

ASHLAND HISTORIC COMMISSION

Meeting Minutes

February 4, 2015

Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room

REGULAR MEETING - CALL TO ORDER 6:03p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

Historic Commissioners Present: Mr. Skibby, Mr. Swink, Mr. Shostrom, Mr. Giordano, Ms. Renwick, Mr. Whitford, Mr. Emery, Mr. Ladygo

Commission Members Absent: Ms. KenCairn (U)

Council Liaison : Carol Voisin

Staff Present: Staff Liaison: Amy Gunter, Clerk: Regan Trapp

APPROVAL OF MINUTES:

Mr. Whitford motioned to approve minutes from January 7, 2015. Mr. Swink seconded. Mr. Giordano abstained. No one opposed.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT:

Mr. Skibby introduced Ms. Voisin to the Commission. Ms. Voisin gave the council liaison report. She stated that the City Council discussed the welcome center at ODOT but clarified that no decision was made. Ms. Voisin noted that there was a study session, regarding a group of citizens that would like to start a Culture of Peace Commission. She announced that they are meeting with the City Council and discussing how to move forward with this. She also noted that the City Council passed a height restriction, to be raised to 55 feet, in the D-1 & C-1 zones(downtown and some historic). The fire chief expressed concern regarding this change as they only have aerial ladders that reach up to two stories high. The City Council will be looking into this issue. Ms. Voisin went on to say that, on February 17, 2015, the City Council will be discussing hanging baskets on the downtown streetlights and they will also be giving a risk management report. She announced that the annual presentation to City Council, from the Historic Commission is April 21, 2015. They will also be discussing quorum requirements for City Commissions at this time. Ms. Voisin also added that the Police Department gave an update on the Hannah Thomas-Garner case. She reported that the City is looking for and recruiting for a Chief of Police. She added that the budget process is beginning and they will start discussing it on Feb 19, 2015.

PLANNING ACTION REVIEW:

PLANNING ACTION: 2014-02206

SUBJECT PROPERTY: 485 A Street

OWNER/APPLICANT: Steve & Kathy Hoxmeier

DESCRIPTION: A request for Site Design Review approval to add approximately 200 sq. feet to the existing mixed use commercial building located at 485 A Street. **COMPREHENSIVE PLAN**

DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04AB; **TAX LOTS:** 6500

Ms. Gunter gave the staff report on PA-2014-02206.

Mr. Skibby opened the public hearing to the applicant.

Mr. Steve Hoxmeier, of 485 A Street, presented to the Commission. Mr. Hoxmeier stated that nothing has changed since his submittal and this was the same plan that was presented earlier to the commission.

Mr. Skibby closed the public hearing and opened up to the commission for comments.

Mr. Whitford motioned to approve PA-2014-02206 and Ms. Renwick seconded. No one opposed.

OLD BUSINESS:

There was no old business to discuss.

NEW ITEMS:

A. Review Board Schedule

B. Project Assignments for planning actions

Ms. Renwick reported on the project at 270 N. First Street. She stated that they have roofed the front porch in metal.

C. Historic Preservation Week

Ms. Gunter gave the Commission an update on Historic Preservation Week. She conveyed to the commissioners that they should divide up the list of nominees and report back on what should be removed or added. They discussed the different awards and possible award recipients. Nominations need to be finalized for the March meeting. Mr. Skibby pointed out that he would like the walking tour to be a different neighborhood, possibly Downtown.

Historic Preservation Awards Nominees:

Dale/Terry – 568 Fairview, 522 & 528 Rock, 247 Oak

Tom/Andrew – 117 Helman, 175 Lithia, 14 Calle Guanajuato, 66 Water

Bill/Allison – 469 Allison, 201 Gresham, 315 High, 374 Hargadine

Keith/Sam – 5 Scenic, 368 Scenic, 83 Morton, 56 Church

DISCUSSION ITEMS:

