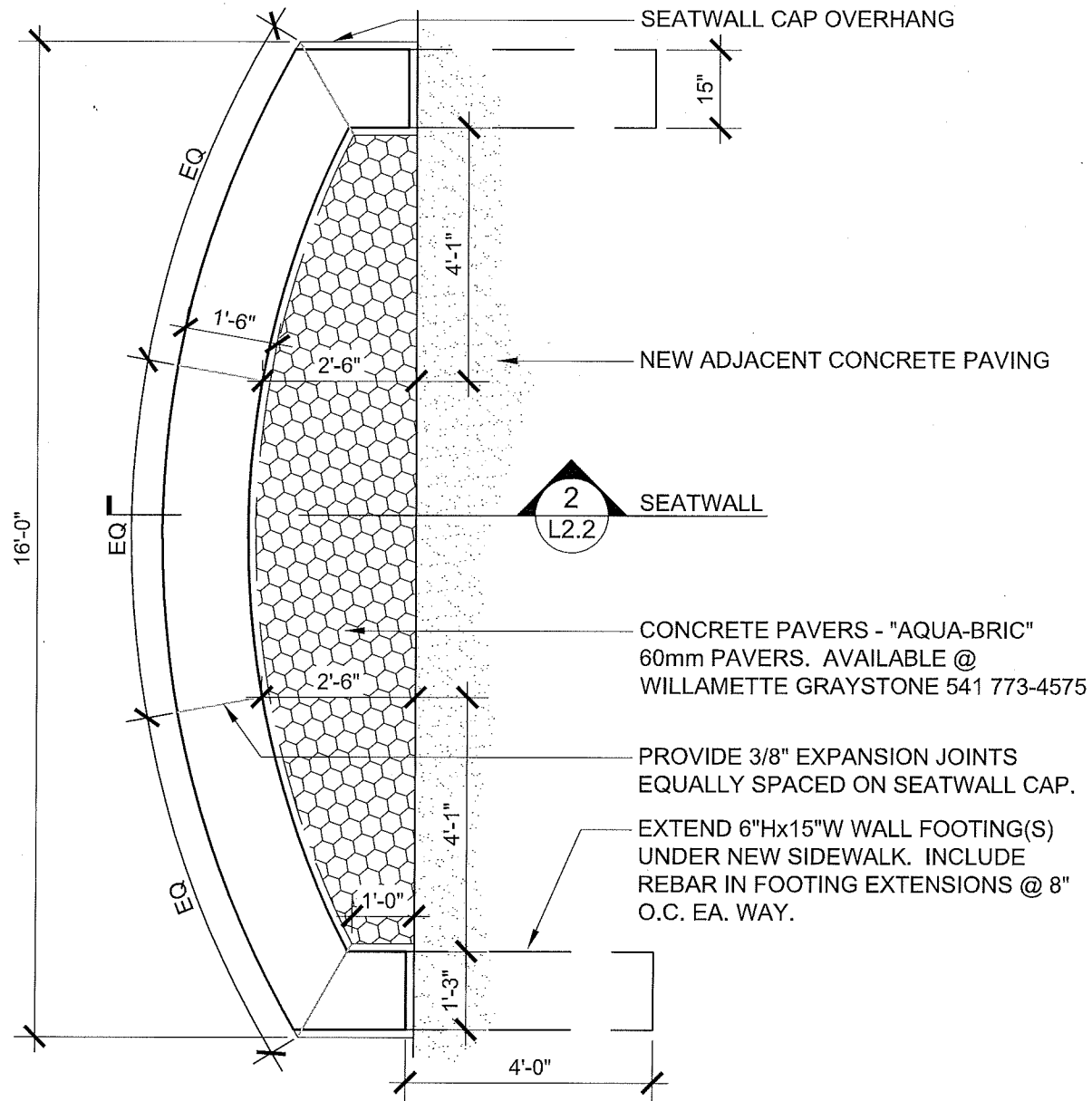
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Revision Date:

Drawn By: JCL



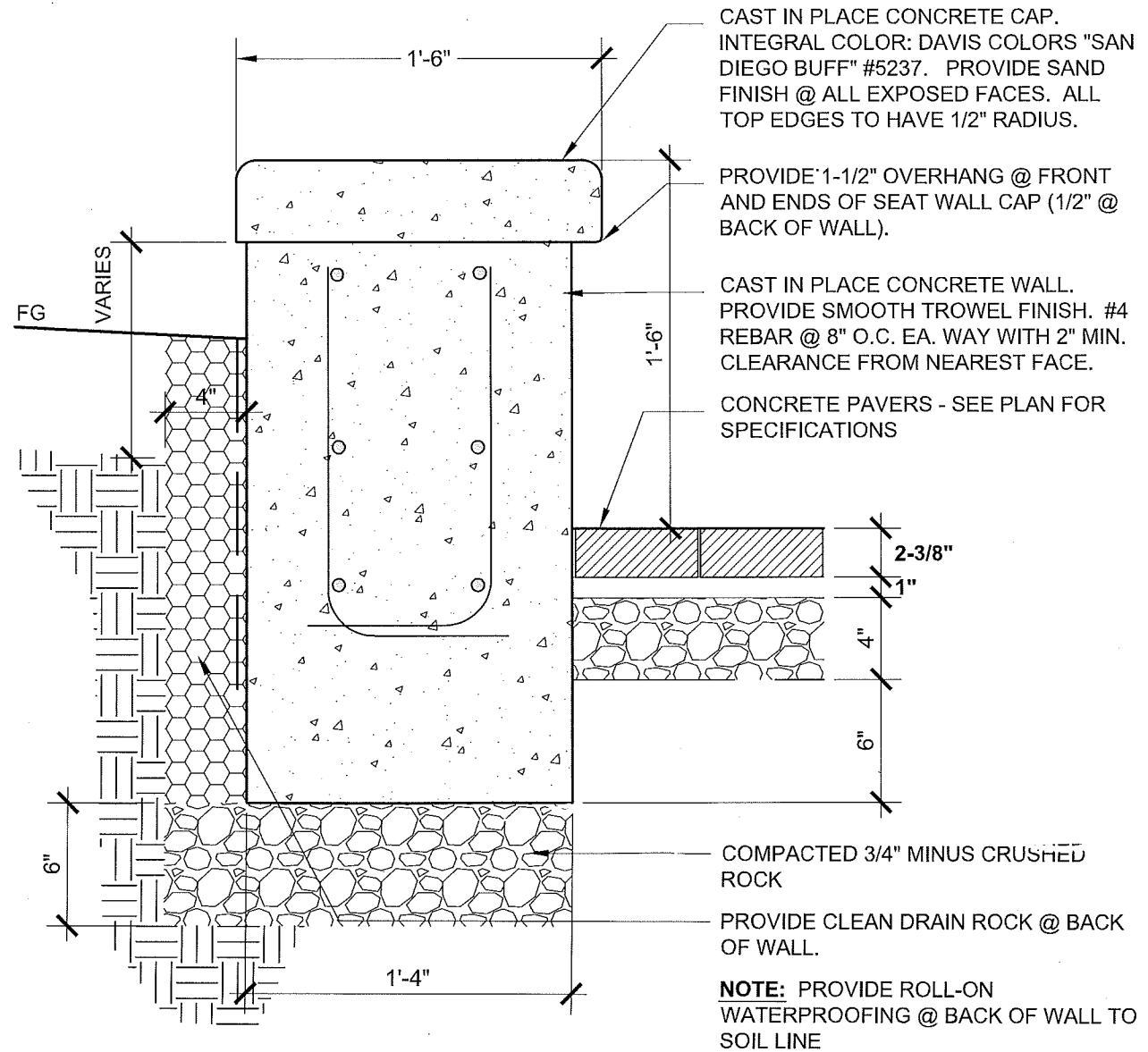
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 Cell: 541.601.5559 kerry@kencaimlandscapes.com



1 PLAN - SEATWALL LAYOUT

Scale: 3/8" = 1'-0"

X-WALL-02.DWG



2 SECTION - SEATWALL

Scale: 1 1/2" = 1'-0"

X-seatwall-01.dwg

SHEET KEY

- L 1.0 TREE PROTECTION & DEMOLITION PLAN
- L 1.1 TREE PROTECTION NOTES
- L 2.0 LAYOUT PLAN
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- L 2.3 SITE DETAILS
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- L 3.1 IRRIGATION DETAILS
- L 3.2 IRRIGATION DETAILL
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

SITE DETAILS

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

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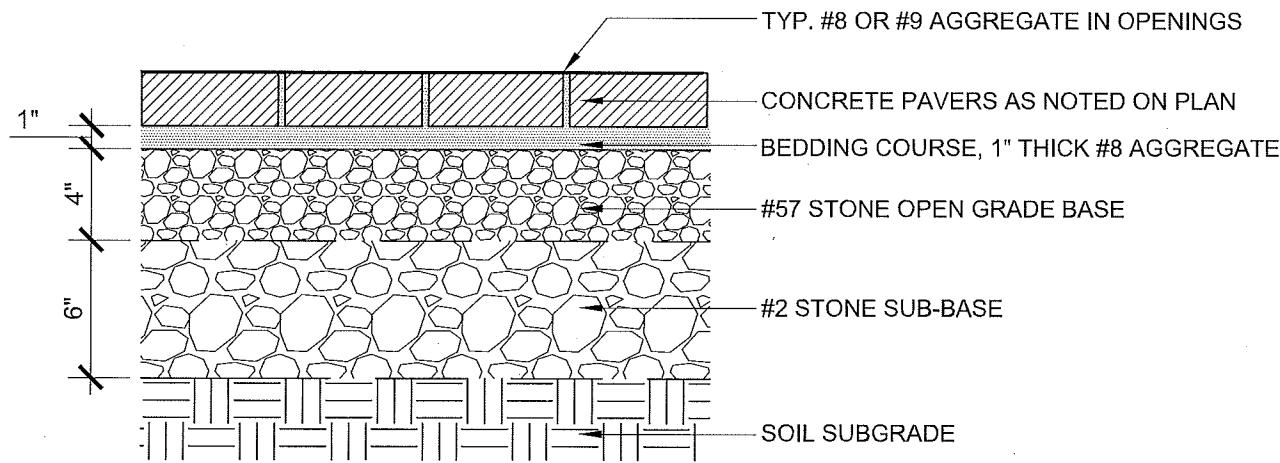
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NOTES:

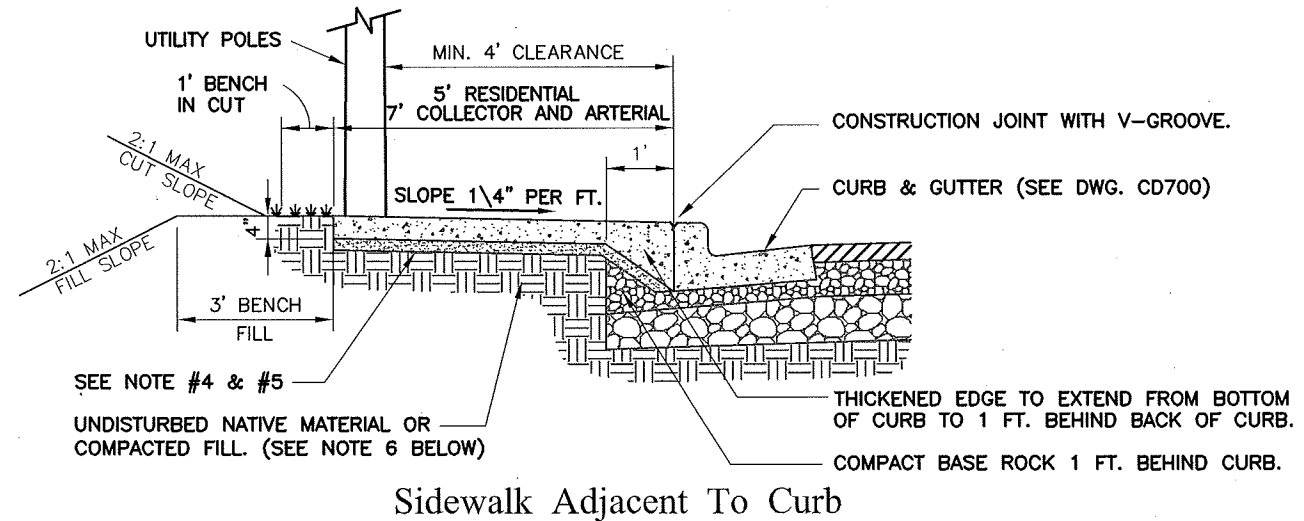
- #2 STONE SUB-BASE VARIES WITH DESIGN. SEE LAYOUT PLAN.
- #3 STONE MAY BE SUBSTITUTED WITH #3 OR #4 STONE. VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



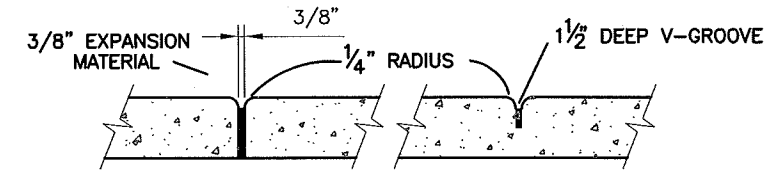
1 SECTION - CONCRETE PAVERS (PERMEABLE)

Scale: 1 1/2" = 1'-0"

X-seatwall-01.dwg



Sidewalk Adjacent To Curb



SIDEWALK ISOLATION JOINT PLACE EVERY 50' SIDEWALK CONTRACTION JOINT PLACE EVERY 5'

GENERAL NOTES:

- SIDEWALKS SHALL HAVE A NOMINAL THICKNESS OF 4" WITH A MEDIUM BROOM FINISH
- SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A NOMINAL THICKNESS OF 6".
- WHERE SIDEWALK IS ADJACENT TO CURB, PLACE CONSTRUCTION JOINT IN LINE WITH CURB JOINT (10') AND IN BETWEEN (5').
- GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAY SHALL BE SAND, GRANITE, OR CRUSHED ROCK, FIRMLY TAMPED.
 - 2" MIN. THICKNESS UNDER SIDEWALKS.
 - 3" MIN. THICKNESS UNDER DRIVEWAYS.
- CONCRETE TO BE COMMERCIAL GRADE CONCRETE (CGC) PER 2002 ODOT/OREGON APWA SECTION 00440.00
- IN EMBANKMENT AREAS, PIT RUN OR 4" SHALE BACKFILL SHALL BE USED TO BUILD TO GRADE. NATIVE BACKFILL MAY BE CONSIDERED WITH APPROVAL FROM CITY ENGINEER. CONSTRUCT BENCH ON SLOPES 5% OR GREATER.
- ALL WORK & MATERIALS SHALL CONFORM TO 2002 ODOT/APWA STANDARD SPECS. AS AMENDED BY THE CITY OF MEDFORD.

SIDEWALK DETAIL

ISSUED: LB CRZ	DATE: 9/27/05 7/28/05	PUBLIC WORKS ENGINEERING Ashland - Medford - Rogue Valley Sewer Services	DRAWING NO. CD720
REVISED: CSH	DATE: 2/2/06		

SHEET KEY

- L 1.0 TREE PROTECTION & DEMOLITION PLAN
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- L 2.2 SITE DETAILS
- L 2.3 SITE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION DETAILS
- L 3.2 IRRIGATION DETAILL
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

SITE DETAILS

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

JULY 27, 2015

L 2.3



Revision Date:

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IRRIGATION LEGEND

SYM.	ITEM
	HUNTER ICZ-101 (DRIP)
	MAIN LINE: SCH. 40 PVC (1")
	LATERAL LINES SHALL BE SCHEDULE 40 PVC (1")
	SLEEVES - 4" SCH. 40
	DRIP LINE TUBING: HUNTER PLD-04-18 (SPACE @ 18" O.C.)
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
	CONTROLLER: HUNTER NODE-100
	ZONE I.D.
	G.P.M
	APPLICATION
	VALVE SIZE

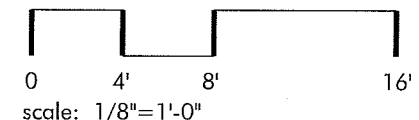
IRRIGATION NOTES

- REVIEW SPECIFICATION 328400 FOR ALL ASPECTS OF THE IRRIGATION INSTALLATION AND PROCEDURES.
- MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER PROJECT DOCUMENTS.
- RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
- CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
- VERIFY FIELD CONDITIONS ARE AS INDICATED ON DRAWINGS.
- NOTIFY OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REQUIRED VISITS INCLUDE: PRESSURE TEST AFTER MAINLINE LAID, AFTER NON-PRESSURIZED LINES PRIOR TO BACKFILL, AND FINAL OPERATION OF ALL IRRIGATION STATIONS INCLUDING HEAD TO HEAD COVERAGE.
- VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- AVAILABLE WATER PRESSURE OF 80PSI WAS CONFIRMED BY THE CITY OF ASHLAND PUBLIC WORKS ON 10.28.14. PROVIDE A PRESSURE REDUCING VALVE (LINE SIZE) AND SET SYSTEM STATIC PRESSURE AT 50PSI.
- PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTERS AND AVOID UTILITIES AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.

PROVIDE BACKFLOW, ISOLATION VALVE AND CONTROLLER AT THIS LOCATION

SHEET KEY

- L 1.0 TREE PROTECTION & DEMOLITION PLAN
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- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



IRRIGATION PLAN

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

JULY 27, 2015

L 3.0

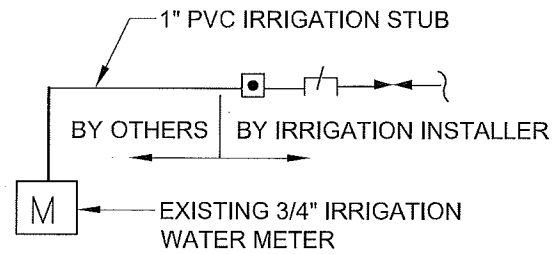
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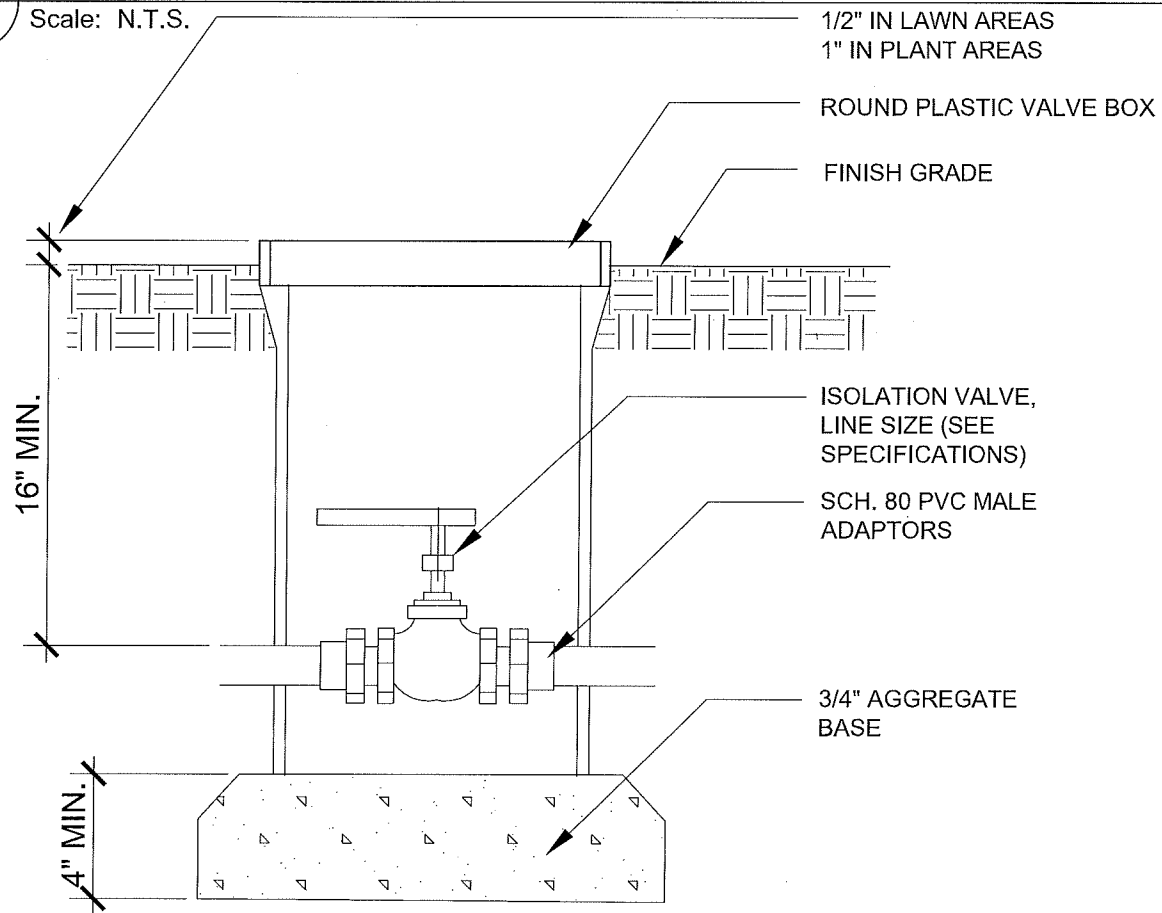


- POINT OF CONNECTION TO METER**
- ◻ 1" PRESSURE REGULATOR
 - ◻ 3/4" ZURN WILKIN 350XL DOUBLE CHECK VALVE
 - ◻ 1" ISOLATION VALVE
 - ◻ 1" IRRIGATION P.O.C. STUB INTO LANDSCAPING BY OTHERS

SHEET KEY

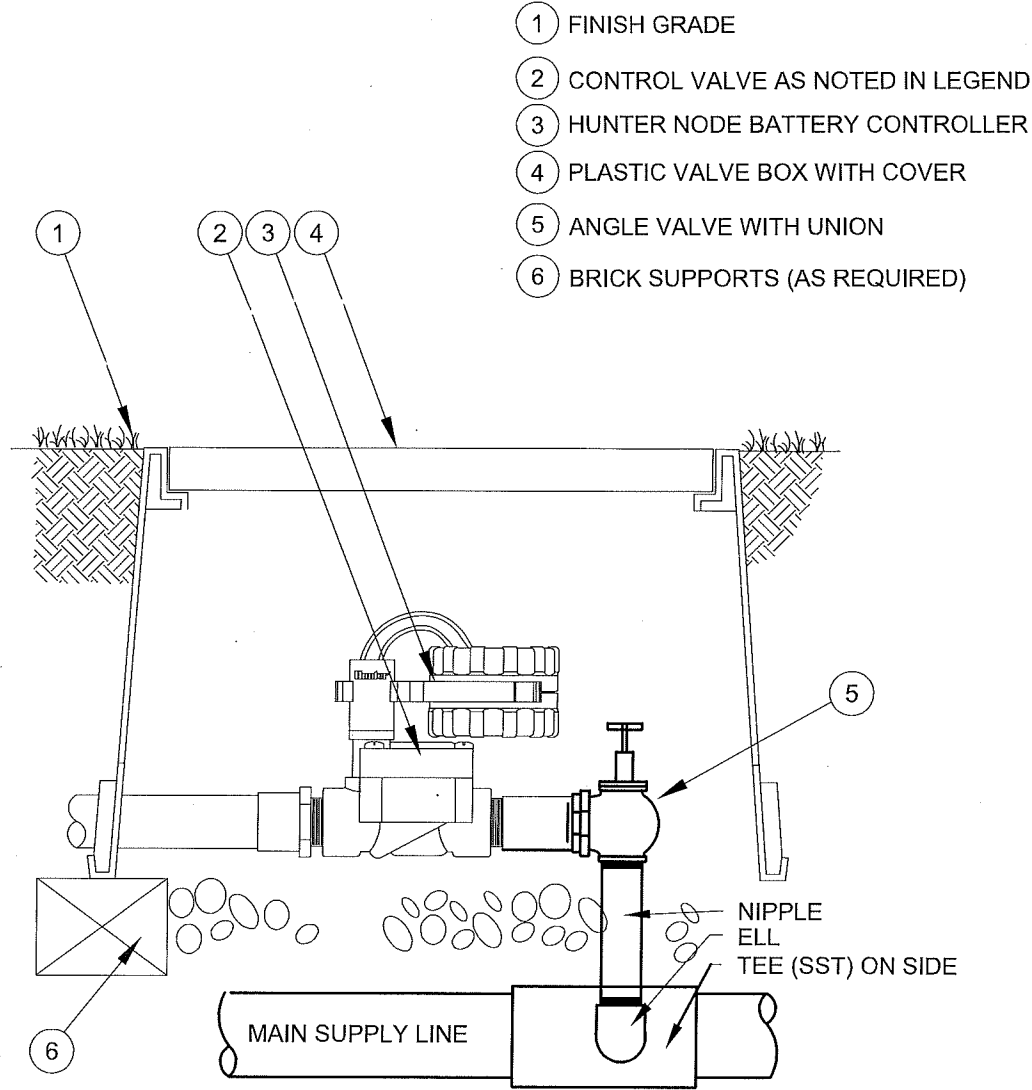
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- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

1 IRRIGATION POINT OF CONNECTION
Scale: N.T.S.



2 SECTION - ISOLATION VALVE
Scale: N.T.S.

3 SECTION - IRRIGATION CONTROLLER
Scale: N.T.S.



IRRIGATION DETAILS

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

JULY 27, 2015

L 3.1

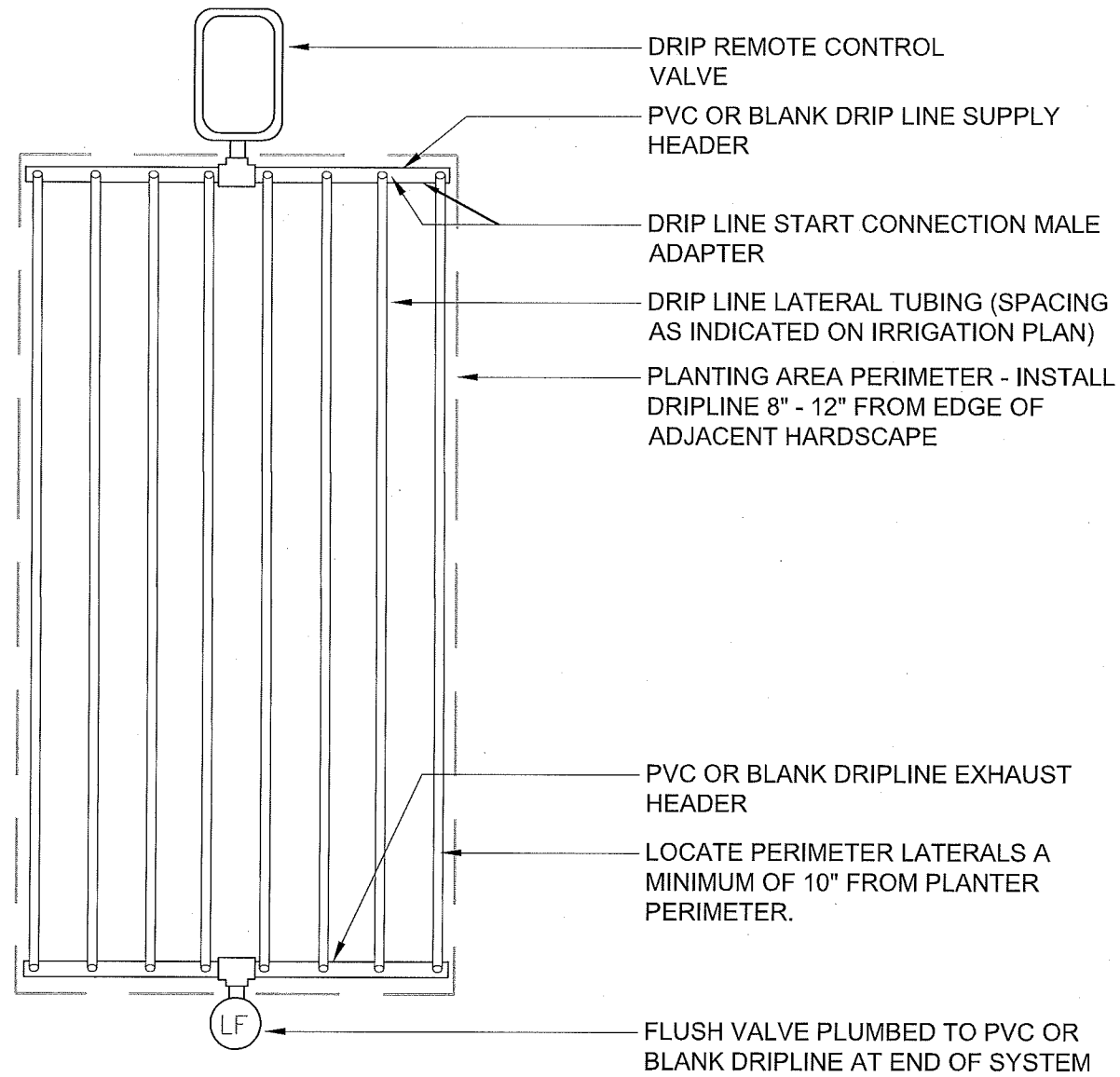


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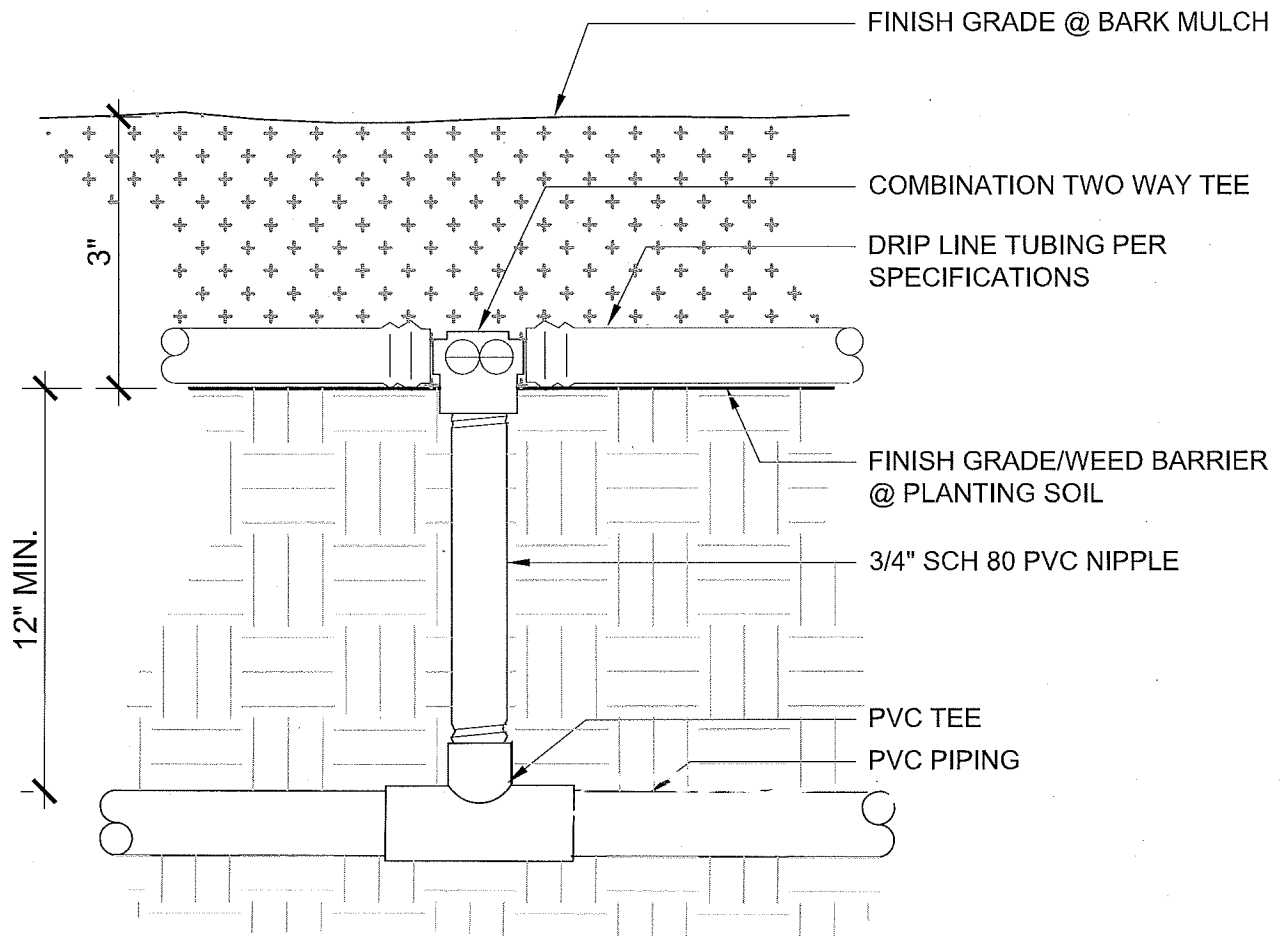
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1 PLAN DIAGRAM - LANDSCAPE DRIP LINE LAYOUT

Scale: N.T.S.

X-driplube-01.dwg



2 SECTION - DRIP LINE SOURCE CONNECTION

Scale: N.T.S.

X-driplube-02.dwg

SHEET KEY

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- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

IRRIGATION DETAILS

WINBURN WAY
 CURB EXTENSION
 ASHLAND, OREGON 97520

JULY 27, 2015

L 3.2



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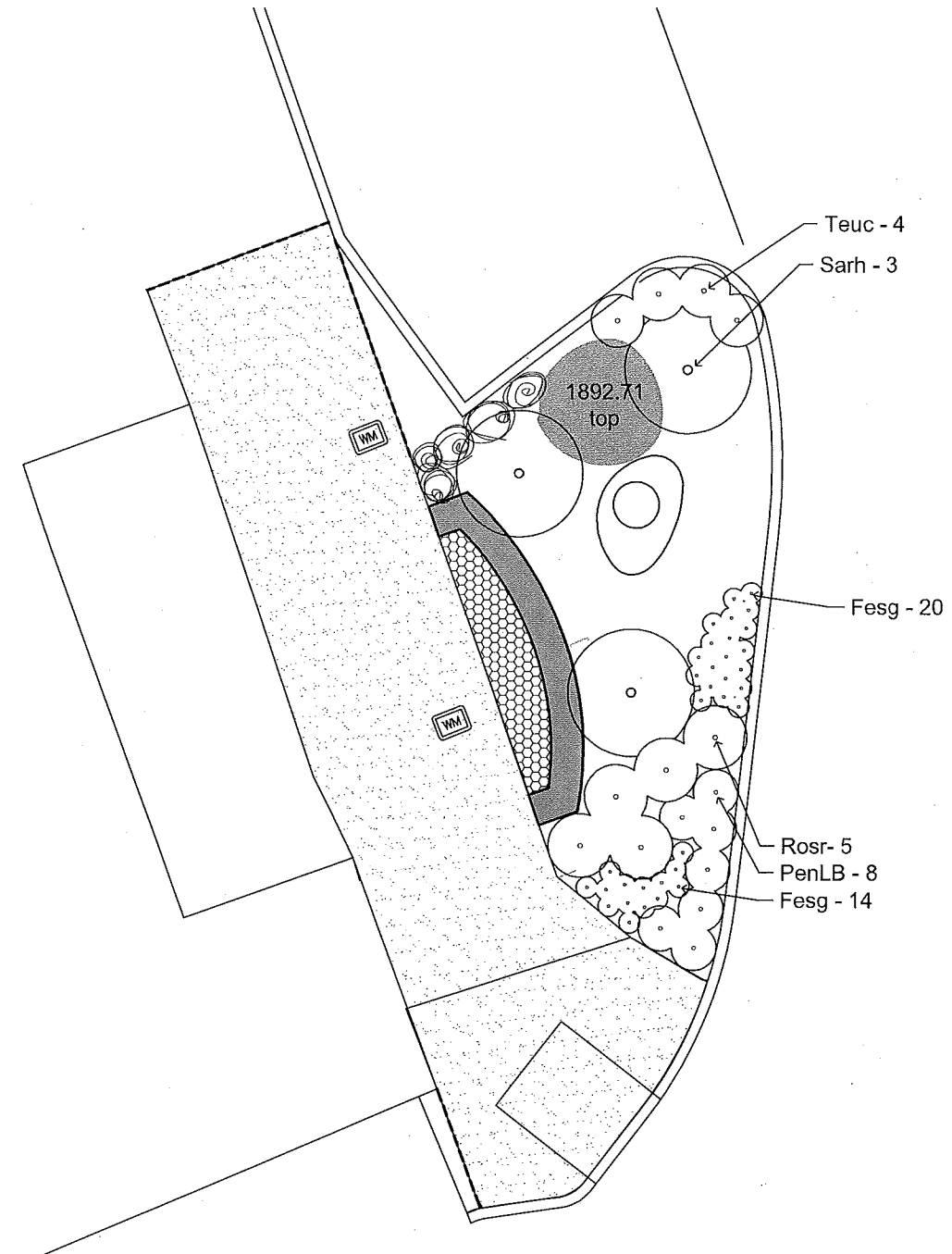
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
Fesg	Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	1 gal
PenLB	Pennisetum alopecuroides 'Little Bunny'	LITTLE BUNNY FOUNTAIN GRASS	1 gal
Rosr	Rosa x 'Noare'	RED CARPET GROUND COVER ROSE	2 gal
Sarh	Sarcococca hookerana	HIMALAYAN SARCOCOCCA	5 gal
Teuc	Teucrium chamaedrys 'Summer Sunshine'	SUMMER SUNSHINE GERMANDER	1 gal

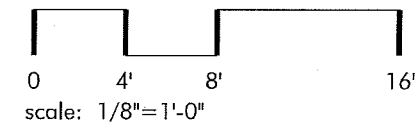
GENERAL PLANTING NOTES

- REVIEW SPECIFICATION SECTIONS 32 90 00 AND 32 92 00 FOR ALL ASPECTS OF PLANTING INSTALLATION AND IMPORTED TOPSOIL REQUIREMENTS.
- ALL PLANTING AREAS SHALL RECEIVE 3" OF BARK MULCH PER THE SPECIFICATIONS.
- PROVIDE +/-18" OF IMPORTED TOPSOIL TO THE EXTENDED PLANTING AREA BEHIND THE CURB EXTENSION. DO NOT ADD SOIL TO THE EXISTING PLANTER AREA OTHER THAN TO BACKFILL, IF NEEDED, BEHIND THE PROPOSED SEAT WALL.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB PLANTING AREAS PER THE SPECIFICATIONS.
- THE NUMERICAL TEXT QUANTITIES OF PLANTS SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY ON THE PLAN. QUANTITIES AND SIZES OF PLANTS SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- ALL PROPOSED PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION.



SHEET KEY

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- L 4.1 PLANTING DETAILS



PLANTING PLAN

WINBURN WAY
 CURB EXTENSION
 ASHLAND, OREGON 97520

JULY 27, 2015

L 4.0



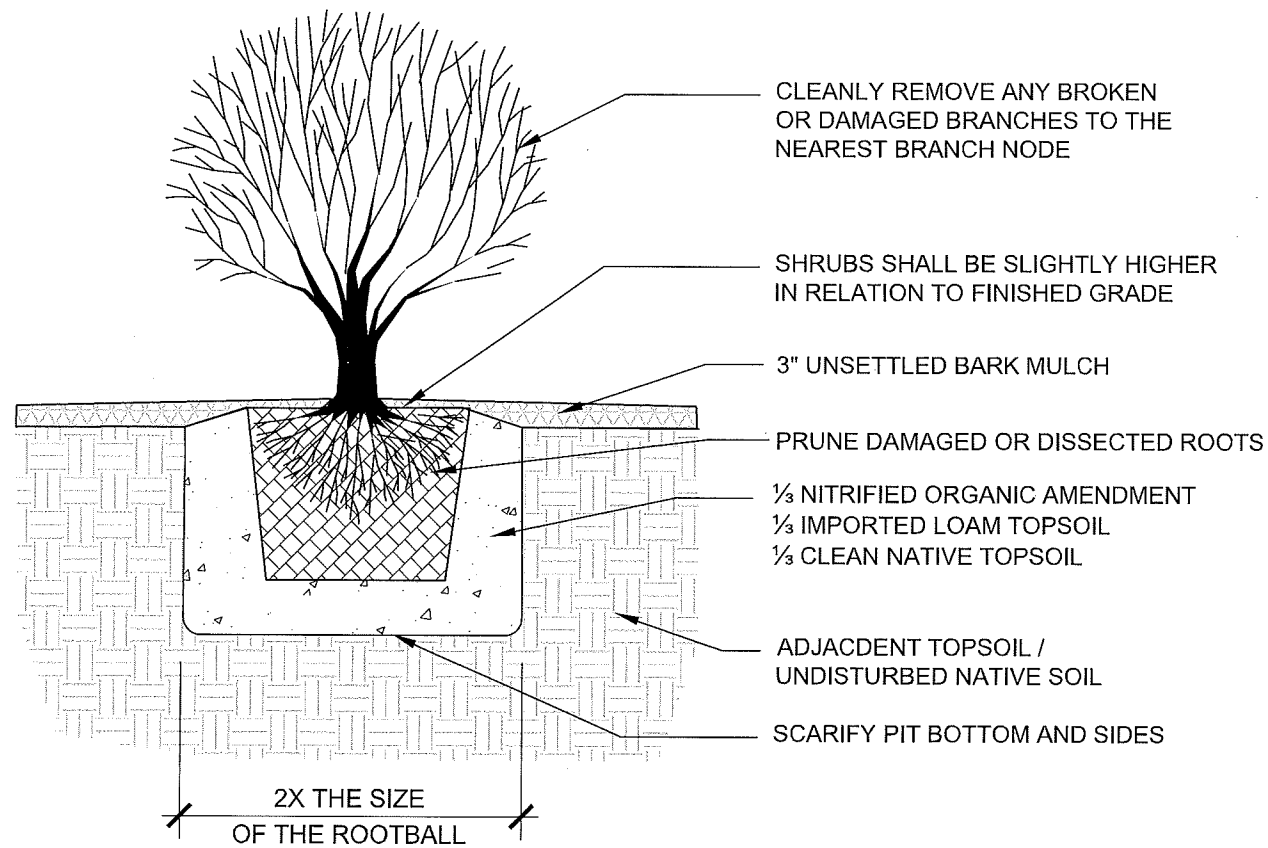
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NOTE:

1. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
2. CLEANLY PRUNE ALL DAMAGED ROOT ENDS

1 SECTION: SHRUB PLANTING

Scale: N.T.S.

X-SHRUB-03.DWG

SHEET KEY

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- L 4.1 PLANTING DETAILS

PLANTING DETAILS

WINBURN WAY
CURB EXTENSION
ASHLAND, OREGON 97520

JULY 27, 2015

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Revision Date:

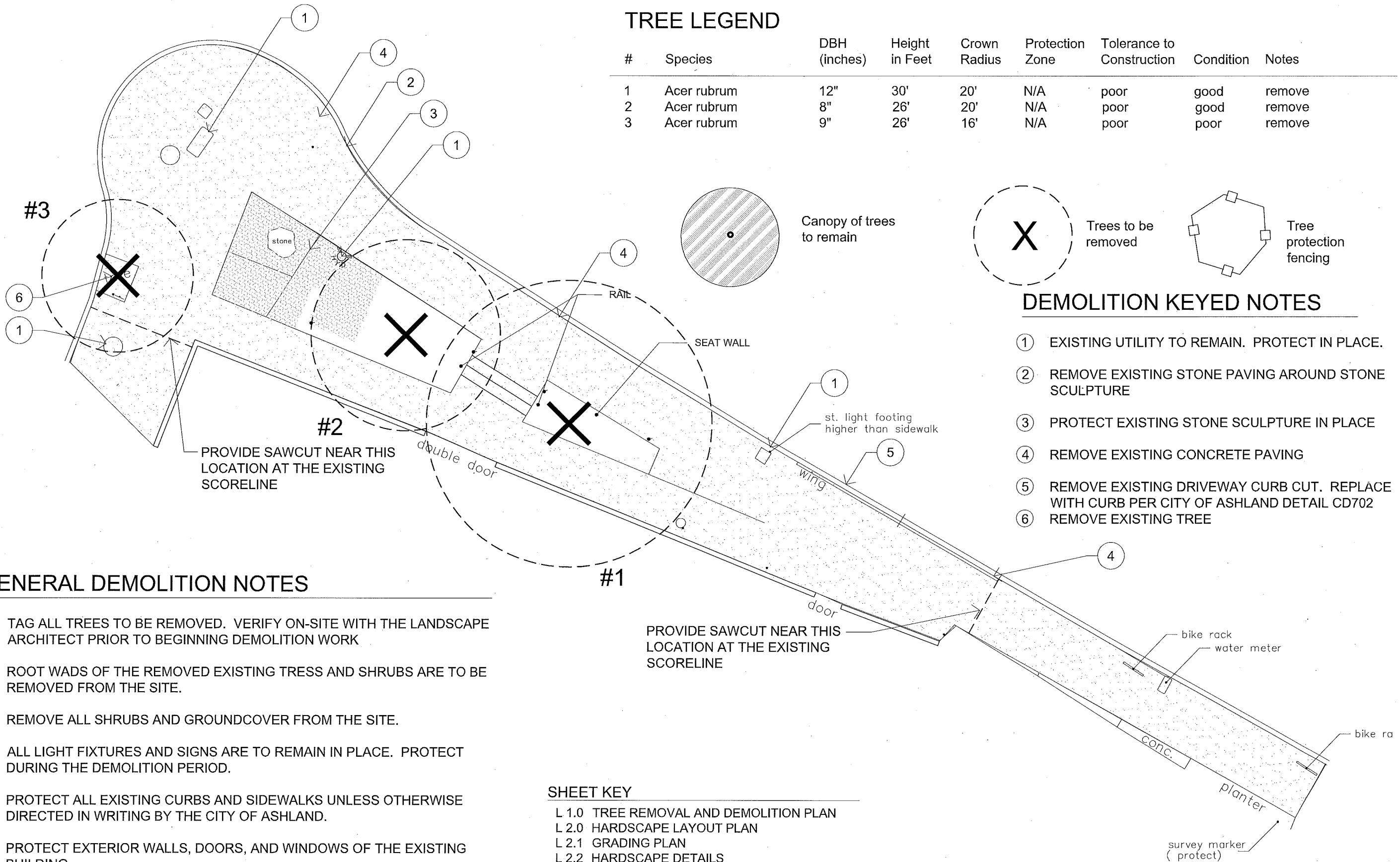
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TREE LEGEND

#	Species	DBH (inches)	Height in Feet	Crown Radius	Protection Zone	Tolerance to Construction	Condition	Notes
1	Acer rubrum	12"	30'	20'	N/A	poor	good	remove
2	Acer rubrum	8"	26'	20'	N/A	poor	good	remove
3	Acer rubrum	9"	26'	16'	N/A	poor	poor	remove



DEMOLITION KEYED NOTES

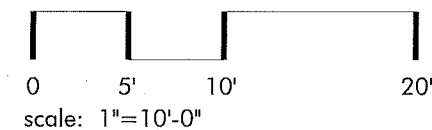
- ① EXISTING UTILITY TO REMAIN. PROTECT IN PLACE.
- ② REMOVE EXISTING STONE PAVING AROUND STONE SCULPTURE
- ③ PROTECT EXISTING STONE SCULPTURE IN PLACE
- ④ REMOVE EXISTING CONCRETE PAVING
- ⑤ REMOVE EXISTING DRIVEWAY CURB CUT. REPLACE WITH CURB PER CITY OF ASHLAND DETAIL CD702
- ⑥ REMOVE EXISTING TREE

GENERAL DEMOLITION NOTES

1. TAG ALL TREES TO BE REMOVED. VERIFY ON-SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING DEMOLITION WORK
2. ROOT WADS OF THE REMOVED EXISTING TREES AND SHRUBS ARE TO BE REMOVED FROM THE SITE.
3. REMOVE ALL SHRUBS AND GROUND COVER FROM THE SITE.
4. ALL LIGHT FIXTURES AND SIGNS ARE TO REMAIN IN PLACE. PROTECT DURING THE DEMOLITION PERIOD.
5. PROTECT ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE DIRECTED IN WRITING BY THE CITY OF ASHLAND.
6. PROTECT EXTERIOR WALLS, DOORS, AND WINDOWS OF THE EXISTING BUILDING.
7. THE PORTIONS OF EXISTING SIDEWALK AND OTHER HARDSCAPE SURFACES TO BE REMOVED SHALL BE SAW-CUT CLEANLY AT THE LOCATION(S) INDICATED ON THE PLAN.
8. EXISTING CURB TO REMAIN SHALL BE PROTECTED IN PLACE.