A. Chautauqua Square: (Terry/Carol)

Mr. Skibby reported on the Chautauqua Square fountain. He presented pictures of the fountain to the Commission. He stated that the fountain is in pretty bad condition (water leakage and maintenance of the marble are big factors) but that the city would like to save the gargoyle piece off the fountain. Mr. Skibby pointed out that the decision to save it is up to OSF and their lease says that they can do whatever they want with the fountain. Ms. Voisin reported that the lease says that if OSF asks for removal of the fountain then they have to pay for it. She also pointed out that the responsible party for upkeep of the fountain was OSF and they did not maintain it at all. According to Ms. Voisin, the cost would be around \$2,000 to \$3,000 to remove it. Ms. Voisin suggested to the Commission that they send emails of support to City Council if they would like to keep the fountain. She added that if needed, they could make a bid on the fountain but they would have to remove it themselves. Mr. Giordano asked for an extension on the date for salvage (date for salvage is by 4pm on February 12, 2015) and would like it to be relocated. Mr. Shostrom suggested that they

find someone that wants to take the salvage and re-use it. There were lots of suggestions as to what should be done with the fountain but no decision was made by the Commission. Mr. Skibby, Ms. Voisin, and Ms. Gunter stressed the importance of the Commission backing the letter of support for the Chautauqua Square fountain. Commissioners will “reply all” on the email to the City Council regarding Mr. Skibby’s letter of support for the Chautauqua Square fountain. Ms. Voisin asked the Commission if they felt they should have had input before a decision was made by the City Council. The Commission agreed that they should have had more notice since the fountain is located in the Historic district. Ms. Gunter and Ms. Voisin impressed upon the importance of the Historic Commission having input on all projects going on in the Historic District. There was much discussion on how to keep projects on the Historic Commission’s radar so they do not slip through the cracks.

Mr. Skibby gave an update on what the Downtown Beautification Committee is working on. He asked that there be an agenda item specifically for updates from the Downtown Beautification Committee.

Ms. Voisin discussed some of upcoming projects that the Historic Commission may not know about. One of those projects is the restructuring of N. Main. Ms. Gunter stated that she will speak with Mr. Faught to see if he can give a presentation with plans regarding this at the next meeting. Ms. Gunter will give a report on this meeting to Mr. Molnar and will say that the Historic Commission would like to be included in all projects within the Historic District when they are initialized.

Review Board Schedule

February 5th	Keith, Bill, Andrew
February 12th	Tom, Terry, Sam
February 19th	Terry, Sam, Bill
February 26th	Terry, Andrew, Allison
March 5th	Keith, Bill, Terry

Project Assignments for Planning Actions – Review Update

PA-2014-01956	Lithia & First	All
PA-2014-01880	280 Liberty	Skibby
PA-2014-01126	345 Lithia Way-Gas station conversion to retail/restaurant-No building permit yet	Giordano
PA-2014-00725	469 Allison	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
PA-2013-01421	270 N. First St.	Renwick
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for March 4, 2015, 6:00 pm.

There being no other items to discuss, the meeting adjourned at 8:00pm.

Respectfully submitted by Regan Trapp

ASHLAND HISTORIC COMMISSION

Meeting Minutes

March 4, 2015

Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room

REGULAR MEETING - CALL TO ORDER 6:00p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

Historic Commissioners Present: Ms. Renwick, Mr. Swink, Ms. Kencairn, Mr. Skibby, Mr. Giordano, Mr. Emery, Mr. Ladygo

Commission Members Absent: Mr. Whitford (E)

Council Liaison : Carol Voisin

Staff Present: Staff Liaison: Amy Gunter, Clerk: Regan Trapp (Absent)

APPROVAL OF MINUTES:

Mr. Ladygo motioned to approve minutes from February 4, 2015. Mr. Swink seconded. No one opposed.

PUBLIC FORUM:

There was no one in the audience wishing to speak.

COUNCIL LIAISON REPORT:

Ms. Voisin gave the council liaison report. She reported that the council approved 380 Clay to be sold to Jackson County Housing Authority and the 100 year old Fremont cottonwood tree of the year may be removed to allow for 4 additional units to be built. 2 new welcome signs and hanging plants have also been approved by council. The pool at SOU is being torn down and no replacement will be built due to maintenance costs. There will be a temporary bubble placed over Daniel Meyer Pool to allow for year-round community use. At the next City Council meeting on March 17, 2015, Mike Faught will be giving a drought update and they will be considering an ordinance on Accessory Traveler's Accommodations in R-1 zones.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2015-00178