SHEET KEY

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- L 2.2 HARDSCAPE DETAILS
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- L 4.1 PLANTING DETAILS



TREE REMOVAL AND DEMOLITION PLAN

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 STAFF

SCALE 1" = 10'-0"
 WHEN PRINTED ON
 11 X 17 PAPER

PIONEER AT LITHIA
 ASHLAND, OREGON

JULY 27, 2015

L 1.0

SHEET KEY

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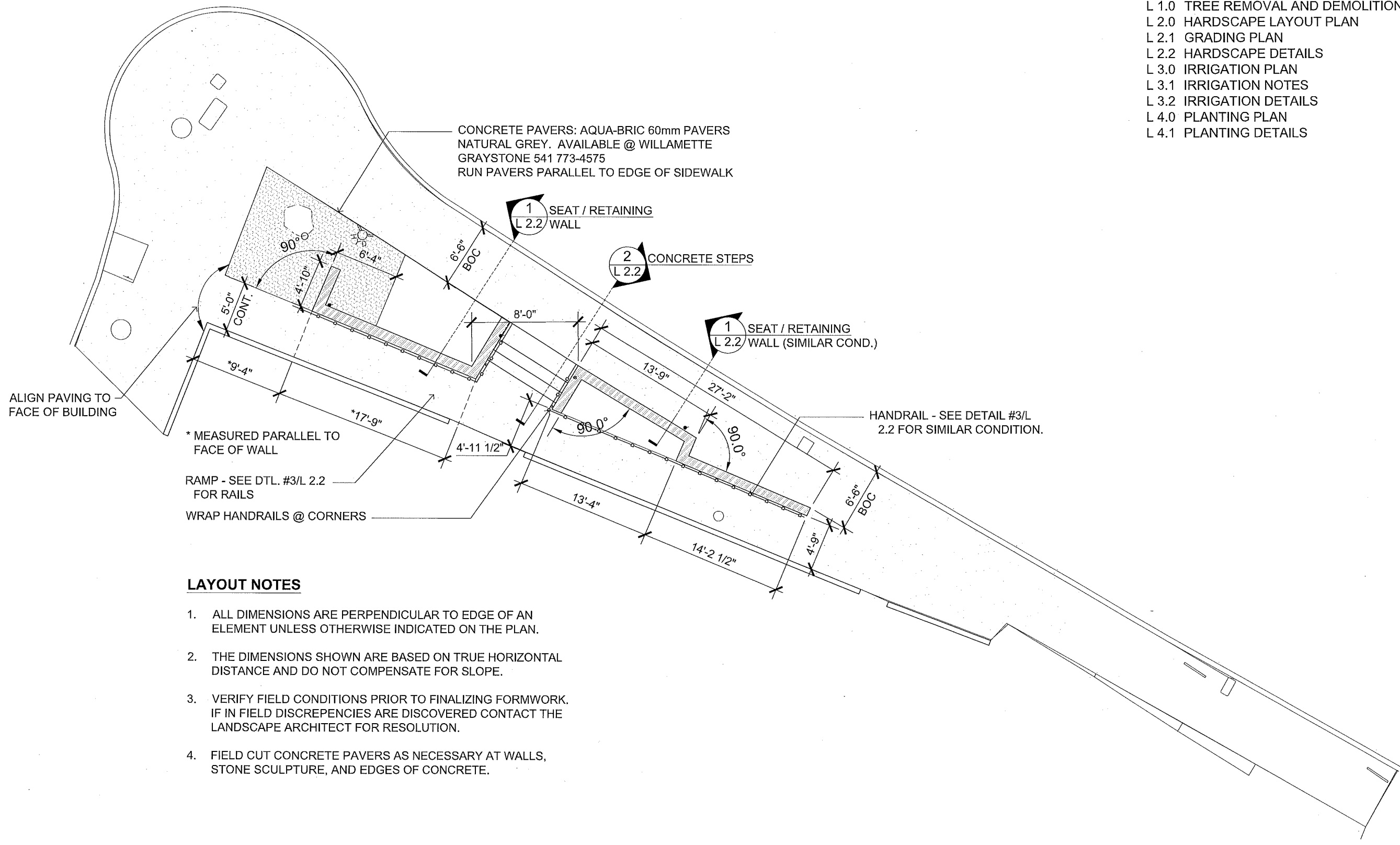
Drawn By:
STAFF

SCALE 1" = 10'-0"
WHEN PRINTED ON
11 X 17 PAPER

PIONEER AT LITHIA
ASHLAND, OREGON

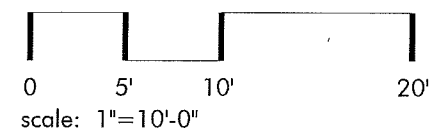
JULY 27, 2015

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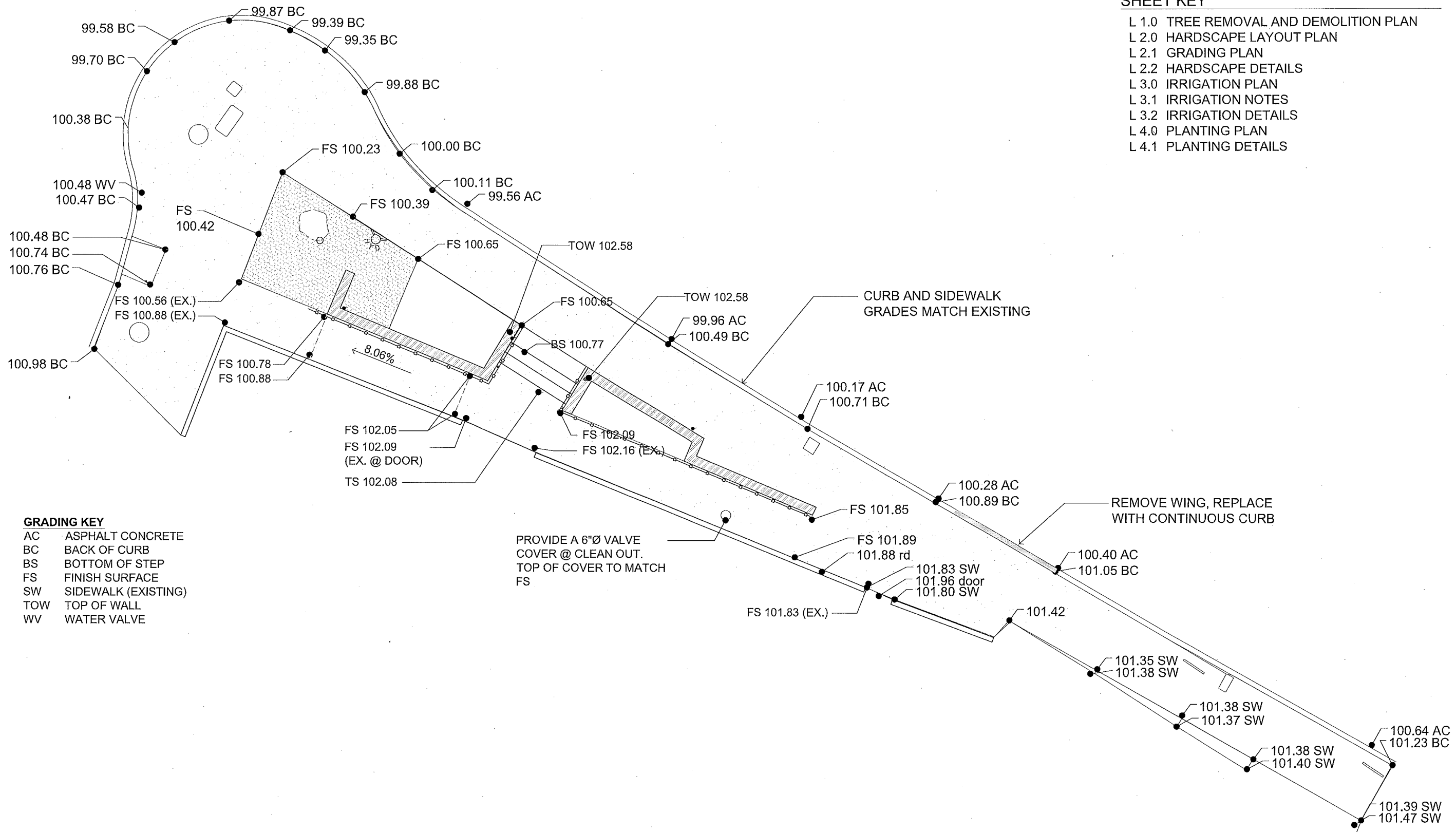


LAYOUT NOTES

1. ALL DIMENSIONS ARE PERPENDICULAR TO EDGE OF AN ELEMENT UNLESS OTHERWISE INDICATED ON THE PLAN.
2. THE DIMENSIONS SHOWN ARE BASED ON TRUE HORIZONTAL DISTANCE AND DO NOT COMPENSATE FOR SLOPE.
3. VERIFY FIELD CONDITIONS PRIOR TO FINALIZING FORMWORK. IF IN FIELD DISCREPANCIES ARE DISCOVERED CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION.
4. FIELD CUT CONCRETE PAVERS AS NECESSARY AT WALLS, STONE SCULPTURE, AND EDGES OF CONCRETE.



HARDSCAPE LAYOUT PLAN



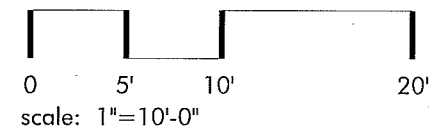
GRADING KEY

AC	ASPHALT CONCRETE
BC	BACK OF CURB
BS	BOTTOM OF STEP
FS	FINISH SURFACE
SW	SIDEWALK (EXISTING)
TOW	TOP OF WALL
WV	WATER VALVE

PROVIDE A 6"Ø VALVE COVER @ CLEAN OUT. TOP OF COVER TO MATCH FS

SHEET KEY

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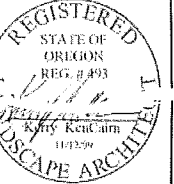


LANDSCAPE GRADING PLAN

PIONEER AT LITHIA
ASHLAND, OREGON

JULY 27, 2015

L 2.1



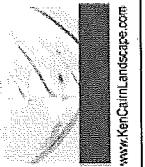
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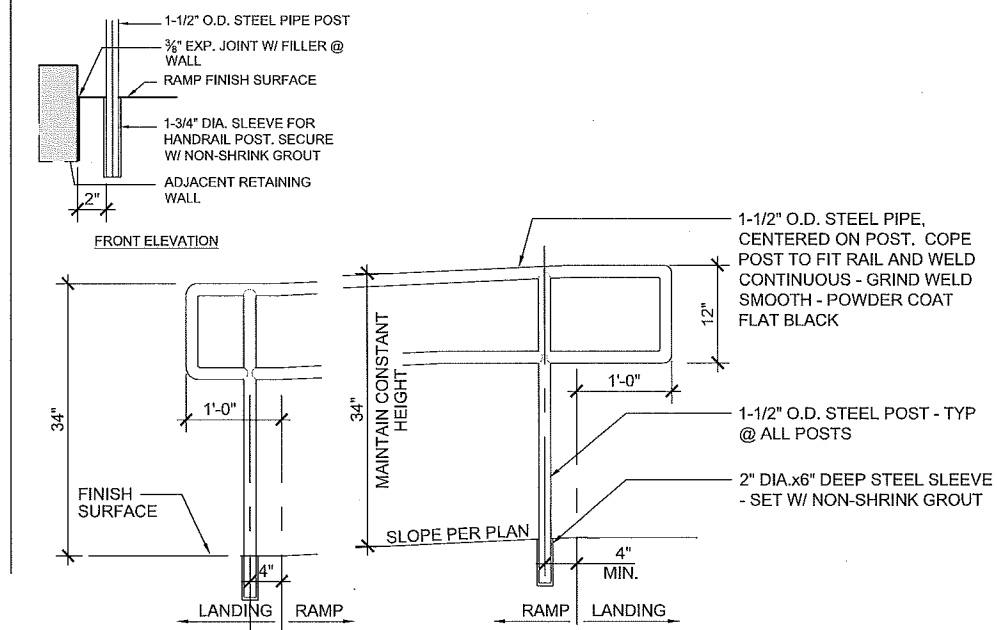
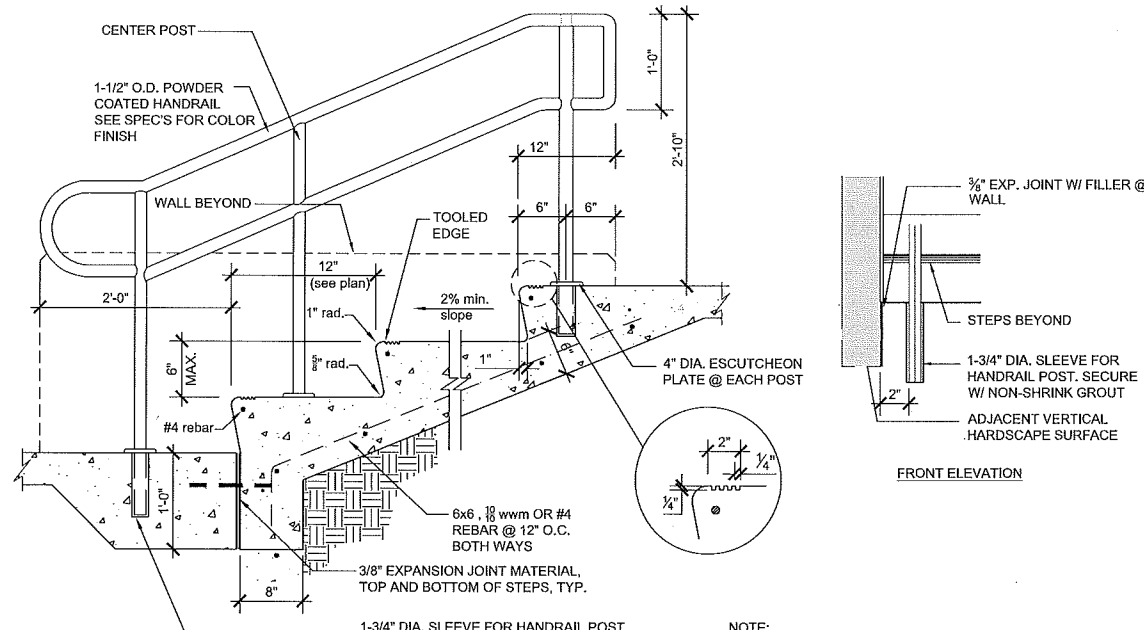
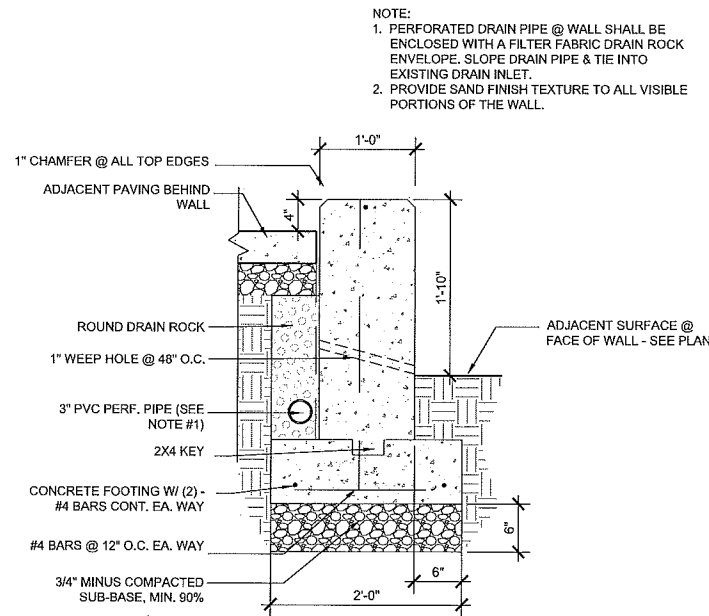
Drawn By:
STAFF

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1 SECTION - SEAT / RETAINING WALL

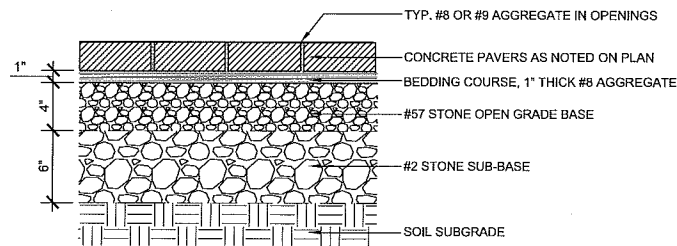
Scale: 1" = 1'-0"

X=tab-12.DWG

2 CONCRETE STEPS w/ HANDRAIL

Scale: 1" = 1'-0"

- NOTES:
 1. SEE LAYOUT PLAN FOR PAVER AREAS.
 2. #3 STONE MAY BE SUBSTITUTED WITH #3 OR #4 STONE. VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 3. INSTALL PER MANUFACTURER'S REQUIREMENTS.



4 SECTION - CONCRETE PAVERS (PERMEABLE)

Scale: 1 1/2" = 1'-0"

X=sectra-01.DWG

SHEET KEY

- L 1.0 LANDSCAPE SITE PLAN
- L 1.1 TREE PROTECTION AND DEMOLITION PLAN
- L 1.2 TREE DEMOLITION NOTES
- L 2.0 LANDSCAPE LAYOUT PLAN
- L 2.1 LANDSCAPE GRADING PLAN
- L 2.2 HARDSCAPE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

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




PIONEER AT LITHIA
 ASHLAND, OREGON

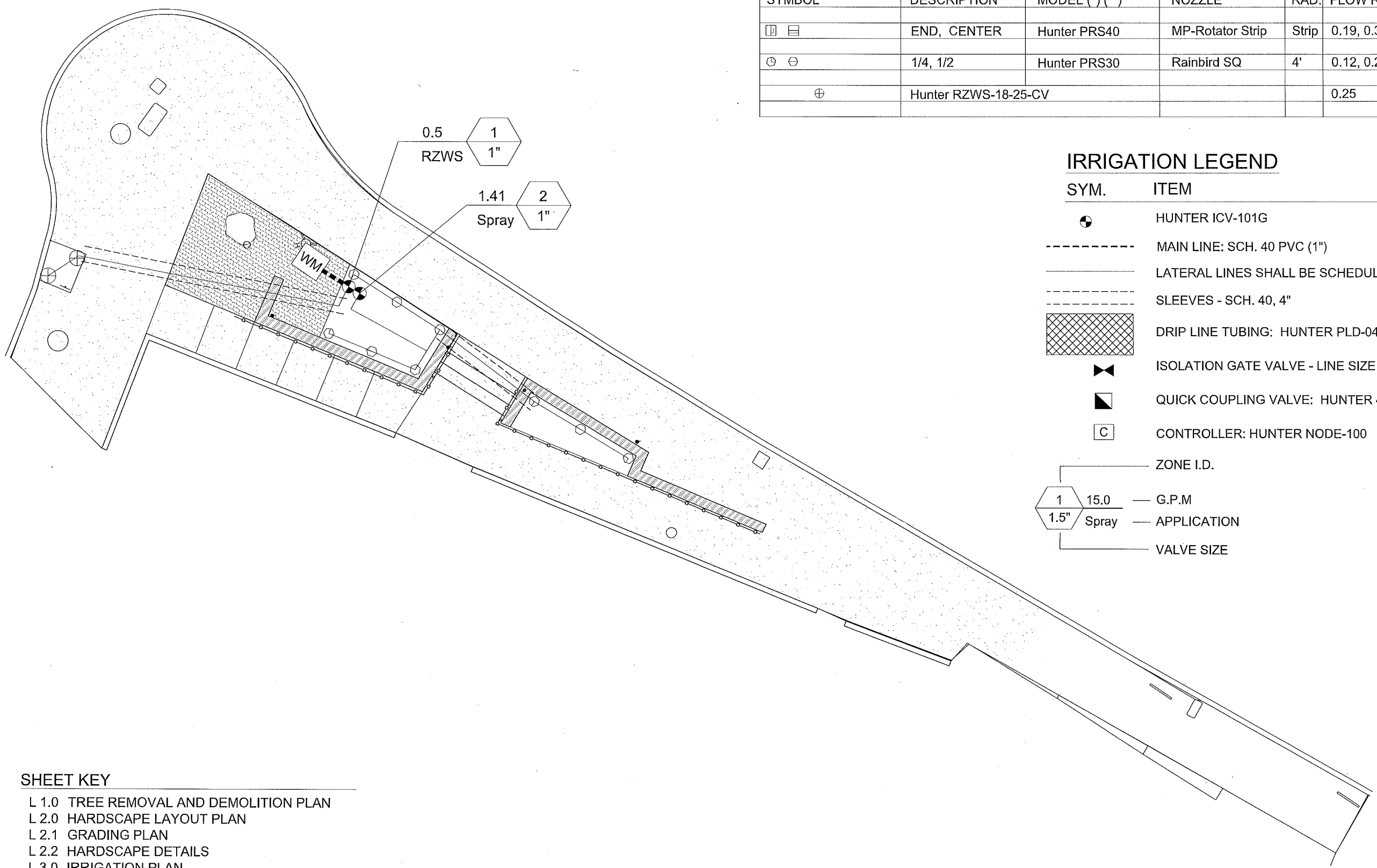
JULY 27, 2015

HARDSCAPE DETAILS


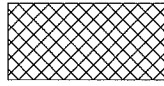





L 2.2

IRRIGATION HEAD LEGEND

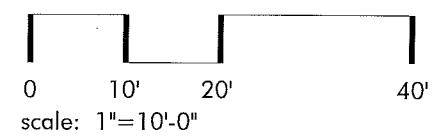
SYMBOL	DESCRIPTION	MODEL (*) (**)	NOZZLE	RAD.	FLOW RATE (GPM)
 	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
 	1/4, 1/2	Hunter PRS30	Rainbird SQ	4'	0.12, 0.23
	Hunter RZWS-18-25-CV				0.25



IRRIGATION LEGEND

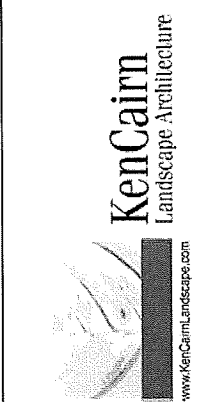
SYM.	ITEM
	HUNTER ICV-101G
---	MAIN LINE: SCH. 40 PVC (1")
---	LATERAL LINES SHALL BE SCHEDULE 40 PVC (1")
---	SLEEVES - SCH. 40, 4"
	DRIP LINE TUBING: HUNTER PLD-04-18 (SPACE @ 18" O.C.)
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
	CONTROLLER: HUNTER NODE-100
---	ZONE I.D.
	15.0 — G.P.M
	Spray — APPLICATION
---	VALVE SIZE

- SHEET KEY**
- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
 - L 2.0 HARDSCAPE LAYOUT PLAN
 - L 2.1 GRADING PLAN
 - L 2.2 HARDSCAPE DETAILS
 - L 3.0 IRRIGATION PLAN
 - L 3.1 IRRIGATION NOTES
 - L 3.2 IRRIGATION DETAILS
 - L 4.0 PLANTING PLAN
 - L 4.1 PLANTING DETAILS



IRRIGATION PLAN

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 ASHLAND, OREGON
 JULY 27, 2015
L 3.0

IRRIGATION NOTES

1. THE INSTALLING CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE IRRIGATION SPECIFICATIONS (32 84 00) FOR ALL ASPECTS OF IRRIGATION MATERIALS, INSTALLATION, AND ADMINISTRATIVE PROCEDURES.
2. MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER PROJECT DOCUMENTS.
3. RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
4. ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER AND LANDSCAPE ARCHITECT.
5. CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
6. VERIFY FIELD MEASUREMENTS ARE AS INDICATED ON DRAWINGS.
7. NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REFER TO THE SPECIFICATIONS FOR REQUIRED SITE OBSERVATIONS.
8. IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND AND SPECIFICATIONS.
9. VERIFY LOCATION OF EXISTING UTILITIES.
10. INSTALL PRESSURE REDUCING VALVE TO REDUCE PRESSURE TO NO MORE THAN 40 PSI AT THE FURTHEST HEAD ON ANY ZONE ON THE SYSTEM. VERIFY PRESSURE AT P.O.C. BEFORE INSTALLATION. MAXIMUM ZONE - 19.15 GPM.
11. PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTING AREAS AND AVOID PLANTS, UTILITIES, AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
12. ALL LATERAL PIPE SIZES ARE SPECIFIED BY LINE TYPE. REFER TO PLAN FOR PIPE SIZING. REFER TO IRRIGATION LEGEND FOR PIPE TYPE.
13. COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS.
14. LAYOUT SPRINKLER HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
15. ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
16. PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
17. BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
18. DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY TESTED AND FLUSHED CLEAN.
19. SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
20. A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE. THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
21. INSTALLER MUST VERIFY EACH ZONE'S SPECIFIED PSI AT THE FURTHEST HEAD ON EACH ZONE.
22. COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
23. UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.

SLEEVING:

24. CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE GENERAL CONTRACTOR. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR. THE INSTALLING CONTRACTOR SHALL COORDINATE SLEEVE DEPTHS WITH THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (IF DIFFERENT).

IRRIGATION LEGEND

SYM.	ITEM
	HUNTER ICV-101G
	MAIN LINE: SCH. 40 PVC (1")
	LATERAL LINES SHALL BE SCHEDULE 40 PVC (1")
	SLEEVES - SCH. 40, 4"
	DRIP LINE TUBING: HUNTER PLD-04-18 (SPACE @ 18" O.C.)
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
	CONTROLLER: HUNTER NODE-100
	ZONE I.D.
	15.0 — G.P.M
	1.5" Spray — APPLICATION
	1.5" — VALVE SIZE

IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MODEL (*) (**)	NOZZLE	RAD.	FLOW RATE (GPM)
	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
	1/4, 1/2	Hunter PRS30	Rainbird SQ	4'	0.12, 0.23
	Hunter RZWS-18-25-CV				0.25

SHEET KEY

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- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

IRRIGATION NOTES

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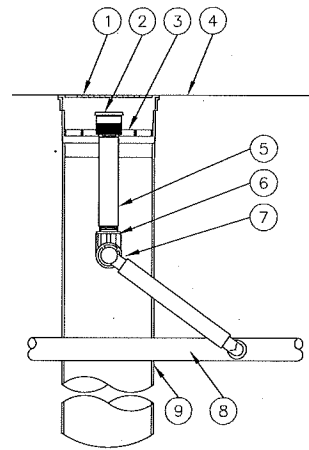
PIONEER AT LITHIA
 ASHLAND, OREGON

JULY 27, 2015

L 3.1

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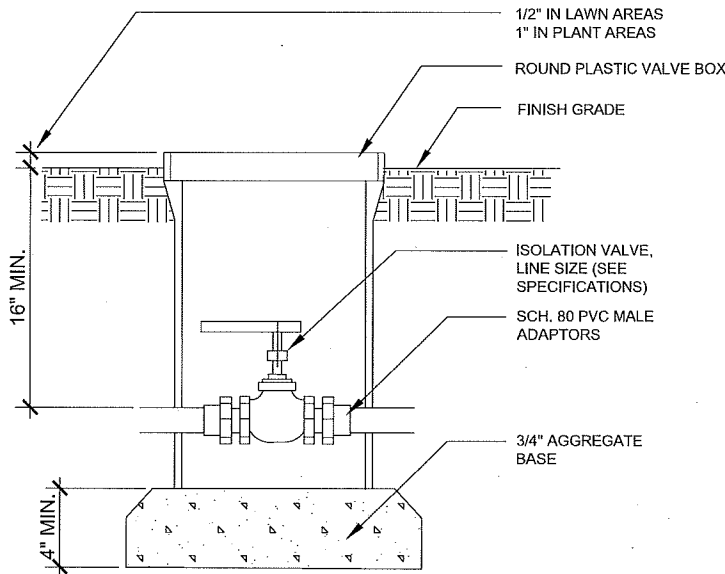


- 1 4-INCH GRATE (INCLUDED)
- 2 BUBBLER (INCLUDED)
- 3 ROOT WATERING SYSTEM:
HUNTER RZWS-18-25
(INCLUDES (0.25 GPM) BUBBLER)
WITH RISER, GRATE, SWING ASSEMBLY,
1/2" MALE NPT INLET, AND BASKET
CANISTER)
- 4 SOIL FINISH GRADE
- 5 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
- 6 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
- 7 12-INCH SWING ASSEMBLY
(INCLUDED)
- 8 IRRIGATION PVC LATERAL LINE
- 9 RZWS CANISTER

1 SECTION - ROOT WATERING SYSTEM

Scale: N.T.S.

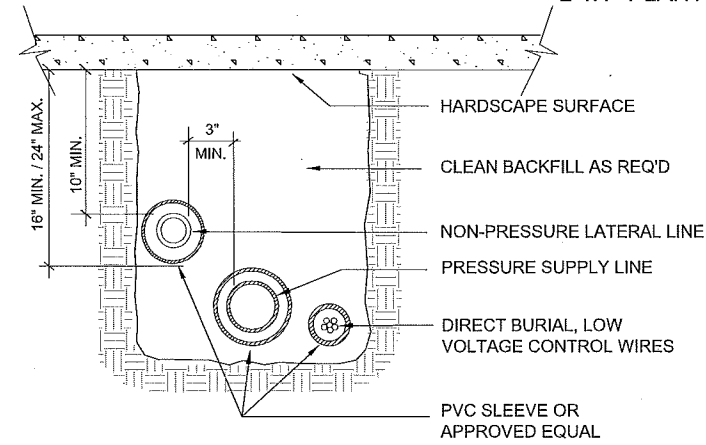
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2 SECTION - ISOLATION VALVE

Scale: N.T.S.

x-ISO-VL.DWG



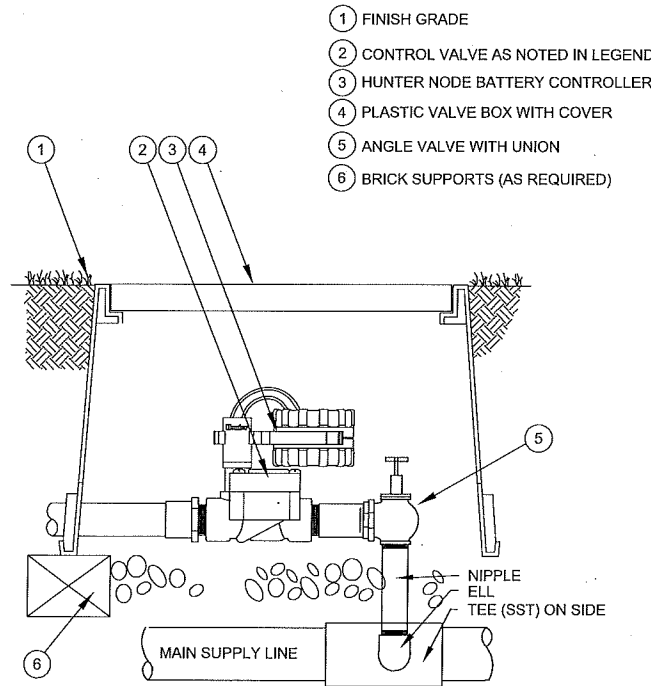
NOTES

1. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER VEHICULAR PAVEMENT AREAS WITH OTHER TRADES
2. ALL SLEEVES TO BE 4" SCH 40 PVC Z E
3. ALL SLEEVES TO BE RUN 12" MIN. PAST HARDSCAPE

3 SECTION - SLEEVING @ PAVING

Scale: N.T.S.

x-sleeve.dwg

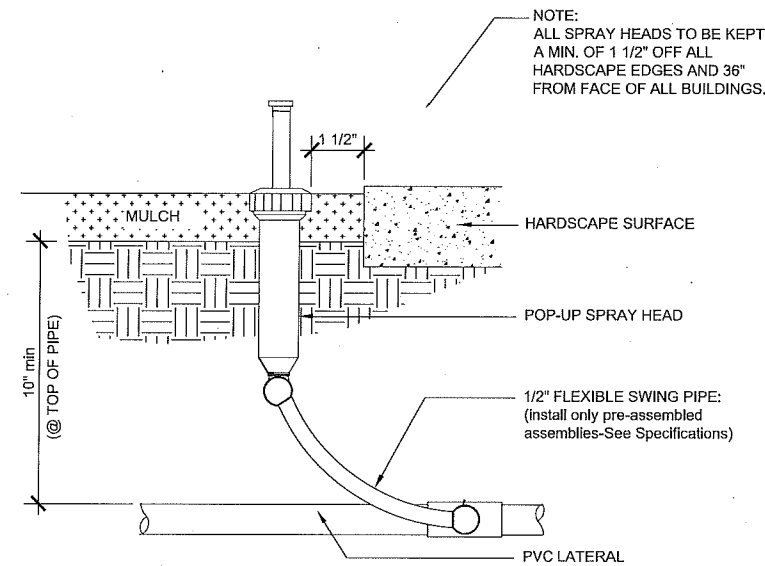


- 1 FINISH GRADE
- 2 CONTROL VALVE AS NOTED IN LEGEND
- 3 HUNTER NODE BATTERY CONTROLLER
- 4 PLASTIC VALVE BOX WITH COVER
- 5 ANGLE VALVE WITH UNION
- 6 BRICK SUPPORTS (AS REQUIRED)

4 SECTION - IRRIGATION CONTROLLER

Scale: N.T.S.

x-IR-01.dwg



5 SECTION - POP-UP SPRAY HEAD

Scale: N.T.S.

x-SPRKL-1.DWG

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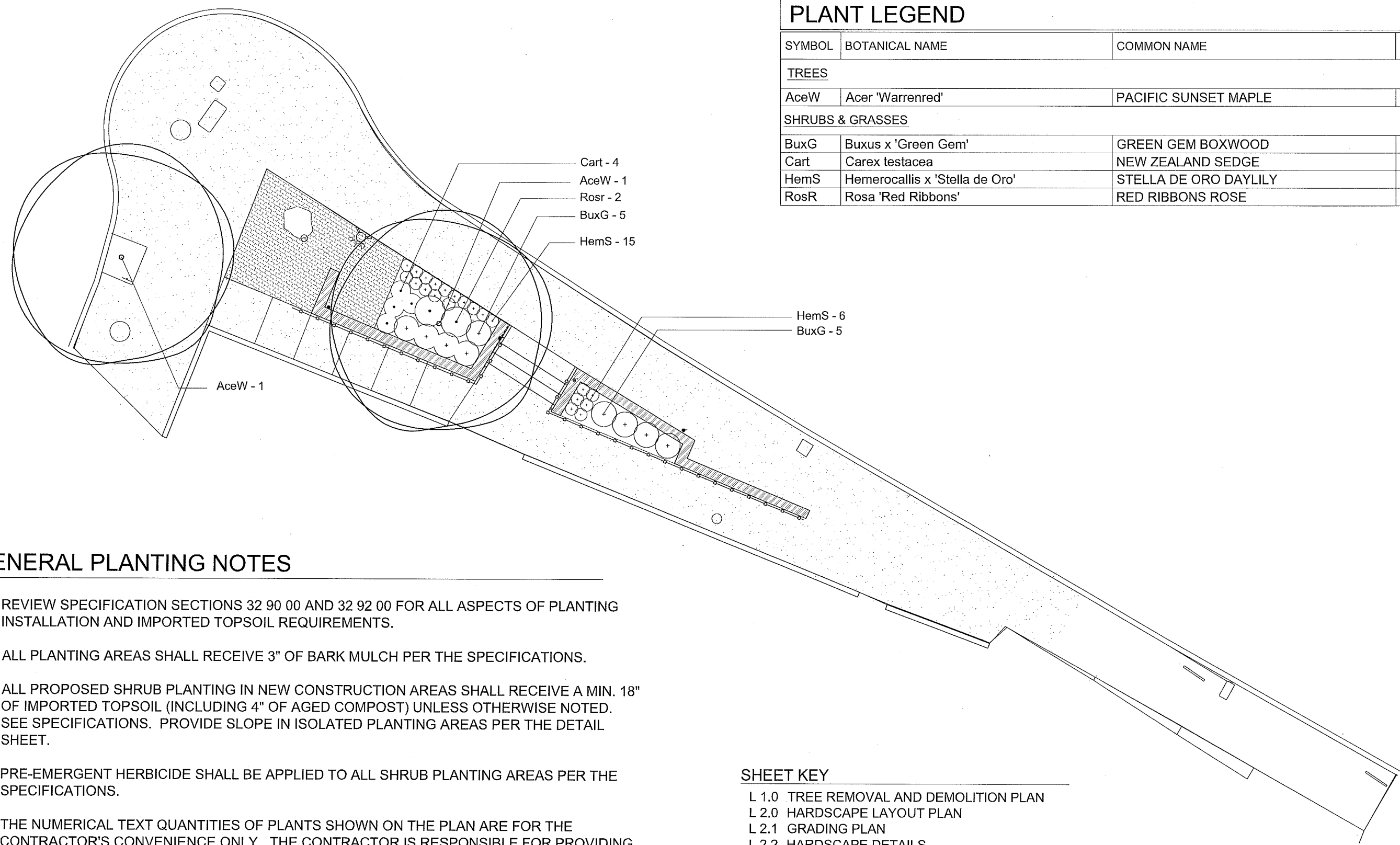
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ASHLAND, OREGON

JULY 27, 2015

L 3.2



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AceW	Acer 'Warrenred'	PACIFIC SUNSET MAPLE	2" cal.
SHRUBS & GRASSES			
BuxG	Buxus x 'Green Gem'	GREEN GEM BOXWOOD	5 gal
Cart	Carex testacea	NEW ZEALAND SEDGE	5 gal
HemS	Hemerocallis x 'Stella de Oro'	STELLA DE ORO DAYLILY	1 gal
RosR	Rosa 'Red Ribbons'	RED RIBBONS ROSE	1 gal

GENERAL PLANTING NOTES

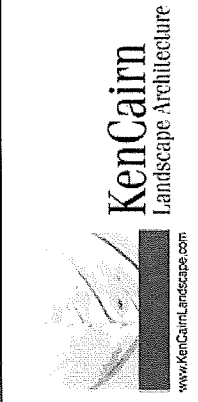
1. REVIEW SPECIFICATION SECTIONS 32 90 00 AND 32 92 00 FOR ALL ASPECTS OF PLANTING INSTALLATION AND IMPORTED TOPSOIL REQUIREMENTS.
2. ALL PLANTING AREAS SHALL RECEIVE 3" OF BARK MULCH PER THE SPECIFICATIONS.
3. ALL PROPOSED SHRUB PLANTING IN NEW CONSTRUCTION AREAS SHALL RECEIVE A MIN. 18" OF IMPORTED TOPSOIL (INCLUDING 4" OF AGED COMPOST) UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS. PROVIDE SLOPE IN ISOLATED PLANTING AREAS PER THE DETAIL SHEET.
4. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB PLANTING AREAS PER THE SPECIFICATIONS.
5. THE NUMERICAL TEXT QUANTITIES OF PLANTS SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY ON THE PLAN. QUANTITIES AND SIZES OF PLANTS SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
6. ALL PROPOSED PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION.

SHEET KEY

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- L 2.0 HARDSCAPE LAYOUT PLAN
- L 2.1 GRADING PLAN
- L 2.2 HARDSCAPE DETAILS
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- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

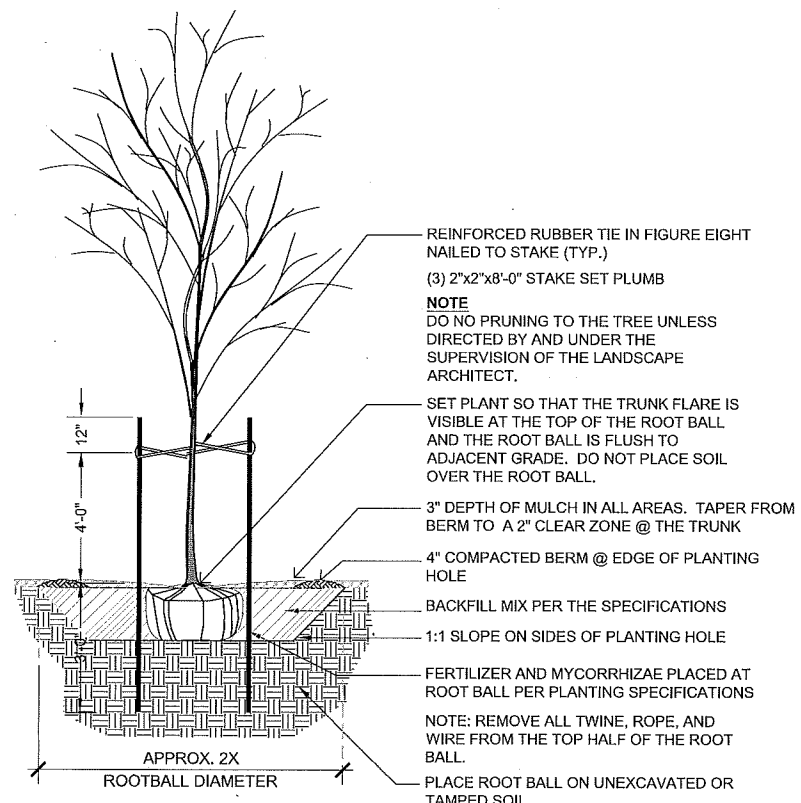
PLANTING PLAN

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 kerry@kencainlandscape.com



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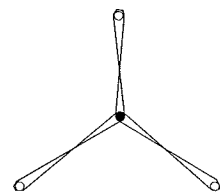
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1 SECTION - TREE PLANTING

Scale: 1/2" = 1'-0"

X-TREE-08.DWG



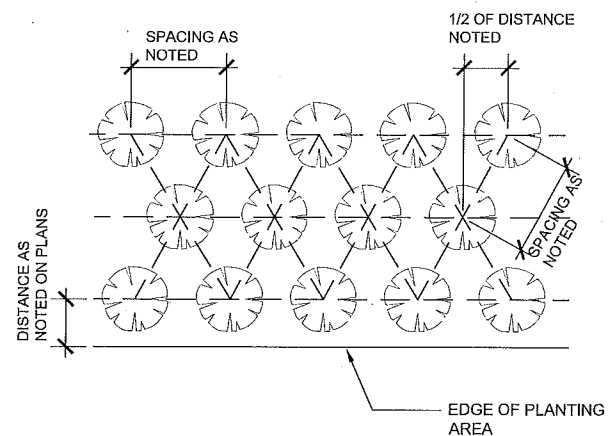
REINFORCED RUBBER TIE IN FIGURE EIGHT NAILED TO STAKE (TYP.)

(3) 2"x2"x8'-0" STAKE SET PLUMB

NOTE:

1. TREE SHALL BE SECURED WITH 3 COMMERCIAL TIES SPACED 120 DEGREES APART, TREE SHALL STAND PLUMB.

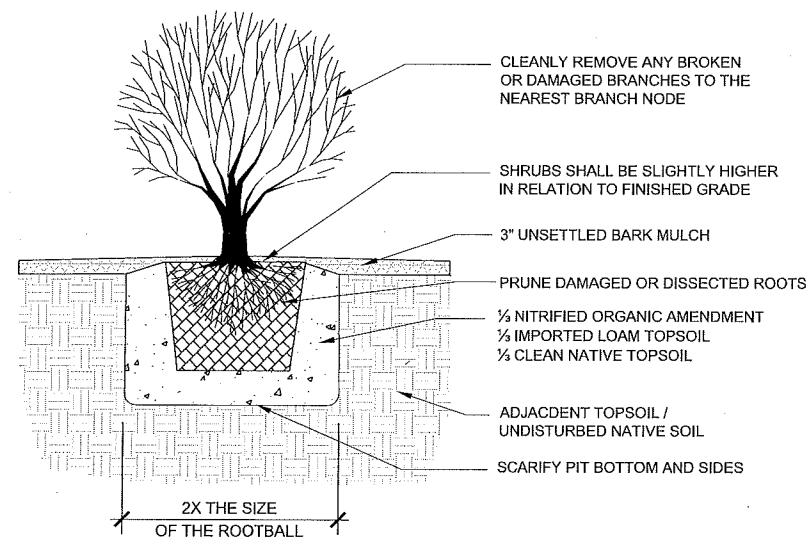
SPACING	X FACTOR
12" O.C.	1.156 (X AREA)
18" O.C.	0.513
24" O.C.	0.288
30" O.C.	0.184
36" O.C.	0.128
48" O.C.	0.072



2 SECTION: GROUNDCOVER PLANTING LAYOUT

Scale: N.T.S.

X-GRND-01.DWG



NOTE:

1. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
2. CLEANLY PRUNE ALL DAMAGED ROOT ENDS

3 SECTION: SHRUB PLANTING

Scale: N.T.S.

X-SHRUB-03.DWG



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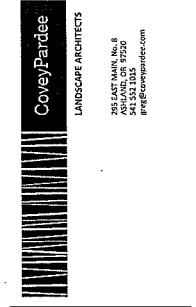
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The Plaza in Downtown Ashland
Plaza Island Landscape and Hardscape Improvements
North Main Street
Ashland, Oregon 97150

NO.	ISSUE/REV.	DATE

SHEET TITLE
LAYOUT PLAN

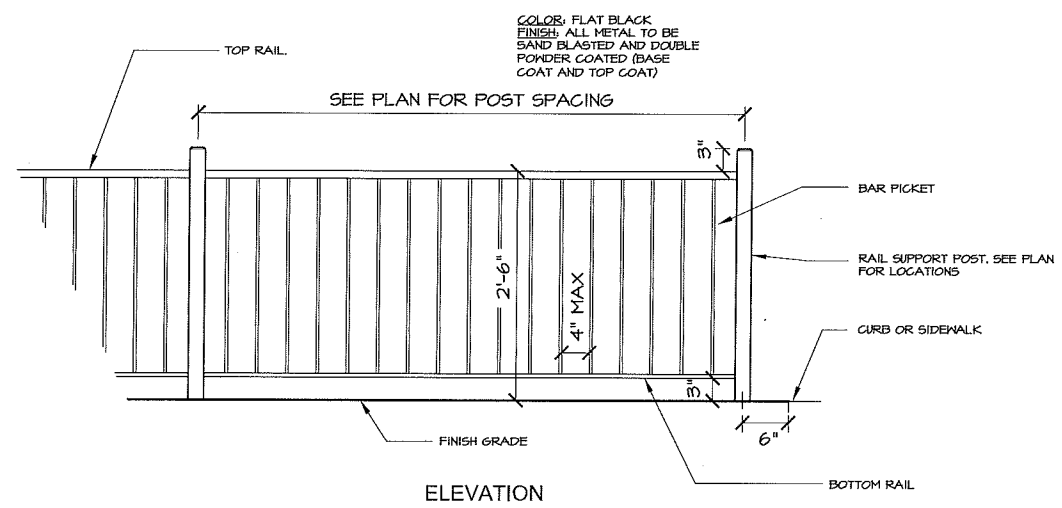
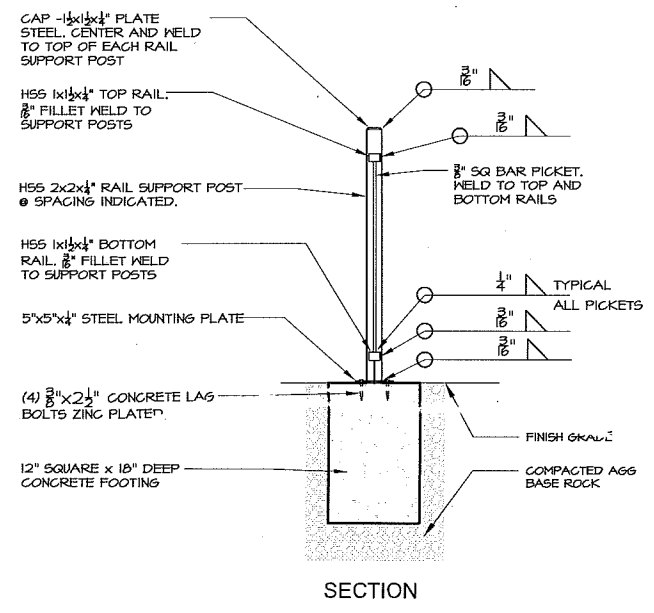
DATE 9 JUN 2015
SCALE 1"=10'
DRAWN ADP
JOB Plaza

SHEET
L101
FILE ISO2-LA

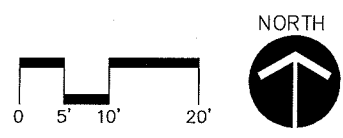
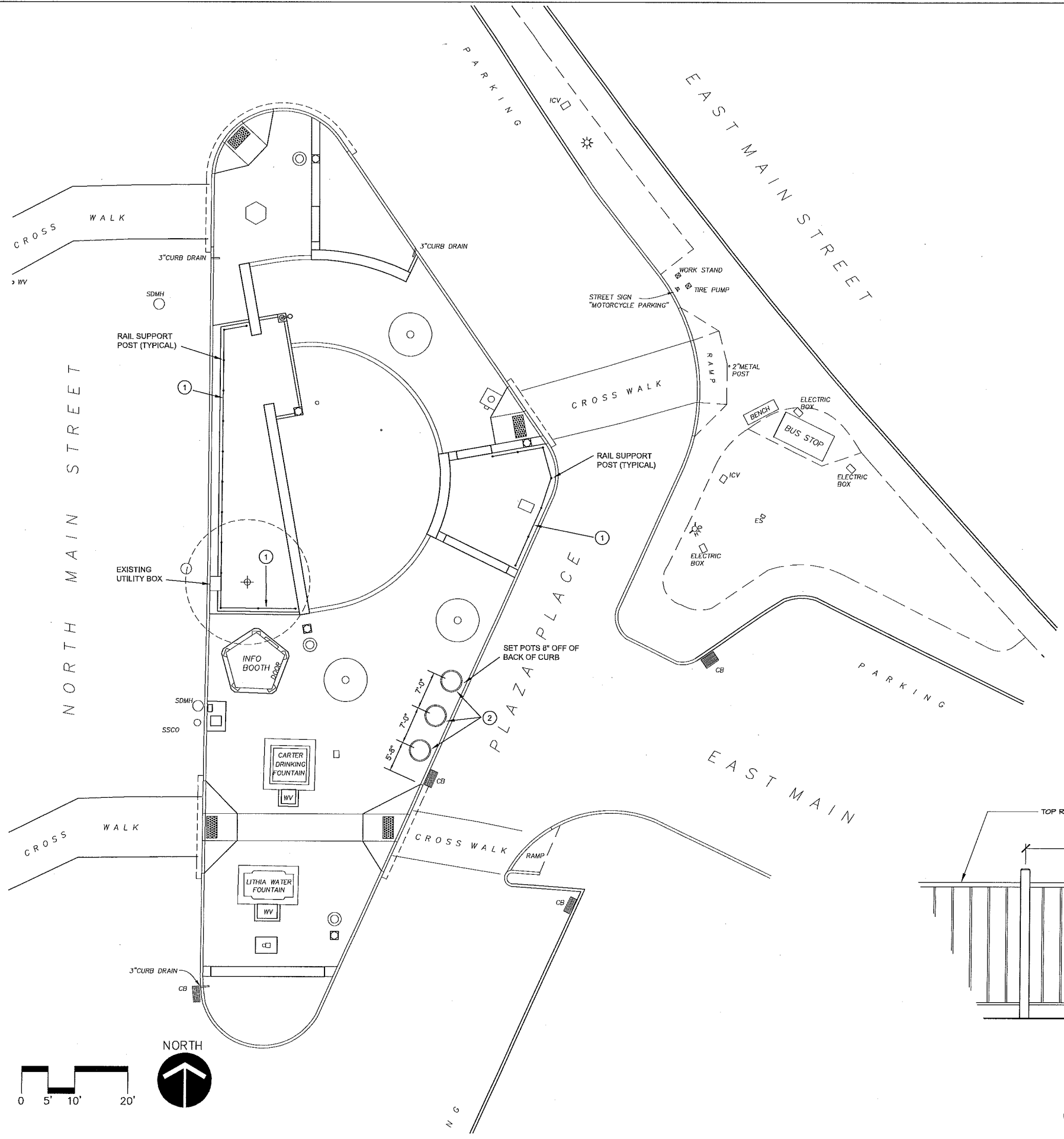
KEY NOTES

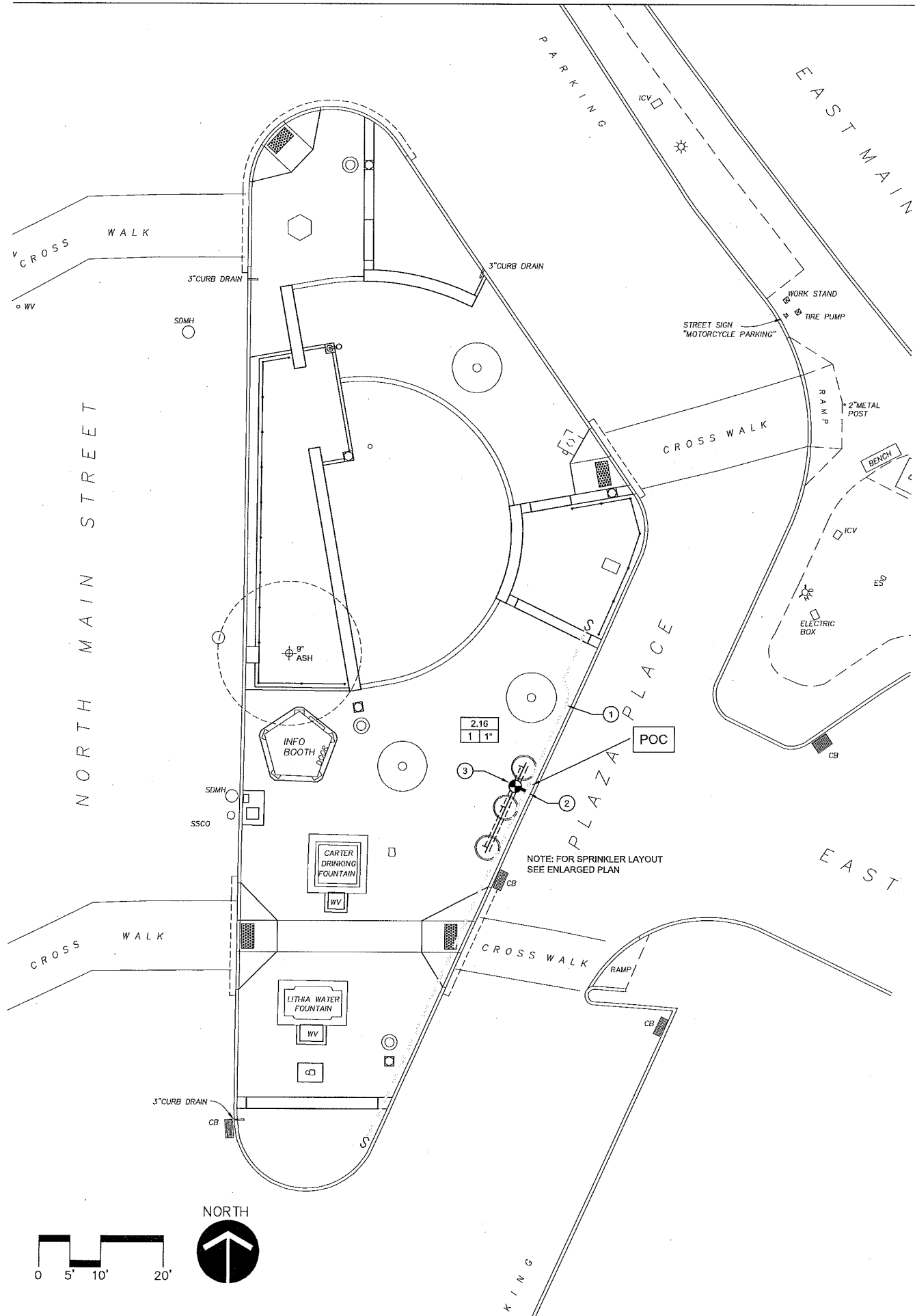
- ① DECORATIVE RAILING; SEE DETAIL THIS SHEET.
- ② PLANTER POTS: QUICKCRETE MODEL QRL4822P 48" DIA x 22" HT PRECAST CONCRETE LA JOLLA SERIES PLANTER. C8-DUSTY MAUVE, (HYCRETE) T2 LIGHT SANDBLAST, STD GLOSS SEALER.

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCING, AND SAFETY NECESSARY TO COMPLETE CONSTRUCTION.
- 3. PRIOR TO STEEL FABRICATION PROVIDE FIELD STAKING OF POST LOCATIONS AND SHOP DRAWINGS TO COVEY PARDEE LANDSCAPE ARCHITECTS FOR WRITTEN APPROVAL.



① DECORATIVE RAILING
SCALE: 1" = 1'-0"





IRRIGATION NOTES

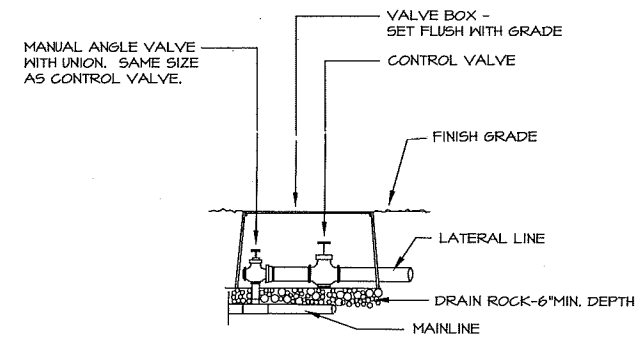
- A. See specification 32 84 24 Irrigation for additional requirements.
- B. The landscape contractor shall inspect the site and verify conditions and dimensions prior to construction.
- C. Install irrigation system to comply with the codes and ordinances of all jurisdictional agencies.
- D. Valve shall be placed in valve boxes in a manner which facilitates access for maintenance.
- E. Valve Key $\frac{23.0}{7 \ 1"} \frac{1}{2}$ G.P.M. Valve size
- F. Coordinate all work with City of Ashland Department of Public Works.

IRRIGATION LEGEND

SYMBOL	RADIUS	NOZZLE	GPM	PSI	MODEL
	4'	4Q	0.24	40	Hunter short radius nozzle w/ PROS-06 6" pop-up. See details.
	RAIN BIRD PEB-PRS-D SERIES CONTROL VALVE				
	MAIN LINE, SCH 40 PVC (1" DIA. Unless noted otherwise)				
	LATERAL LINE, SCH 40 PVC (3/4" DIA. Unless noted otherwise)				
	SLEEVE, SCH 40 PVC, MIN. 3" DIA. UNLESS OTHERWISE NOTED. Coordinate with General Contractor.				
	Connect to existing 1" dia. Sch. 40 main line at this location and install concrete valve box.				

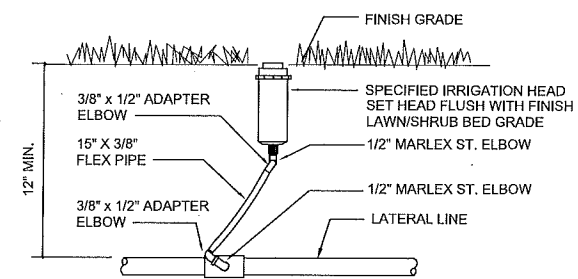
KEY NOTES

- 1 EXISTING MAINLINE w/ EXTRA 18/5 IRRIGATION CONTROL WIRE
- 2 INSTALL IN OLDCASTLE B12 UTILITY BOX w/ B12D CONCRETE LID OR APPROVED EQUAL. ALIGN BOX w/ EXISTING PAVER PATTERN AND MINIMIZE REMOVAL AND CUTTING OF PAVERS.
- 3 IN NEW VALVE BOX SPLICE INTO EXISTING CONTROL WIRE AND ASSURE CONNECTION TO EXISTING CONTROLLER.

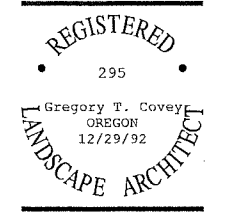
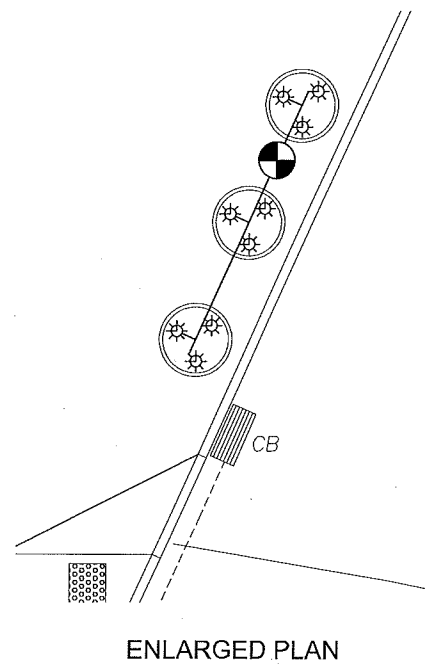


1 IRRIGATION CONTROL VALVE
- NOT TO SCALE

NOTE:
INSTALL IRRIGATION HEADS PERPENDICULAR TO THE SLOPE OF THE FINISH GRADE.



2 SPRINKLER HEAD RISER ASSEMBLY
- NOT TO SCALE



CoveyPardee
LANDSCAPE ARCHITECTS
231 WEST MAIN, 2ND FLOOR
ASHLAND, OREGON 97103
541.932.2000
541.932.2001
info@coveypardee.com

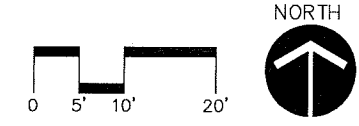
The Plaza in Downtown Ashland
Plaza Island Landscape and Hardscape Improvements
North Main Street
Ashland, Oregon 97520

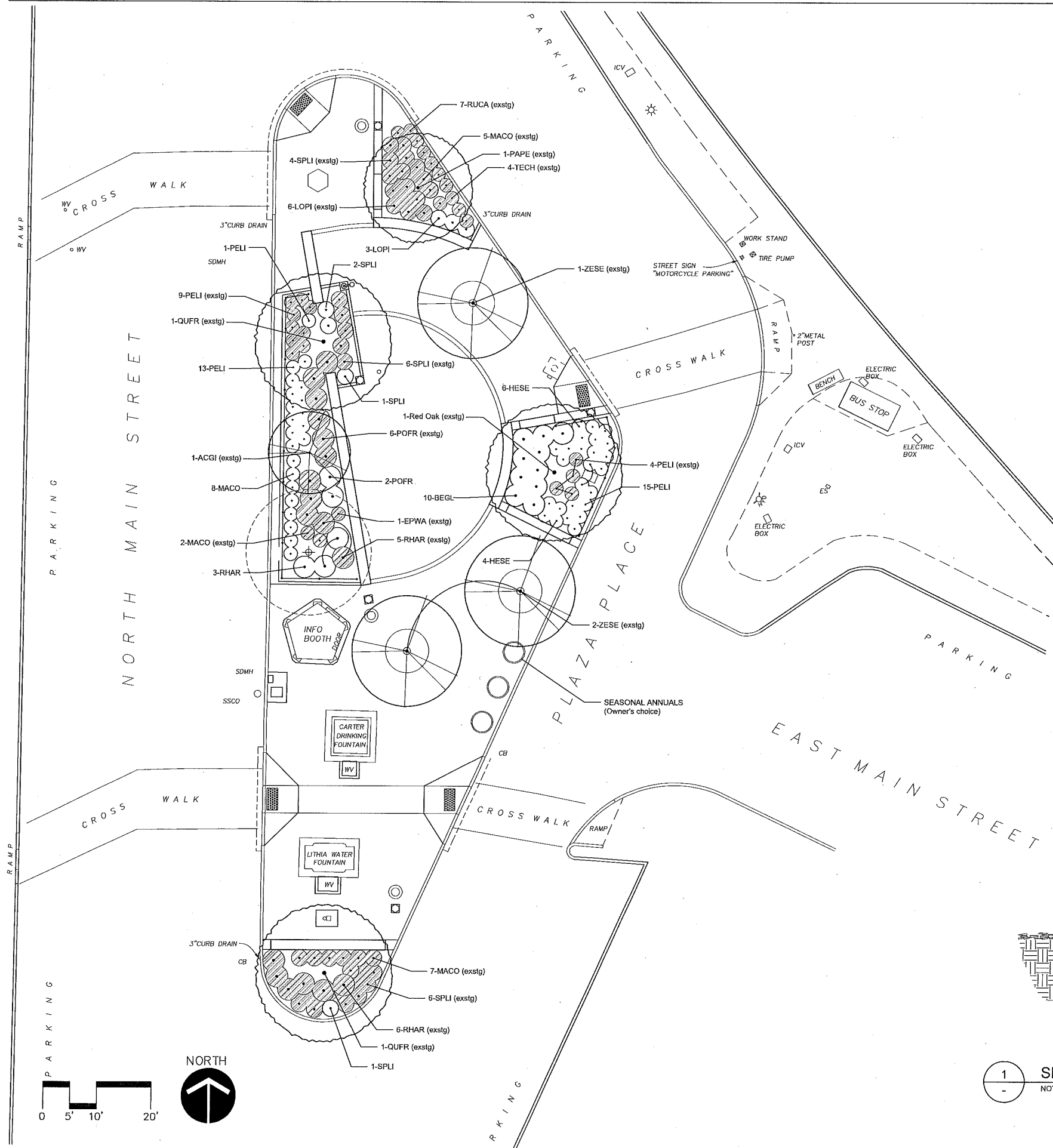
NO. ISSUE/REV.	DATE

SHEET TITLE
IRRIGATION PLAN

DATE	4 JUN 2015
SCALE	1"=10'
DRAWN	ADP
JOB	Plaza

SHEET
L102
FILE 1502-1R



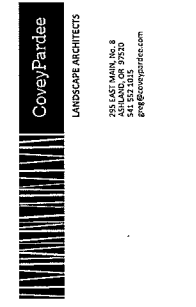
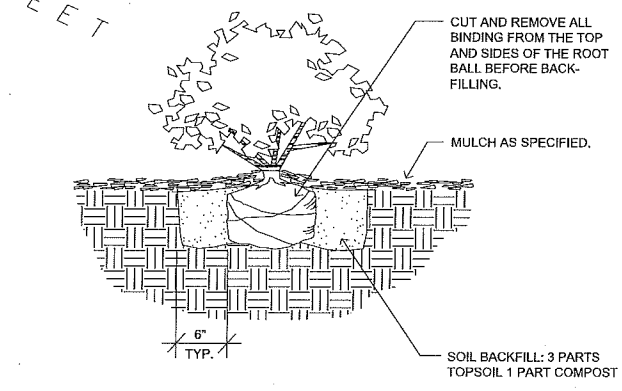


PLANT LIST

TREES			
Key	Botanical Name	Common Name	Size
ACGI	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2 1/2" CAL
PAPE	PARROTIA PERSICA	PERSIAN PARROTIA	2 1/2" CAL
QUFR	QUERCUS FRAINETTO 'FOREST GREEN'	FOREST GREEN ITALIAN OAK	3 1/2" CAL
ZESE	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" CAL
SHRUBS			
BEGL	BERBERIS x GLADWYNENSIS 'WILLIAM PENN'	WILLIAM PENN BARBERRY	5 GALLON
LOPI	LONICER PILEATA	PRIVET HONEYSUCKLE	2 GALLON
MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3 GALLON
POFR	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER SHRUB CINQUEFOIL	3 GALLON
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GALLON
SPAN	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	3 GALLON
SPLI	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	3 GALLON
GROUNDCOVERS AND PERENNIALS			
ARUV	ARCTOSTAPHYLOS UVA-URSI 'MASS.'	MASSACHUSETTS BEAR BERRY	1 GALLON
EPWA	EPIMEDIUM X WARLEYENSE	HYBRID EPIMEDIUM	4" POT
HESE	HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON
PELI	PENNISETUM A 'LITTLE BUNNY'	LITTLE BUNNY DWF FOUNTAIN GRASS	1 GALLON
RUCA	RUBUS CALYCINOIDES	CREeping RASPBERRY	1 GALLON
TECH	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GALLON

PLANTING NOTES

- A. SEE SPECIFICATIONS SECTIONS 32 9113 - SOIL PREPARATION AND 32 9300 - PLANTING FOR ADDITIONAL REQUIREMENTS.
- B. PROTECT AND MAINTAIN EXISTING PLANTS TO REMAIN AND REPLACE ANY PLANTS DAMAGED DURING CONSTRUCTION.
- C. PLACE 3" LAYER OF MULCH IN ALL PLANTER AREAS INCLUDING AROUND EXISTING SHRUBS.



The Plaza in Downtown Ashland
 Plaza Island Landscape and Hardscape Improvements
 North Main Street
 Ashland, Oregon 97520

NO. ISSUE/REV.	DATE
SHEET TITLE	PLANTING PLAN
DATE	4 JUN 2015
SCALE	1"=10'
DRAWN	ADP
JOB	Plaza
SHEET	L103
FILE	1502-PL

**MINUTES FOR THE REGULAR MEETING
ASHLAND CITY COUNCIL
September 2, 2014
Council Chambers
1175 E. Main Street**

CALL TO ORDER

Mayor Stromberg called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers.

ROLL CALL

Councilor Voisin, Morris, Lemhouse, Slattery, Rosenthal, and Marsh were present.

MAYOR'S ANNOUNCEMENTS

Mayor Stromberg announced vacancies on the Wildfire Mitigation, Forest Lands, Public Arts, and Tree Commissions.

City Administrator Dave Kanner and Council set September 18, 2014 at 8:30 a.m. for the next Goal Setting session.

APPROVAL OF MINUTES

The minutes of the Study Session of August 18, 2014, the Executive Session of August 18, 2014 and the Business Meeting of August 19, 2014 were approved with a clarification from the Mayor.

Mayor Stromberg clarified his intention on page 5 of the Business Meeting of August 19, 2014, under the motion to approve the Resolution establishing tax rates for the sale of medical marijuana, with the following statement, "that although I support not taxing dispensaries if they operate like actual pharmacies, there's a good chance they won't, especially if the State integrates them with recreational marijuana outlets. In this case, the City may have substantial additional costs. So, for now, I believe we should tax the dispensaries to protect ourselves in case we get grandfathered but as part of the deal dispensaries are left out because we set their tax rate at zero."

SPECIAL PRESENTATIONS & AWARDS

City Administrator Dave Kanner presented the 2014 drought noted the following:

- Talent/Phoenix/Ashland (TAP) completed and under budget
- Few calls received on quality of water
- Reeder Reservoir is 99% full – due to addition of Talent Irrigation District (TID) water
- Water use remains low – under 4,000,000 gallons per day (mgd)
- TID closes irrigation season on September 15 – if the City continued getting 2 mgd from the East and West Forks it may start to draw down the reservoir at 1 mgd
- Water measures if the drought continued into winter and possibly banking water

Division Chief-Forest Resource Chris Chambers and Lomakatsi Executive Director Marko Bey presented an update on Ashland Forest Resiliency (AFR) Stewardship Project funding. The update included background on the Master Stewardship Agreement, funds spent using stimulus dollars, grants, and dedicated funds. Lomakatsi Restoration Project provided fuel reduction work on 215 acres in the watershed and submitted a proposal, AFAR, for fuels treatment all around the watershed on private non-federal lands to compliment the work in the AFR project. The National Resources Conservation Service (NRCS) could provide an additional \$3,900,000 to treat the 4,200 acres involved in that project through a special mechanism called the Regional Cooperative Conservation Partnership. Lomakatsi implemented 140 acres with 2013-14 funds from the City. Using matching funds from the National Forest Foundation

and the City, Lomakatsi implemented 75 acres with 275 acres targeted for completion December 31, 2014. Of the \$350,000, AFR spent all but \$35,000.

CONSENT AGENDA

- 1. Approval of commission, committee, and board minutes**
- 2. Appointments to Airport Commission**
- 3. Appointment to Historic Commission**
- 4. Endorsement of the Monster Dash for the purpose of hanging a banner**

Councilor Voisin/Slattery m/s to approve Consent Agenda items. Voice Vote: all AYES. Motion passed.

PUBLIC HEARINGS - None

PUBLIC FORUM

Kelly Hammond/184 Clearcreek Drive/Requested a stronger police presence downtown specifically on the southwest corner of East Main Street and Pioneer Street. This area was a gathering place for the transient community and this summer brought an increase of unacceptable behavior. She shared an incident where a transient's dog bit a customer from the store she worked at. An officer stationed in the area would have prevented this occurrence. Another issue was the escalation in aggressive pan handling and lewd comments. She stressed this was bad behavior of a few, not all and submitted a document into the record.

Pam Hammond/642 Van Sant Street/Suggested the Mayor and Council remind downtown businesses of their responsibility for keeping the sidewalks safe and clean adjacent to their businesses. She suggested the City offer a steam cleaning service for a fee to downtown businesses on a monthly basis. She expressed concern for the animals that accompanied transients and spent their days on leashes in the hot sun and cement on the corner of Pioneer Street and East Main Street. She thanked Police Chief Holderness for the more visible police presence over the Labor Day weekend. The last few weeks were extremely challenging for her employees and visitors with the dense population of people and animals on the corner of East Main Street and Pioneer Street. They were grateful when they received a quick response to their phone calls.

Councilor Lemhouse/Rosenthal m/s to place both items under New Business for council discussion. Voice Vote: all AYES. Motion passed. Mayor Stromberg moved the items under Other Business with Council consent.

UNFINISHED BUSINESS - None

NEW AND MISCELLANEOUS BUSINESS

1. FY 2013-2014 Fourth Quarter Financial Report

Administrative Services Director Lee Tuneberg explained the report showed preliminary numbers, staff was still finishing the audit and preparing financial reports for a meeting with the Audit Commission. Total cash was flat between the years with many revenues and several expenditures in capital projects. The year finished within budget compliance and relatively close to projections. Mr. Tuneberg clarified and explained how water sales increasing and usage decreasing did not necessarily indicate a rate increase. The similar applied to the city overspending \$1,600,000 compared to the anticipated \$11,000,000 reduction in working capital carry forward. Staff compared total resources to total requirements. Another factor were capital projects not starting as scheduled causing fluctuations on the carry forward with funds received for one year being spent in the following year. He went on to clarify

the money transferred from the Reserve Fund into the General Fund was for the Community Resource Center and the health benefits fund as a loan.

Councilor Rosenthal/Voisin m/s to accept the preliminary fourth quarter financial report for Fiscal Year 2013-2014. Voice Vote: all AYES. Motion passed.

2. Recommendation from the ad hoc Downtown Improvement and Beautification Committee for the use of TOT funds for “other City projects that qualify”

Management Analyst Ann Seltzer explained the Committee developed a plan using transient occupancy tax (TOT) funds for beautification projects primarily in the downtown area. The Committee identified the following projects for the current budget cycle:

- Landscape Improvements to Lithia Way/Pioneer Street Parking Lot

Ms. Seltzer explained pedestrian traffic patterns were already established and the Parks and Recreation Department created bark dust pathways to channel people through the area. The Parks and Recreation Department used fencing to protect new plants along the Lithia Way buffer in the past and removed it when the plants were established. The intention was protect the plants and make a decision regarding the fencing later.

Council wanted to review implementation plans for each project for final approval.

- Commission a vertical decorative element/public art for the half wall adjacent to Earthly Goods and incorporate seating

Ms. Seltzer clarified the Public Arts Commission would develop a request for proposal (RFP) for conceptual designs. Brent Thompson vice-chair of Beautification Committee further clarified the allocation was up to \$18,000.

- Planter at the corner of Winburn Way and North Main
- Triangle at the corner of Pioneer Street and Lithia Way

Staff confirmed the Engineering Department was involved in the recommendation to use funds from the miscellaneous concrete fund. Mr. Thompson confirmed recommendations before Council did not go through the Transportation Commission. The Downtown Improvement and Beautification Committee did not think they were germane to the Transportation Commission.

Councilor Voisin motioned that the Transportation Commission look at those projects dealing with pedestrian safety issues. Motion died for lack of a second.

- Plaza - free standing planters, additional plants, decorative fencing to protect new plants

Council wanted to know the type of planter, plants, and colors, which department would provide maintenance, projected annual overhead costs, staff time, budget, and who would decide what it looked like. Mr. Thompson responded the project would go out for bid and come back to Council for plan approval.

- Plaza partial paver replacement

The Committee would forward recommendations for the next fiscal year to Council at a future meeting. Projects the Committee had already implemented included three new temporary Welcome to Ashland signs, colored pennants in the Plaza, installing a pedestrian light at the staircase leading from New Theatre to East Main Street, and allocating \$12,500 for right of way improvements on Lithia Way between Pioneer Street and Oak Street that would begin fall 2014.

Isabeau Vollhardt/45 Alida Street #2/Expressed concern regarding the color of the pavers in the Plaza and explained the color created heat issues during the summer. The first priority project should be replacing 60%-75% of the pavers. If cost was an issue, there were several residents willing to spearhead a fund raising campaign. Shade was another issue that needed attention.

Rik Burns/77 California Street #4/Also had concerns regarding the Plaza and wanted to remind the Committees and those involved in future projects to honor the agreed plans between the City and the community to avoid another “Plaza Gate.”

Doug Burns/77 California Street #4/Referred to his previous public testimony regarding paver selection in the Plaza that outlined violations of the Ashland Municipal Code, and how the City Administrator and City Attorney did not know or take responsibility for the obvious violations. The violations included the decision to change the pavers from salmon to gray because it complimented public art and the other was a subcommittee making a decision on a \$225,000 project. He felt maligned by the City Administrator following his prior testimony.

Councilor Lemhouse called for a point of order explaining Mr. Burns’s comments did not pertain to the topic and he should have spoken during Public Forum. The City Attorney agreed. Mr. Burns took issue with the decision and reiterated his points.

John Wieczorek/165 Orange Street/Noted the need for more public restrooms open 24 hours a day. He specifically addressed the Porta Potty.

Marilyn Briggs/490 Glenview Drive/Researched public spaces and noted the original discussion regarding the Plaza included requests for low maintenance and decisions that would avoid vandalism. The recommendation to add planters would cost more to maintain and most likely incur vandalism. If people wanted greenery, Lithia Park was across the street. She did not want more expenditure on greenery for the Plaza. She noted designers talked about open public space being neutral creating a background. It was the people in the space providing the color and movement. From her research, very few plaza spaces used red or sand colored brick. She hoped the City would not spend a lot of money on something not needed. She went on to suggest the City create a proper entry to City Hall.

Committee member Stefani Seffinger thought the Beautification Committee should continue and work on the paver project if Council went forward with that recommendation. The purpose of the Plaza needed better definition, was it a gathering space or an area to pass through. She submitted an article on trees that pollute into the record. Committee member Michael Dawkins shared input from long term residents that noted the Plaza had more activity recently than years before. He also added on hot days it did not matter what color the pavers were, they were all hot. Mr. Thompson made additional comments on the Committee and explained there was \$25,000 of unallocated funds leftover for biennium July 1, 2015 – June 30, 2017. The Committee would reconvene if Council wanted.

Councilor Lemhouse/Slattery m/s to approve the recommendations of the Downtown Beautification Improvement ad hoc Committee and direct staff to provide Council with a plan for implementation for each project. DISCUSSION: Councilor Lemhouse thanked the Committee and City staff for their involvement and efforts and appreciated their willingness to reconvene if needed. It was prudent to accept the recommendations and get further into the details when the implementation plans came before Council. He was not comfortable at the Council level choosing color palettes. Councilor Slattery sat in on the Committee once and thought how the Committee behaved defined democracy in a small community. Councilor Marsh added the Committee exceeded Council expectations and liked their expertise and recommendations. She suggested including RFP’s with the implementation plans in order

to be as transparent and publicly accessible as possible. Councilor Rosenthal liked the recommendations with one exception he might vote against in the future.

Councilor Voisin motioned to amend the motion that the Council table the two plaza projects for a later date and focus on the other projects. Motion died due for lack of a second. Councilor Morris explained that even though he did not second the motion he would wait until the information on the projects came forward to decide whether to support them or not.

Continued discussion on main motion: Mr. Kanner explained staff would send out RFPs and RFQs (Request for Quote) to landscape architects for designs that would go before Council for approval prior to moving forward. He estimated the most expensive RFP or RFQ would cost \$4,000. Councilor Marsh suggested involving Council at the earliest feasible phases on the projects particularly the Plaza projects.

Roll Call Vote: Councilor Slattery, Rosenthal, Marsh, Voisin, Lemhouse, and Morris, YES. Motion approved.

3. Direction to staff regarding questions for citizen survey

City Administrator Dave Kanner explained every other year the City participated with the National Research Center in the National Citizens Survey along with 500 cities nationwide. As part of the survey, the City could ask three locally generated questions, one open ended and two multiple choice. The Parks Commission wanted to ask what programs the community wanted Parks and Recreation Department to offer or expand as the open-ended question and Council agreed. Council selected a question regarding economic development and one regarding the City Hall building. They requested the question for the City Hall building be less specific or to use the original question staff proposed.

ORDINANCES, RESOLUTIONS AND CONTRACTS

1. Approval of a resolution titled, “A resolution establishing fees and charges effective September 4, 2014, for medical marijuana dispensary application processing”

Administrative Services Director Lee Tuneberg explained the resolution provided new fees when the City processed permits for medical marijuana dispensaries beginning Thursday September 4, 2014. City Attorney Dave Lohman submitted a revised resolution that did not have language regarding background checks. Enforcement regarding employees with disqualifying criminal background could occur through owner self-disclosure, via complaint, or discovered during an investigation of the dispensary. The condition of not having a disqualifying criminal history was continual.

Councilor Rosenthal/Marsh m/s to approve Resolution 2014-16. Roll Call Vote: Councilor Voisin, Rosenthal, Marsh, Lemhouse, Morris, and Slattery, YES. Motion approved.

OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

1. Discussion regarding transients and safety issues for the E Main Street and Pioneer Street area.

Police Chief Terry Holderness explained the Police Department provided more coverage to the downtown area this summer than in the past. He originally intended 100 hours of coverage but due to staffing and the You Have Options program was only able to provide 70 hours a week.

The summer was relatively quiet until the past two weeks that generated several complaints downtown. Jackson Wellsprings held an annual music event a week before Burning Man that drew many transients and travelers. People typically would stay for a few days then leave for Burning Man however, this year several stayed in Ashland that resulted in issues and complaints. Most of the conduct described was not against the law in the state of Oregon and that included harassing comments. The Police Department planned to increase patrol of the downtown area for the next couple of weeks until the group passed through. He hoped that the following summer the department would be fully staffed and funded to

provide 100 hours of coverage in the downtown area each week.

The Police Department had issued many tickets to people visibly intoxicated and drinking in public but did not think citations were a deterrent for people not intending to stay in the area. People ticketed this summer who did not pay their fines would have warrants issued for their arrest when they returned the following year. The area in front the Black Swan that caused so much issue would undergo a remodel through the Oregon Shakespeare Festival (OSF) that would reduce complaints at that corner. The changes would displace some transients to another location.

Chief Holderness clarified sexual harassment was a civil tort and not a criminal violation. Sexual assault was reasonable apprehension of physical violence established through the reasonable person standard. Chief Holderness was confident the changes to the Black Swan area would drastically reduce activity next year. The problem was displacement. Another contributing issue was raised planter boxes off the sidewalk, wherever planters like that stood the City had problems. He addressed dogs and explained the police cite owners for not maintaining their dogs or physically abusing them but did not cite for undernourished animals. It was also difficult enforcing licensing and vaccination requirements on dogs with transient owners.

Council would further discuss police presence and what action Council could take at a future Study Session.

City Administrator Dave Kanner explained staff had discussed offering a service to steam clean sidewalks for businesses during the shoulder seasons. The Street Department staff was extremely busy with work they could only accomplish during summer. The City did not clean the sidewalks because it was a resource allocation issue and the Ashland Municipal Code stated that the adjacent property owner was responsible for maintaining the sidewalk in a clean and safe condition and removing obstructions. Mr. Kanner would look into a program for the off-season, establish a fee rate, and bring it back to Council for consideration.

Councilor Marsh shared that 200 families attended the Family Fest event at the Ashland Resource Center held August 27, 2014 and received a variety of services. Councilor Lemhouse noted people brought 157 lbs. of food to the Ashland High School scrimmage that occurred August 23, 2014. Councilor Voisin congratulated the Police Department for their nomination of the Webber Seavey Award for excellence in Law Enforcement for the You Have Options Program and making it to the top ten.

Mr. Kanner announced a ribbon cutting celebration for the TAP pipeline Thursday, September 11, 2014 at 4:30 at the new pump station at 2253 Rogue Valley Highway 99 North.

ADJOURNMENT OF BUSINESS MEETING

Meeting adjourned at 10:29 p.m.

Barbara Christensen, City Recorder

John Stromberg, Mayor

**MINUTES FOR THE REGULAR MEETING
ASHLAND CITY COUNCIL
October 21, 2014
Council Chambers
1175 E. Main Street**

CALL TO ORDER

Mayor Stromberg called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers.

ROLL CALL

Councilor Voisin, Morris, Lemhouse, Slattery, Rosenthal, and Marsh were present.

MAYOR'S ANNOUNCEMENTS

Mayor Stromberg announced vacancies on the Forest Lands, Wildfire Mitigation, Historic, Public Arts, Transportation, and Tree Commissions.

APPROVAL OF MINUTES

The minutes of the Study Session of October 6, 2014, Executive Session of October 6, 2014 and Business Meeting of October 7, 2014 were approved with the following clarification to the October 7, 2014 meeting regarding the discussion on Title 18 Land Use:

Page 4 of 6, Council agreed to forward an increase in height along with a conditional use permit (CUP).

SPECIAL PRESENTATIONS & AWARDS

1. Public Art Commission annual presentation to City Council

Margaret Garrington, Chair of the Public Arts Commission presented the annual report to Council. She noted the following projects in her report:

- Gateway Island Project
- Calle Staircase
- Walkway between New Theatre and East Main Street
- Public Art Inventory
- Newest Public Art

Chair Garrington shared the Commission's goals and timelines on current and ongoing projects and identified future public art projects for 2015. In addition, she brought forward a request from the Commission that Council consider revising AMC 2.10.040 "Quorum and Effect of Lack Thereof" to allow a quorum of more than one-half of the appointed commissioners. The current language requires a quorum of more than one-half of the members including vacant positions.

2. Code Compliance Program – one-year update

Code Compliance Specialist Kevin Flynn explained to date code compliance had received over 900 contacts from citizens and partners in city government. Some calls were easily resolved and others took time. The majority of issues was land use, assistance to various city departments, and recently sign code. He addressed the Short-term Vacation Rental Compliance History map noting the program's success and that at this time there were no properties out of compliance.

Trending code complaints included the following:

- Medical marijuana agricultural grow sites as causing a negative impact due to noxious odor of the plants

Mr. Flynn was using the same model for medical grow sites used for short-term vacation rentals, he

contacted the property owners and advised them of the ordinance and put them on a cease and abate warning. Because it was a medicinal grow, he was not requesting they remove their plants but asked them not to grow the following year or at the level that caused the strong odor. City Attorney Dave Lohman thought the nuisance ordinance was sufficient for enforcement.

- Recreational trailers, utility sheds and other temporary structures being used as long-term dwelling units in backyards and driveways in single-family zones on private property
- Increase of mice and rats that some citizens are associating with chicken coops

Council expressed appreciation for Mr. Flynn's efforts.

PUBLIC FORUM

David Wick/2560 Eagle Creek Lane/Asked Council to consider forming a Culture of Peace Commission (CPC). A culture of peace encompassed values, attitudes, traditions, modes of behavior and ways of life as well as how the City could function with practices that were practical and grounded with a return on investment. The community supported this commission. He submitted documents into the record.

Irene Kai/2560 Eagle Creek Lane/Noted Ashland was recently designated Google eCity for the second year in a row. It took leadership and vision for the Chamber of Commerce in the 1980s to establish internet. Ashland was innovative with great leadership, vision, and the courage to create their vision. If Council created a Culture of Peace Commission it would lead the citizens to practice the culture of peace and put Ashland forward as a city of peace to the rest of the world.

Eric Sirotkin/2016 Ashland Mine Road/Explained he was an attorney and mediator and spoke on creating a Culture of Peace Commission in Ashland. The Commission would bring in people with non-violent communication skills, reconciliation and mediation skills, and compassionate listening. The commission would help confront issues in a way that built a solid, healthy, forward thinking city. He asked Council to place the Culture of Peace Commission on a future agenda for discussion.

Councilor Marsh/Lemhouse m/s to add to the agenda a discussion on the timing of Ragland Award. Roll Call Vote: Councilor Voisin, Morris, Lemhouse, Slattery, Rosenthal, and Marsh, YES. Motion passed.

Councilor Voisin requested adding a discussion regarding the Culture of Peace Commission to a future Study Session agenda in 2014.

CONSENT AGENDA

- 1. Approval of commission, committee, and board minutes**
- 2. Special procurement for the purchase of Allen-Bradley (brand specific) electrical products and components**

Councilor Rosenthal/Marsh m/s to approve Consent Agenda items. Voice Vote: all AYES. Motion passed.

PUBLIC HEARINGS (None)

UNFINISHED BUSINESS (None)

NEW AND MISCELLANEOUS BUSINESS

- 1. Approval of three Request for Proposals (RFP) for architectural designs for downtown improvement projects**

Engineering Services Manager Scott Fleury explained the RFP projects included:

1. Improvements to the planter area at the corner of Winburn Way and North Main Street and the triangle at the corner of Lithia Way and Pioneer Street
2. Landscaping at the Pioneer Street and Lithia Way parking lot
3. The addition of plant material to the Plaza and partial paver replacement

Two projects that required additional work and safety improvements involved pushing out the handicap ramp by the Winburn Way planter for higher visibility. The second project was the corner of Lithia and Pioneer. There was an existing driveway where the beautification project would go and staff recommended replacing the driveway apron and improving grade issues on the sidewalk.

Mr. Fleury explained the initial estimate did not include the \$18,000 in design work. Covey Pardee provided probable construction cost estimates. The engineering cost estimates came after and included professional associated costs. City Administrator Dave Kanner further explained the cost estimates had a 20% contingency that was typical at the design stage and would most likely not be spent. The projects were scaled in a way they could all be done with the available dollars and within budget.

Councilor Lemhouse/Rosenthal m/s to approve the RFP for design and implementation for improvements to the planter on the corner of Winburn Way and North Main and the triangle at the corner of Pioneer Street and Lithia Way. DISCUSSION: Councilor Lemhouse emphasized all three were requests for proposal, design questions would happen later. Councilor Rosenthal concurred. Councilor Voisin would not support the RFPs, these were public spaces, and Council needed to hear from the public beyond the special interest of the Downtown Beautification Committee. She also wanted the Tree Commission involved for tree selection, and an arborist and staff from the Conservation Department involved as well.

Councilor Voisin motioned to amend each RFP that 1) a public forum be required for each project, 2) that the Tree Commission be consulted for trees only, that the City hire an arborist to oversee all construction especially around the native cedar on North Main Street and 3) that Julie Smitherman be consulted for drought tolerant shrubs and plants for all three projects. Motion died for lack of a second.

Mayor Stromberg objected to the characterization of the Committee as representing special interests. He appointed the members to work on behalf of all the citizens. Councilor Voisin clarified the members were stakeholders. Councilor Lemhouse called for a point of order and Mayor Stromberg ruled in his favor.

Councilor Voisin motion to challenge the decision made on the point of order. Motion died for lack of a second.

Continued discussion on amended main motion: Councilor Marsh supported the main motion, both areas in the RFP needed to become more pedestrian friendly. **Roll Call Vote: Councilor Lemhouse, Marsh, Morris, Slattery, and Rosenthal, YES; Councilor Voisin, NO. Motion passed 5-1.**

Councilor Lemhouse/Slattery m/s to approve the RFP for design work and implementation of landscape improvements to the parking lot at the corner of Pioneer Street and Lithia Way. Roll Call Vote: Councilor Lemhouse, Marsh, Morris, Slattery, and Rosenthal, YES; Councilor Voisin, NO. Motion passed 5-1.

Councilor Lemhouse/Slattery m/s to approve the RFP for design work and implementation of improvements to the Plaza.

Councilor Marsh/Slattery m/s to amend the motion to delay consideration of the RFP until after the

Study Session on December 2, 2014. DISCUSSION: Councilor Marsh explained Council would meet to discuss what kind of planning process they wanted for the Plaza at the December 2, 2014 Study Session. Councilor Slattery agreed adding it would allow public input.

Councilor Marsh withdrew her amendment. Councilor Lemhouse withdrew his motion.

Councilor Marsh/Slattery m/s that consideration of the RFP for design work on the Plaza improvements be deferred until after the Study Session on December 2, 2014.

DISCUSSION: Councilor Rosenthal would not support the motion and did not think the delay was necessary. **Roll Call Vote: Councilor Lemhouse, Marsh, Morris, and Slattery, YES; Councilor Voisin and Rosenthal, NO. Motion passed 4-2.**

2. Ad-Hoc Recycle Center Committee recommendations for the Recycle Center, waste reduction and recycling

Management Analyst Adam Hanks explained the ad-Hoc Recycle Center Committee made the following recommendations:

- **Creation of a sticker program for curbside recycling**

The Committee recommended approving and implementing this program.

Councilor Morris/Lemhouse m/s to approve the creation of a sticker program for curbside recycling. Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery, and Lemhouse, YES. Motion passed.

- **Remove comingle recycle collections from the Recycle Center**

The Committee did not recommend approving this option because the savings gained did not outweigh overall objectives of waste diversion options for the public.

Councilor Rosenthal/Slattery m/s to continue comingle recycle collections at the Recycle Center. DISCUSSION: Councilor Slattery explained this was an important aspect to the Recycle Center and Ashland was doing something good for the environment by retaining the service. **Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery and Lemhouse, YES. Motion passed.**

- **Change fee methodology for Recycle Center surcharge**

The Committee recommended maintaining the existing monthly flat fee on Recology customer bills.

Recology received approximately 12-15 calls regarding the \$1.60 surcharge on customer bills. Establishing a donation system raised operational concerns. The Committee spent considerable time on charging a fee to use the Recycle Center. It was problematic on several levels that included social equity issues, cash handling, paying someone to collect the money. In the end the \$1.60 was successful in capturing costs. The Recycle Center was a part of the culture of Ashland and that people utilized it without paying fell under the category of providing a good service for the planet. The Committee agreed the Recycle Center needed to evolve and was open to exploring options in the future.

Councilor Rosenthal/Slattery m/s to maintain the existing monthly flat fee on Recology customer bills.

Councilor Marsh/Lemhouse m/s to amend motion to direct staff to continue discussions with Recology regarding a donation system. DISCUSSION: Councilor Marsh wanted the committee to determine a way for people to understand there was a cost to the recycling service Ashland was offering and provide them with an opportunity to contribute. **Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Slattery, and Lemhouse, YES; Voisin, NO. Motion passed 5-1.**

Continued discussion on amended main motion: Councilor Lemhouse struggled with the idea that some people did not have to pay for a service others paid for. Attaching a fee to the electric or water bills seemed fairer. **Roll Call Vote on main motion: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery, and Lemhouse, YES. Motion passed.**

- **Expand non-curbside collections materials available to reuse/recycle at the Recycle Cent**

The Committee recommended approving and bringing back results to the Council for final implementation approval with review by the Conservation Commission.

Councilor Marsh/Lemhouse m/s approve the Committee recommendation and direct staff to bring back results to the Council for final approval. Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery, and Lemhouse, YES. Motion passed.

- **Develop and implement a waste reduction and recycling education and outreach program for the community**

Committee recommendation to approve and bring back results to the Council for final implementation approval with review by the Conservation Commission.

Councilor Lemhouse/Rosenthal m/s to accept the Committee recommendation regarding the development and implementation of a waste reduction and recycling education and outreach program and bring it back to Council for final implementation approval. DISCUSSION: Councilor Lemhouse strongly supported education commenting that it helped change behavior. Councilor Rosenthal thought Ashland had the opportunity to be an innovator in this regard. **Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery and Lemhouse, YES. Motion passed.**

- **Explore a pilot program or system to offer pre and/or post consumer food waste diversion options**

Committee recommendation was approve and bring back results to the Council for final implementation approval with review by the Conservation Commission.

Councilor Rosenthal explained post food waste handling made up to 30% of the waste stream.

Councilor Rosenthal/Slattery m/s to explore a pilot program or system to offer pre and/or post consumer food waste diversion options and bring back results to Council for final implementation or approval. DISCUSSION: Councilor Morris thought this was a recommendation that could bring a large return. **Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery, and Lemhouse, YES. Motion passed.**

- **Update Ashland Municipal Code 9.22 – Opportunity to Recycle**

The Committee recommended approving and bringing back results to Council for final implementation approval with review from the Conservation Commission.

Councilor Marsh/Rosenthal m/s to instruct staff to investigate updates to the Ashland Municipal Code 9.22 – Opportunity to Recycle and report to Council for final approval and implementation. DISCUSSION: Councilor Marsh noted the intention was making recycling available to everyone in the community and sometimes that was missed in multifamily developments. Council Rosenthal added it had been 22 years and it was time to review the code. **Roll Call Vote: Councilor Morris, Marsh, Rosenthal, Voisin, Slattery, and Lemhouse, YES. Motion passed**

Council directed staff to bring back the report from Recology on financial incentives in the payment structure

for trash services along with the other items requiring approval by Council.

Mayor Stromberg moved the agenda item regarding the **Approval of a resolution titled, “A resolution in support of fossil fuel divestment” under Ordinances, Resolutions, and Contracts from #2 to #1.**

3. Discussion of deer education proposals

City Administrator Dave Kanner explained the agenda item was a result of a citizen testifying under Public Forum during the September 16, 2014 Council meeting who requested the City increase public awareness about living with deer. Council could limit the discussion to education or look into mitigation that had limited options. Staff had received a small amount of emails from citizens that wanted the City to take some form of mitigation.

Amy Felmley/187 Gresham Street/Explained she had lived in Ashland for a year and spent four months researching deer after an attack she experienced in her yard. She did not expect the City to take the lead on education but wanted information made public on what to do when you encounter a deer while walking a dog and how to respond when being chased by a deer. The City newsletter fell short providing that information to the public and the links mostly discussed fences. She thought the perception of deer being harmless should change to potentially dangerous. She clarified she was not talking about culling deer or sterilization at this time but wanted deer identified as dangerous removed. She had discovered the Oregon Department of Wildlife would occasionally grant a permit to remove a specific deer.

Councilor Marsh/Slattery m/s to suspend rules to allow questions. Voice Vote: all AYES. Motion passed.

Ms. Felmley thought the City website was the appropriate place for new residents to learn of deer being potentially dangerous but the site did not offer information on protecting oneself from an attack. Mayor Stromberg added citizens signing up for utilities presented another opportunity to inform citizens of potential harm from deer. Ms. Felmley went on to read steps a person could take if attacked by a deer from a document she submitted into the record. Mayor Stromberg reinstated Council rules.

Council directed staff to bring back an educational campaign on dealing with deer and wildlife in general using the website, City Source, providing information when a citizen signed up to receive utilities, and research possible partnerships in the community. Council suggested a television program with experts talking directly to the public, or a Town Hall meeting on the topic. Council comments regarding mitigation wanted to know the options and other comment did not want to pursue mitigation.

ORDINANCES, RESOLUTIONS AND CONTRACTS

1. Approval of a resolution titled, “A resolution in support of fossil fuel divestment”

City Recorder Barbara Christensen worked with Southern Oregon Climate Action Now (SOCAN) who asked Council to support fossil fuels divestment by requesting the Oregon Short Term Board (OSTB) and PERS Board (Public Employee Retirement System) not invest in fossil fuel companies. The resolution would not make any changes to the City investment policy.

Tamsin Taylor/594 Great Oaks Drive/The resolution in support of fossil fuel divestment provided an opportunity for Council to request the OSTB and PERS Boards review and consider divestment. The resolution was only a recommendation. Divestment would not result in lower returns.

Diana O’Farrell/929 Mountain Meadows/Explained the recent drought and reduced snow packs were consistent with global warming models. If the economic plans of fossil fuel corporations continued unabated, the climate changes would get worse. She asked the City to join others and take a stand to support divestment and encourage fossil fuel corporations to adjust their practices.

Reverend Thomas Buechele/829 Boulder Creek Lane/Governments at all levels were under strong corporate voice promoting maximization of short term profits in relationship to the whole issue of oil fossil fuels. Intergenerational justice demanded that people take whatever actions possible at this time to assure future generations were able to enjoy a livable, hospitable, and beautiful planet. He urged Council to support the resolution.

Councilor Slattery/Voisin m/s to approve Resolution #2014-19. DISCUSSION: Councilor Slattery supported the resolution. Councilor Voisin commented SOCAN had researched the resolution and the City Recorder did due diligence for the City. By supporting this resolution, Ashland was joining hundreds of cities and organizations who were taking the cause of the climate crisis seriously. Councilor Morris supported the motion but questioned how to achieve the goal. The real goal should be reducing reliance on fossil fuel. Councilor Lemhouse would support the motion and appreciated the changes SOCAN made to the resolution after Council expressed concerns. This was an active step but people should do more than resolutions to change the issue. Councilor Rosenthal thought it might be easier to divest from coal. Councilor Marsh noted that Council chose as one of its five priorities for the next five years to develop and implement a climate and energy plan. This was a step in that direction. **Roll Call Vote: Councilor Morris, Marsh, Lemhouse, Voisin, Rosenthal, and Slattery, YES. Motion passed.**

NEW AND MISCELLANEOUS BUSINESS-continued

4. Plaza replacement tree recommendations

Assistant Planner Michael Pina explained two arborists on the Tree Commission thought the Red Oak might have more invasive root systems than the Bur Oak. Both trees produced acorns. The Tree Commission had discussed the potential risk to roots due to overwatering. To Mr. Pina's knowledge, the Parks and Recreation Department had not participated in the tree selection.

City Administrator Dave Kanner had talked to various people in the Parks and Recreation Department and no one had a strong recommendation on the type of tree. The Red Oak was slightly smaller in base and diameter height than the Burr Oak and produced bright red leaves in the fall. The Bur Oak turned a yellowish brown in the fall.

Councilor Voisin/Marsh m/s to select a Red Oak to replace the recent deceased tree in the downtown Plaza. DISCUSSION: Councilor Voisin thought the Red Oak was more appropriate and a better fit due to the size of the Plaza than the Bur Oak that could grow large. Councilor Rosenthal would not support the motion. He disagreed with the tree choice, was concerned the Parks and Recreation Department was not consulted on the choice, and thought more examination was needed. Councilor Lemhouse agreed with Councilor Rosenthal and did not think the Council should be picking a tree. He trusted staff would make the right decision. Councilor Slattery thought the Parks Commission needed to be involved in the choice and would not support the motion. Councilor Morris would vote against the choice as well. He had hoped for a native tree instead of an eastern one. Mr. Pina explained a native tree would not do as well given the irrigation in the area. The Tree Commission made the tree selections just prior to Michael Black being hired as the new Parks and Recreation Director. Mr. Pina had a discussion with Mr. Black regarding the choice and he was fine with the selection. **Roll Call Vote: Councilor Slattery, Voisin, Marsh, Lemhouse, Morris, and Rosenthal, NO. Motion died.**

Council directed staff to consult with the Parks and Recreation Department, follow appropriate protocol with the Parks Commission, and make a decision on behalf of the Council and not bring the decision back to Council unless the selection did not include either the Red Oak or Bur Oak.

ORDINANCES, RESOLUTIONS AND CONTRACTS-continued

2. Approval of a resolution titled, "A resolution authorizing the City of Ashland to provide a city building for a winter shelter two nights per week through April, 2015"

City Administrator Dave Kanner explained this was the same resolution adopted over the past two winters allowing the use of Pioneer Hall as winter shelter two nights a week staffed by volunteers from the Rogue Valley Unitarian Universalist Fellowship (RVUUF) and Temple Emek Shalom.

Councilor Marsh did not want to allow children in the shelter and wanted to delete the reference to children under **Section 2 Terms and Conditions (g)**. Mr. Kanner clarified volunteers' designated separate sleeping areas for men and women but did not enforce it if the guest was uncomfortable with that sleeping arrangement.

Councilor Marsh/Lemhouse m/s to approve Resolution #2014-20 and delete from Section 2 (g) "Appropriate signage must be displayed that warns against children being left alone."

DISCUSSION: Councilor Marsh thought it was a terrific program and a great way to leverage a City resource with volunteers. **Roll Call Vote: Councilor Voisin, Marsh, Rosenthal, Slattery, Morris, and Lemhouse, YES. Motion passed.**

3. Approval of a resolution titled, "A resolution consenting to the transfer of control of the cable franchisee Falcon Cable Systems Company II, L.P. to Comcast Corporation, with conditions"

City Attorney Dave Lohman explained the only basis for challenging a transfer like this was if the City had reasonable legal, technical, and financial capability questions about Comcast. Staff had hired a telecommunications attorney to ensure the City asked for everything possible in terms of conditions. Mr. Lohman received a call from Charter asking the City to remove item (2) under **Section 2 Conditions to the Transfer of Control** because it would limit their due process rights under the existing franchise.

Councilor Slattery/Lemhouse m/s to approve Resolution #2014-18 and delete under Section 2, item 2.

DISCUSSION: Councilor Rosenthal would not support the motion and expressed serious concern regarding the level of customer service from Comcast. Mr. Kanner clarified the City could charge Comcast 5% of gross revenues on cable service. The City could not assess a franchise fee on internet and data services. The 5% charge was a limitation set by federal law. **Roll Call Vote: Councilor Slattery, Lemhouse, Morris, Marsh, YES; Councilor Rosenthal and Voisin, NO. Motion passed 3-2.**

OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

Councilor Marsh suggested removing the State of the City from the Council meeting and making it an event that included the presentation of the Ragland Award.

Councilor Marsh/Slattery m/s to award the Ragland Award at the annual State of the City address in January. Voice Vote: all AYES. Motion passed.

Councilor Lemhouse expressed concern moving agenda items during the meeting and preferred adhering to the printed agenda established prior to the meeting.

ADJOURNMENT OF BUSINESS MEETING

Meeting adjourned at 10:25 p.m.

Barbara Christensen, City Recorder

John Stromberg, Mayor

**MINUTES FOR THE REGULAR MEETING
ASHLAND CITY COUNCIL
December 16, 2014
Council Chambers
1175 E. Main Street**

CALL TO ORDER

Mayor Stromberg called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers.

ROLL CALL

Councilor Voisin, Morris, Lemhouse, Slattery, Rosenthal, and Marsh were present.

MAYOR'S ANNOUNCEMENTS

Mayor Stromberg announced vacancies on the Public Arts, Transportation, Housing and Human Services, and Tree Commissions.

Councilor Slattery announced the Southern Oregon University football team would play in a national championship game for the National Association of Intercollegiate Athletics (NAIA) Friday December 19, 2014.

APPROVAL OF MINUTES

The minutes of the Executive Session of November 18, 2014, Study Session of December 1, 2014 and Business Meeting of December 2, 2014 were approved as presented.

SPECIAL PRESENTATIONS & AWARDS

1. Presentation by Representative Peter Buckley and Senator Alan Bates on the upcoming legislative session

Representative Peter Buckley and Senator Alan Bates explained the state continued to come out of the recession and the economy was rebounding. State revenue was not at the level to make an investment in education but had made strides in healthcare. Reforms in public safety allowed them to stop construction plans for the next prison. They were able to add full day Kindergarten statewide but were not ready to bring back more school days, teachers, or programs. The legislature also discussed revenue and kicker reform.

Upcoming issues in the next session included climate change, the clean fuels act, a possible transportation package, implementing Measure 91, and mental health. Medical marijuana dispensaries would most likely fade out over the next 2-4 years as recreational marijuana outlets provided more access to marijuana due to legalization. There were concerns taxing marijuana would raise prices drastically and push consumers back to the black market.

The mental health system was broken and the bureaucracy in Salem Oregon nonfunctional with caseworkers spending 60% of their time reporting instead of taking care of their patients. Another issue was who should have the final authority and responsibility of the mentally ill, the county or the state. There were models around the country with better outcomes for half the price.

A transportation package was forthcoming. The state was moving away from the gas tax to a different funding mechanism. The clean fuels bill would pass again but there was concern the state was not aggressive enough regarding climate change and action.

Representative Buckley and Senator Bates explained Southern Oregon University (SOU) having to reconstruct the athletic facility had increased costs and jeopardized the swimming pool. There was the

possibility of building the pool next to McNeal Pavilion with funding coming from a partnership between SOU, Ashland School District, and the City.

2. Annual presentation by the Planning Commission

Planning Commission Chair Richard Kaplan explained the Commission participated in identifying a downtown review of zoning, worked on an assessment for the City's approach to master planning, and infill strategies along transit corridors.

During 2014, the Planning Commission reviewed an application to modify Verde Village Subdivision's Development Agreement, the Medical Marijuana Dispensaries Ordinance, short-term travel accommodations in residential zones, the Normal Neighborhood Plan, the master planning process, the Unified Land Use Ordinance, and amending the Wildfire Hazard Zone. Commissioners also sat in on the Downtown Parking Management and Circulation ad Hoc Advisory Committee, the System Development Charges Review Committee, and the North Neighborhood Plan Working Group.

PUBLIC FORUM

Jonathan Chenjeri/1301 Iowa Street/Voiced support for Southern Oregon Regional Economic Development, Inc. (SOREDI) and explained the program further.

CONSENT AGENDA

- 1. Approval of commission, committee, and board minutes**
- 2. Special procurement for the purchase of one aerial lift bucket truck**
- 3. Contract addendum – Evergreen Job & Safety Training, Inc.**
- 4. Liquor license application for SOM dba Happy Bowl**
- 5. Liquor License application for Jeff Chase dba Ashland Valero**
- 6. Approval of a resolution titled, "A resolution adopting a supplemental budget increasing appropriations within the 2013-2015 biennium budget"**

Councilor Rosenthal pulled Consent Agenda item #2 for discussion. Public Works Superintendent Mike Morrison deferred two electric wire reel trailers scheduled for replacement until the next biennium to purchase the aerial lift bucket truck. Time and personnel changes made purchasing the electric wire reel trailers difficult. IT & Electric Director Mark Holden added they had refurbished two existing trailers that would last another year.

Councilor Rosenthal/Voisin m/s to approve Consent Agenda items. Voice Vote: all AYES. Motion passed.

PUBLIC HEARINGS (None)

UNFINISHED BUSINESS

- 1. Direction to staff on how to enforce the Food and Beverage Tax ordinance**

Motion from the December 2, 2014 meeting:

Councilor Marsh/Lemhouse m/s to defer enforcement of the Food & Beverage Tax Ordinance against prepared food operators at the Tuesday Growers Market until 2015.

Councilor Rosenthal/Lemhouse m/s to suspend Council rules. Voice Vote: all AYES. Motion passed.

Administrative Services Director Lee Tuneberg clarified the process for businesses out of compliance with the Food & Beverage tax and that it was usually resolved within a month. Staff sent forms in advance of the due date. If the City did not receive the tax within four days, staff contacted the business.

Ten days later the City sends an estimate letter. Staff assesses fees and interest and if necessary forwards the issue to collections. Staff also sends a letter and forms to businesses the City was unaware were operating in town. Back tax owed was estimation based on similar businesses and made accuracy difficult.

Mayor Stromberg reinstated Council rules.

DISCUSSION continued on motion: Councilor Voisin explained the City had not collected Food and Beverage taxes from the Growers Market for 22 years and did not think the City should collect unpaid taxes for 2014. Councilor Slattery would support the motion and emphasized this was not a trivial matter. It was incumbent on people doing business in a community to determine the rules and regulations. There was a shared responsibility and this was a learning experience.

Councilor Lemhouse/Slattery m/s to suspend Council rules. Voice Vote: all AYES. Motion passed.

Mr. Tuneberg was sure there were no records of the Growers Market paying the Food and Beverage tax in the past. State retention on records from 1993-1996 did not require the City to retain specific data.

Mayor Stromberg reinstated Council rules.

DISCUSSION continued on motion: Councilor Rosenthal explained this was a matter of principal and resisted the notion that it was the City's responsibility to inform people in business of a well known tax in effect for many years and renewed in 2009. He would vote against the motion because it was unfair to the law abiding businesses. Especially businesses not in compliance for years that came into compliance after being assessed late fees and interest charges. A business needed to know the rules where they operate. Councilor Lemhouse added this was not a new tax and it was not fair to characterize the City as retroactively taxing the vendors on something the vendors should have paid all along. He understood vendors received misinformation from the Growers Market. In the past, the City held businesses accountable in very dramatic ways for not passing through taxes and had to stand firm. Inconsistency made him uncomfortable and he would not support the motion. Councilor Morris would not support motion either. He preferred tax due from the time of notification instead of all of 2014. It was a matter of fairness and consistency. The voters approved the tax twice.

Councilor Marsh noted there was ambiguity on all sides. Lack of City records taxing the Growers Market in the past, vendors not aware the tax applied to their operations, and the Growers Market having one business license for all the operations. Enforcement in Ashland was about achieving compliance. The Growers Market was putting together a fair and reasonable plan to comply in 2015. Most of the vendors did not collect the tax during 2014. Councilor Slattery clarified the City had taken strong enforcement actions in the past on businesses that collected the tax and did not pay it and that was different from the Growers Market. The City had somewhat of a shared responsibility. He would support the motion.

Mayor Stromberg understood the question of principles and consistency. What made this situation different was they were not ongoing physical businesses and the vendor had not collected the tax in the past and suspected they did not have excess profit. Additionally this was probably not a large amount of money from the City's point of view and questioned the time and effort staff would go through to illicit estimates. He supported compliance and making a clean start in 2015. **Roll Call Vote: Councilor Marsh, Voisin, and Slattery, YES; Councilor Lemhouse, Rosenthal, and Morris, NO. Mayor Stromberg broke the tie with a YES vote. Motion passed 4-3.**

Councilor Voisin wanted to amend the Ashland Municipal Code for the **Food and Beverage Tax 4.34.030 Exemptions** and add the Growers Market. Councilor Lemhouse raised a point of order that the explanation could come after Councilor Voisin made the motion. Mayor Stromberg ruled in favor of the point of order.

Councilor Voisin motioned to amend the municipal code for the **Food and Beverage Tax 4.34.030 Exemptions** adding (L) reading “**sold by vendors at a Growers Market.**” Definition of Growers Market was the operation of a display space, booth, or table maintained for displaying or selling merchandise at any trade show, convention, festival, fair, market, or swap meet, provided the sponsor is licensed to do business. The definition came from the municipal code **6.040.085.A.4** under **Business Licenses**.

City Attorney Dave Lohman explained this was an amendment to the code and would be an ordinance requiring notification mailed to Council two weeks in advance and then first and second reading. Councilor Voisin withdrew the motion and wanted it added to the next meeting.

NEW AND MISCELLANEOUS BUSINESS

1. Biennial 2013-2015 Fifth Quarter Financial Report

Administrative Services Director Lee Tuneberg explained the report showed quarter-to-quarter increases in the fiscal year comparison that totaled approximately \$3,800,000 more expended. Total cash balances had gone down between the two fiscal years by \$4,000,000. Things were running normally. The City would soon receive the first cash distribution for property tax of \$8,000,000. The City will be down in year-to-year total cash balances \$1,500,000 primarily due to capital improvements.

Council wanted the reports sent to the Budget Committee a week earlier in the future and an executive summary added as well.

Councilor Rosenthal/Slattery m/s to accept the Fifth Quarter Financial Report for Biennial 2013-2015. Voice Vote: all AYES. Motion passed.

2. Adoption of the Strategic Plan for the use of social service grant funds

Housing Program Specialist Linda Reid and the chair of the Housing and Human Services Commission (HHSC) Chair Rabbi Joshua Boettiger explained the following changes made to the plan:

Strategic Priorities

- Assistance to obtain and/or maintain housing
- Supports to increase accessibility and availability of transportation options/services

Implementation Strategies

- Support proposals that leverage community collaborations or enhance community or existing regional partnerships
- 20% of the overall grant allocation will be made available to support small grants; small grants include any request of up to \$5,000, should the City not receive enough applications to allocate the balance of funds. The City will have the discretion to allocate any remaining balances to small grants.

Outcome Measurement

- Request the grant recipients to list their anticipated measurable activity/program outcomes

Adoption of the plan would designate the Housing and Human Services Commission as the review body to provide recommendations to the Council.

Councilor Marsh/Slattery m/s to adopt the Strategic Plan for the Use of Social Service Grant funds.

DISCUSSION: Councilor Marsh supported the plan. Having the Housing and Human Services Commission participate in the process would be a tremendous benefit. Councilor Lemhouse had reservations removing the process from the Citizen Budget Committee. Alternately, the work the Commission produced convinced him otherwise and he supported the plan. Councilor Voisin noted the Commission met five Council goals and supported the Commission’s efforts. **Voice Vote: Councilor**

Voisin, Morris, Lemhouse, Slattery, Rosenthal, and Marsh, YES. Motion passed.

3. Economic Development Strategy program and activity update

Management Analyst Adam Hanks provided background on the Economic Development Strategy, shared program highlights, and scheduled activities for the next 6-12 months. Mr. Hanks clarified the City website had a link to the Ashland Business Portal and contained the City regulatory pieces. He planned to add focused City targeted information on the City website and further link in the portal.

Council wanted website statistics regarding the portal brought to the Study Session for the Economic Development Strategy.

Councilor Voisin noted the Chamber of Commerce conducted the last Business Retention and Expansion Survey, wanted an independent source to do the second survey, and suggested using the Southern Oregon University (SOU) Small Business Department. Mr. Hanks explained the Chamber of Commerce was under contract for the survey. Councilor Voisin urged staff to encourage the Chamber of Commerce to consider hiring SOU to conduct the survey. Mayor Stromberg agreed the SOU Research Center was a valuable asset but the Business Retention and Expansion Survey depended on the relationships between the Chamber of Commerce and the businesses they were interviewing. Sandra Slattery, the executive director of the Chamber of Commerce recently presented the Ashland Business Portal to Business Oregon who thought the model was outstanding and encouraged her to apply for national awards.

Councilor Lemhouse raised a point of clarification that the suggestion Councilor Voisin was making was not actual direction to staff from Council. Councilor Voisin clarified she wanted the City to consider SOU and getting an independent research organization to conduct the Business Retention and Expansion survey. It would be good to have an independent source.

4. Responses to RFPs for downtown beautification projects

Engineering Services Manager Scott Fleury explained the City received two responses to the requests for proposal (RFP) for landscape improvements to the Lithia Way and Pioneer Street parking lot and the triangle area at the corner of Lithia Way and Pioneer Street. The proposals came in high and staff recommended rejecting both and contacting three to five local landscape architects for informal solicitations instead.

Criteria for informal and formal solicitations were similar. City Administrator Dave Kanner further explained the proposals received from the RFPs were not cost effective for the projects. Staff normally used an informal process for projects this small and it often consisted of a phone call. In this case, they did not due to the Council's interest in transparency and wanting proposals brought back to them for discussion and approval. Mr. Fleury added the same team that reviewed the RFPs would rate the informal solicitations.

Councilor Rosenthal/Morris m/s to direct staff to move forward with a less formal procurement process with the final design approval by Council. DISCUSSION: Councilor Rosenthal supported staff and the rationale for an informal solicitation. Councilor Lemhouse wanted to ensure the process was clear and transparent to the public. Councilor Marsh would support the motion and liked the idea of Ashland contractors working on the projects. **Roll Call Vote: Councilor Morris, Rosenthal, Lemhouse, Marsh, Slattery, and Voisin, YES. Motion passed.**

5. Council direction to proceed with downtown plaza beautification projects

Management Analyst Ann Seltzer explained the Downtown Plaza Beautification ad Hoc Committee made two recommendations related to the Plaza. The first was adding three freestanding planters with irrigation, and additional plants to the landscape beds with decorative fencing at the curb. The second

recommendation would replace pavers located within the half circle of the Plaza. Staff recommended informal solicitations instead of the formal request for proposal process.

Councilor Lemhouse/Slattery m/s to direct staff to move forward and solicit bids for these projects using the intermediate procurement process with final design approval by Council.

DISCUSSION: Councilor Lemhouse noted it was time to move forward since Council did not want to pursue a master plan for the Plaza. Council would approve the final design prior to implementation. Councilor Marsh was reluctant to approve the second project and questioned whether the community wanted to invest further in the paver controversy to the extent of \$15,000. It would not placate the people upset with the pavers and she was not sure if anyone else was interested.

Councilor Marsh/Rosenthal m/s to amend the motion and eliminate the second project.

DISCUSSION: Councilor Rosenthal explained the Plaza was like a work of art that would never satisfy everyone and was not sure the City needed to invest \$15,000 to replace pavers. The recent redesign was a huge improvement over what it was before. Councilor Slattery commented that Council asked a committee to make recommendations and he was reluctant to go against it. Councilor Morris would support the second project for the same reason Councilor Slattery stated.

Councilor Slattery/Lemhouse m/s to suspend Council rules. Voice Vote: all AYES. Motion passed.

Downtown Plaza Beautification ad Hoc Committee Chair Brent Thompson explained the Committee tried to give Council manageable projects to debate and alter. The vote on the pavers was not unanimous. The Committee strongly supported fencing to protect the landscaping. He suspected the Committee would want to add more planters in addition to the three proposed.

Councilor Lemhouse/Morris m/s to reinstate Council rules. Voice Vote: all AYES. Motion passed.

Continued discussion on amendment to main motion: Councilor Voisin would support the motion. She did not think the City should spend that much money on the Plaza when there was a committee looking into a downtown master plan.

Councilor Slattery/Marsh m/s to suspend Council rules. Voice Vote: all AYES. Motion passed.

Downtown Plaza Beautification ad Hoc Committee member Dawkins disagreed with changing the pavers. Ms. Seltzer added there were times where the Committee felt their sole purpose was to respond to the pressure to do something about the pavers. Chair Thompson clarified it was a split vote and it was Council's decision.

Councilor Lemhouse/Morris m/s to reinstate Council rules. Voice Vote: all AYES. Motion passed.

Councilor Slattery/Marsh m/s to call for the question. Voice Vote: all AYES. Motion passed.

Roll Call Vote on amendment: Councilor Rosenthal, Marsh, Slattery, Voisin, YES; Councilor Morris and Lemhouse, NO. Motion passed 4-2.

Continued discussion on amended main motion: Councilor Voisin would not support the motion. There was significant movement in one of the committees to have a master plan and to spend money now did not make sense. Councilor Lemhouse did not want a misconception there was a master plan. He was unaware of a master plan for the downtown at this point. **Roll Call Vote on amended main motion: Councilor Morris, Rosenthal, Lemhouse, Marsh, Slattery, YES; Councilor Voisin, NO. Motion passed 5-1.**

Councilor Marsh wanted staff to determine if there was Transient Occupancy Tax money in the current year's fund that could go to hanging baskets in the downtown. City Administrator Dave Kanner talked to the City Managers for the City of Phoenix and the City of Central Point who paid Four Seasons Nursery

\$300 per basket to hang the baskets, water and fertilize them during the summer. Four Seasons Nursery was willing to give the City of Ashland the same contract. The baskets would not go on posts with signs.

Councilor Lemhouse/Rosenthal m/s to direct staff to bring back a proposal regarding hanging plants in the downtown area. Voice Vote: all AYES. Motion passed.

ORDINANCES, RESOLUTIONS AND CONTRACTS

1. Approval of a resolution titled, “A resolution establishing a bee sub-committee and consenting to the requirements of becoming a Bee City USA”

City Administrator Dave Kanner explained the Parks Commission agreed to form a sub-committee as part of becoming a Bee City USA. Other steps involved filling out the application, placing a Bee City USA sign in the community and holding an annual celebration. Council needed to adopt the resolution establishing Ashland as a Bee City USA. Park Commissioner Chair Stefani Seffinger confirmed the Parks and Recreation Department would host the annual celebration and plant pollinator plants in Ashland Creek Park with a Bee City Park sign. The Park dedication would also incorporate the Bee City USA annual celebration.

Cara Cruickshank/1193 Ashland Mine Road/Explained she was the founding director of a non-profit started in Washington called the Natural Landscapes Project and a member of the Pollinator Project of Rogue Valley. President Obama was interested in a federal strategy to promote the health of honeybees and other pollinators. Pollinators included bats, humming birds, bugs, and others. Protecting bees and pollinators protected the food supply. It was an economic issue and important. Colony collapse disorders were causing a 10% loss in bees annually over the past decade. There were only a few Bee City USA cities in the nation and Ashland would be on the forefront of a movement receiving executive level support. There was a growing awareness of pesticides and habitat loss for pollinators. Pesticides wrecked the navigation systems bees and salmon used and affected neurological and reproductive systems in humans.

Councilor Slattery/Lemhouse m/s to approve Resolution #2014-25. DISCUSSION: Councilor Slattery spoke in favor of the groups that lobbied for Bee City USA. Councilor Lemhouse added it was a worthwhile venture. Councilor Marsh thought it was great the Parks and Recreation Department had the initiative and creativity to take this on. **Roll Call Vote: Councilor Morris, Voisin, Marsh, Rosenthal, Slattery, and Lemhouse, YES. Motion passed.**

2. Second reading of an ordinance titled, “An ordinance of the City of Ashland repealing Ordinance No. 2052 and replacing in its entirety existing Title 18 Land Use of the Ashland Municipal Code with a restated and revised Unified Land Use Ordinance”

Planning Manager Maria Harris noted one substantive edit to **18.2.5.030.A, B, and C** regarding purveous paving that changed from “whichever was greater” to “whichever is less” to make it proportional to the lot size. She went on to read corrections to scrivener errors.

Councilor Voisin/Morris m/s to approve Ordinance #3105 as amended.

Councilor Voisin/Rosenthal m/s to amend motion to Table 18.2.6.030 concerning standards for maximum building height in Non-Residential Zones as follows: In the portion of the of the Table 18.2.6.030 on page 2-53 setting forth the maximum building height in C-1 Zones, retain the words “40 feet” and delete all other words in that portion of the table. DISCUSSION: Councilor Voisin did not want the height raised in commercial zones. She supported the entire land use ordinance except for the height increase. Councilor Rosenthal had similar concerns in relation to public safety equipment needs. He would vote against the amendment but hoped the City would come up with a way to reconcile competing needs and policy decisions. Councilor Lemhouse would not support the amendment. The City

had pushed an infill strategy aggressively for many years and would find a way to deal with the public safety issues. Councilor Voisin commented increasing building height to 55 feet with an additional parapet would take away from the beauty and quaintness of the community in addition to public safety concerns. **Roll Call Vote on amendment: Councilor Voisin, YES; Councilor Lemhouse, Marsh, Morris, Rosenthal, and Slattery, NO. Motion failed 5-1.**

Roll Call Vote main motion: Councilor Lemhouse, Marsh, Morris, Voisin, Rosenthal, and Slattery, YES. Motion passed.

City Attorney Dave Lohman explained Council needed to adopt Findings inadvertently left off the Council Communication. He clarified information in the newspaper regarding a provision requiring a conditional use permit (CUP) to increase height to 55-feet in the C-1D zone. That provision had existed since the adoption of the Comprehensive Plan. What was new was allowing height up to 55-feet in the C-1 zone.

Councilor Lemhouse/Morris m/s to adopt Findings & Conclusions repealing Ordinance No. 2052 and replacing in its entirety existing Title 18 Land Use of the Ashland Municipal Code with a restated and revised Unified Land Use Ordinance. DISCUSSION: Councilor Lemhouse thanked Ms. Harris for her hard work and effort amending the code. **Roll Call Vote: Councilor Lemhouse, Marsh, Morris, Voisin, Rosenthal, and Slattery, YES. Motion passed.**

OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

Councilor Rosenthal thanked Councilor Slattery for his great service to the City and was pleased he would serve on the Board of Trustees for Southern Oregon University. Councilor Lemhouse added his gratitude to Councilor Slattery. Councilor Marsh shared a story about a homeless man who was moving into an apartment at the end of the week and thanked Councilor Slattery for driving the need for a Resource Center. Councilor Slattery responded he was very proud of what Council had accomplished and thanked Council, City Administrator Dave Kanner, staff, the City Recorder, City Attorney Dave Lohman, and Mayor Stromberg.

ADJOURNMENT OF BUSINESS MEETING

Meeting adjourned at 10:12 p.m.

Barbara Christensen, City Recorder

John Stromberg, Mayor

**CITY OF
ASHLAND**
TREE COMMISSION
Minutes May 7, 2015

CALL TO ORDER – Chair Gregg Trunnell called the meeting of the Ashland Tree Commission to order at 6:00 p.m. on May 7, 2015 in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way, Ashland, Oregon.

Commissioners	Council Liaison
Ken Schmidt	Carol Voisin, absent
Gregg Trunnell	Staff
Russ Neff	Derek Severson, Associate Planner
Casey Roland	Carolyn Schwendener, Admin
Christopher John	Pete Baughman, Parks Liaison
	Zechariah Heck, Assistant Planner

APPROVAL OF MINUTES

Neff/Schmidt m/s to approve the minutes of the April 9, 2015 Tree Commission meeting. Voice Vote: All Ayes, minutes were approved as presented.

PUBLIC FORUM

No one present spoke.

TYPE 1 REVIEWS

PLANNING ACTION: PA-2015-00510
SUBJECT PROPERTY: 843-855 Liberty St
OWNERS/APPLICANTS: James Juarez (855 Liberty Street)
 Charlie Hamilton/Suncrest Homes (843 Liberty Street)

DESCRIPTION: A request for a Physical and Environmental Constraints Review Permit to allow for the construction of a fire apparatus access turn-around on hillside lands to serve the properties at 843 and 855 Liberty Street. The request also includes a request to remove one tree, a 19-inch diameter at breast height Pine Tree.

COMPREHENSIVE PLAN DESIGNATION: Rural Residential & Woodland Residential; **ZONING:** RR-5-P & WR;
ASSESSOR'S MAP: 39 1E 16AC; **TAX LOTS:** 201 & 202

All of the Commissioners did a site visit, and Roland noted that he had previously climbed this tree and others on John Baxter's property.

Associate City Planner Derek Severson gave a staff report. He explained that this application is for a Physical and Environmental Constraints Review Permit (P & E) to construct a fire truck apparatus turn-around within an area that exceeds 25% grade and is on the City of Ashland's adopted Hillside Lands Overlay Map. Included in the hillside development permit is also a request to remove one 19" diameter Pine Tree located in the area of the turnaround. The proposed location for the turnaround is necessary in order to serve the two lots and minimize the disturbance in the area.

Mark Knox, Urban Development Services was present to represent the applicants. Mr. Knox called attention to the fact that the fire department required a fire truck turnaround for these two properties before they could begin development. Due to the dimensional requirements of the turn-around, the necessary retaining walls and the physical constraints of the area surroundings, the Pine Tree will need to be removed as it sits at the edge of a cut bank with some exposed roots and is

directly within the cut area.

Mr. Knox said there had been some discussion regarding an easement with the neighbors at 831 Liberty. If the neighbors granted an easement there is a possibility of adjusting the turn-around area which might allow the tree to be saved. It was suggested that an arborist look at the tree and the exposed roots to confirm whether it could be saved or not and if the tree roots could be avoided during construction.

John Baxter and Kelly Weisheipl 831 Liberty Street spoke. Mr. Baxter expressed their concern over the removal of the Pine tree. He conveyed that the area has had a beetle infestation in combination with drought killing some of the trees but this particular Pine Tree appears to be healthy. If at all possible they would like to see it saved. Mr. Baxter pointed out that he and Ms. Weisheipl recently met with the applicant, Mr. Hamilton, to discuss the possibility of an easement on their property. An easement might allow adjusting the configuration of the turn-around possibly then saving the tree. Mr. Hamilton assured them he is open to the possibility of an easement and reconfiguration of the turn-around but would like to have a decision made this evening regarding the tree removal in order to move forward with the project in the event the easement does not work out.

Roland/Neff m/s to approve the plan as is with the caveat that somebody goes back out to review the plan for any adjustments that could be made with an easement so that the tree can be saved. If it's determined that the tree is to be removed the Commission recommends mitigation on the site. Voice Vote: All Ayes, motion passed

PLANNING ACTION: PA-2015-00576
SUBJECT PROPERTY: 913 Pinecrest Terrace
APPLICANT: Suncrest Homes
DESCRIPTION: A request for a Physical & Environmental Constraints Review Permit to construct a new single family residence and associated site improvements on Hillside Lands for the property located at 913 Pinecrest Terrace. The proposal includes the removal of 35 oak, Madrone and pine trees located within the building envelope or within the area to be excavated for the construction of the driveway, patio and landscaped areas.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP #:** 39 1E 15BC; **TAX LOT:** 2700

All the Commissioners did a site visit. The Commissioners expressed their confusion over which trees were being removed because a great deal of the trees were marked though the application just stated the removal of 35 trees.

Severson gave a staff report explaining this planning action is a Physical & Environmental Constraints Review Permit as the applicants are requesting to construct a new residence on Hillside Lands.

Applicant Charlie Hamilton was present to answer questions. Mr. Hamilton confirmed there would be a tree protection plan done and tree verification before any of them will be removed, and that only 19 trees were proposed for removal but that some clustered trees were identified based on their multiple trunks in the inventory. Mr. Hamilton explained this property is .8 of an acre. Originally the owners of the property were interested in splitting the lot but then realized the creation of the required road would take out a great deal of trees. The applicants then made the decision to not divide the lot and put the house close to the street in order to preserve as many trees as possible. The Commissioners acknowledged their appreciation that the owners made a great effort to save trees. Roland noted that Tree #90 was a great specimen and that its removal was unfortunate; it was noted that this was considered a significant tree based on its diameter and would be mitigated.

Schmidt/John m/s to approve the tree removal as presented with mitigation of the one large tree (#90). Voice Vote: All ayes, motion passed.

PLANNING ACTIONS: 2015-00194 & -00195
SUBJECT PROPERTIES: 545-550 Holly Street
APPLICANT: Jennifer Davis (545 Holly Street)
Chad Brown & Trisha Vaughn (550 Holly Street)
DESCRIPTION: A request for a Hazard Tree Removal Permit to remove five trees from the property located at 545 Holly St, including three cottonwoods and two elms, and a request for a Hazard Tree Removal Permit to remove one approximately 18-

inch diameter breast height Cottonwood for the property located at 550 Holly Street.

COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP #:** 39 1E 09DB; **TAX LOT:** 8900 & 90002.

All the Commissioners did a site visit, and Roland noted that he had previously done work on these properties.

Severson gave a staff report. He explained that this is a request for a Hazard Tree Removal for five trees located at 545 Holly and one 18" diameter cottonwood located at 550 Holly. The applicant has concerns that the drainage has destabilized the root systems. Other trees in the neighborhood have recently fallen. The neighbors across the street have expressed concern that the trees might fall and damage their homes. Consequently they are encouraging the removal of the trees.

Applicant Trisha Vaughn 550 Holly Street was present to answer questions.

The Commissioners agreed that these trees are a hazard and could fall at any time. The applicant isn't sure at this time what to plant. The Commissioners were concerned that when the trees are removed erosion problems might begin. They suggested putting trees back in order to hold the bank in. They agreed not to require one for one mitigation, but recommended that appropriate riparian vegetation be planted following tree removal to help stabilize the bank on the subject properties. Commissioners noted that a mitigation plan to address bank stability should be provided addressing proposed plantings and might best incorporate geo-jute matting to stabilize the bank until plantings can establish themselves. Appropriate mitigation plantings could include, but would not be limited to, Oregon Ash or River Birch.

Trunnell/ Roland m/s to approve the application as presented. Voice Vote: All Ayes, motion passed

DISCUSSION ITEMS

Downtown Beautification Project – Landscape Architect Kerry KenCairn is consulting with the City of Ashland on the Downtown Beautification project. Ms. KenCairn gave a presentation explaining three proposed projects for the downtown area.

- **Winburn Way Tree located in front of Gateway Realty's office** - This project will create more soil volume for the tree that is located there by expanding the planter area by approximately four feet on the sides without changing grades. The plan is to remove all the concrete surrounding the tree along with the bench and put the footing for the new bench under the sidewalk thus providing more soil under the tree, giving more space for the tree. The goal is to maintain a sitting area.
- **Pioneer at Lithia Way** - The goal is to redesign the corner area. There is a seat/retaining wall, small planter and a larger planter up against the building. Re-doing the retaining wall will provide a small amount of landscaping area. Ms. KenCairn said the plan is to remove three trees and plant two giving them more soil volume. The trees currently there are challenged due to lack of enough water.
- **Pioneer Parking lot** - The plan is to replace the trees with American ash, adding walkways and a barrier along the sidewalk to discourage people from walking through that area.

The Commissioners discussed the different tree options for replanting. Ms. KenCairn said they are open to recommendations. She confirmed there will be trunk protection of the trees until their crown can take over by themselves. The Commissioners expressed their concern over the watering of the new trees during a drought. Ms. KenCairn acknowledged the planting will take place in the fall. Some suggestions were, planting in grow bags/gaiters for the slow release of water.

NEW BUSINESS ITEMS FROM COMMISSIONERS

Parks Department arborist Peter Baughman said the Arbor Day Tree planting at the new Ashland Creek Park located at 27 E Hersey went great. He thanked everyone who made it down to take part. Currently he is hand watering the tree and taking good care of it until irrigation is installed.

City Planner Zachariah Heck was the only person representing the Tree Commission at the Earth Day celebration. Heck pointed out that his mother is a teacher and gave him tree books to hand out to kids along with Douglas Fir tree cookies. Next year he would like to encourage some of the Commissioners to attend who could provide more information about trees.

Severson announced the City is planning a volunteer appreciation day on August 30, 2015 at Oak Knoll golf course. Anyone that serves on a Commission will be invited.

Severson confirmed at this time there is no application for the removal of the Clay street tree. He also announced that in the next month or two Heck will be the new Staff Liaison for the Tree Commissioner.

Severson briefly outlined the guidelines in regards to expressing public opinion about any proposal the Commission is likely to hear as a Tree Commissioner. When Land Use Actions come before the Commission there are strict City and State guidelines in terms of how to review the action. The Commission's decision is to be transparent and occurs based on information everyone has access to at the meeting. If as a Commissioner you come to the meeting and have already pre judged the application and you are not able to make a decision based on what happens in the meeting then that's getting rid of the transparency of that process. Severson asked the questions "Have you formed an opinion before the meeting?" "Is everyone considering the request based on the same information?" The concern is for the integrity of the process in the Commissioners' quasi-judicial roles, and he emphasized Commissioners must make clear any bias at the beginning of the meeting and not be a part of the discussion if they cannot rule impartially.

Severson emphasized that the process needs to be handled correctly so that if any project gets challenged it needs to be challenged on the facts not on a procedure error on somebody's part.

ADJOURNMENT

Meeting adjourned at 7:40 p.m.

Next meeting: June 4, 2015

Respectively submitted by Carolyn Schwendener