SUBJECT PROPERTY: 156 Van Ness Ave

OWNER/APPLICANT: Sean Downey

DESCRIPTION: The request is for Site Design Review to allow for two dwelling units on the consolidated parcel; one of the dwellings will be the existing cottage moved to the rear of the property accessed off of the alley and a new residence constructed at the front of the parcel. Site Review approval is also requested for two units at 156 Van Ness, the existing cottage at 160 Van Ness is proposed to move to rear of that property. A tree removal permit is also requested to a seven inch DBH Box Elder tree. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multiple Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOT:** 1000, 1100, 1200;

Mr. Emery recused himself from this planning action due to possible conflict of interest.

Ms. Gunter gave the staff report.

Sean and Julie Downey of 915 Oak Street and 160 Van Ness, addressed the Commission. Mr. Downey stated that they want to live at the street level. He went on to say that the development pattern for the future is that the larger house should be in front and the smaller cottages in the rear. Mr. Downey went on to say that both structures need new foundations and that they cannot remodel to make one structure because they feel it would destroy the historical record. He clarified that in keeping the houses and all associated with the address, they are keeping the "story" as well. Ms. Downey shared that they have spoken with the neighbors and received lots of praise and support for their project. Mr. Downey spoke about the possibility of removing the shed but they have not decided as of yet because of an easement near the alley.

Mr. Shostrom asked about the front elevation of the porch on the main house and Mr. Downey pointed out that the whole porch is not covered, as they wanted to be able to sit in the sun. Mr. Downey also described the siding and that the windows would be clad double hung. He also went on to describe materials used and the way they want the windows to look. Mr. Shostrom and Ms. Renwick had some concerns about the windows and roof. Mr. Shostrom suggested they wrap the roof to the east corner of the porch bump out. That would provide an open beam so the porch looks finished. Mr. and Ms. Downey would like a galvanized or earth-toned metal roof with a standing or locked seam. There was discussion on the Commission being more open to metal roofs on residences in the Historic district. Mr. Ladygo asked about the height of the accessory building and Mr. Downey said that it measures to be a story and a half.

Mr. Skibby closed the public hearing and opened up to the Commission for comments.

Ms. Renwick motioned to approve PA-2015-00178, with the condition that they need to wrap the porch roof to the east corner of the bump out, to provide an open beam so the porch looks finished. Ms. Kencairn seconded. No one opposed.

OLD BUSINESS:

There was no old business to discuss

NEW ITEMS:

- A. Review Board schedule**
- B. Project Assignments for planning actions**
- C. Historic Preservation Week: Event Schedule & Nomination list review** - Ms. Gunter discussed the memo that was given to the Commission by Ms. Trapp. The awards ceremony will be scheduled for Wednesday May 20, 2015 at 1:30pm. Mr. Skibby agreed to do the Railroad district tour on Friday the 21st at 2:00pm. The self-guided Mausoleum tour will happen during the week as well. Ms. Gunter stated that someone from the commission could contact the Ashland Daily Tidings for a news story on Preservation week. Mr. Skibby stated that we need to get a proclamation ready for the Mayor. Ms. Trapp will prepare the proclamation for the Mayor.

Final nominations are as follows:

New Multi-family: 522 & 528 Rock Street

Commercial: 14 Calle Guanajuato, 175 Lithia Way, 66 Water (5 B Street)

New Civic: Lea Light & Dorinda Cottle for the Map of Lithia Park

New Detached Structure: 56 Church

Individual award: Jeffrey LaLande

- D. Chautauqua Square Fountain update** – Ms. Voisin updated that the Parks and Recreation Department has recovered all the pieces of the fountain and are storing it for possible use in Lithia Park.
- E. Presentation for City Council on April 21, 2015** - Mr. Swink will be giving the presentation to the City Council.
- F. Historic Walking Tour project for GIS** – Ms. Gunter reported that the GIS dept would like to work with Historic Commission on developing this interactive tour.

DISCUSSION ITEMS:

- A. Downtown Design update** – Ms. Gunter reported on Downtown Design and the historic marker's program for the CLG grant.
- B. N. Main road diet** - Mr. Faught spoke about changes that are coming to the downtown by the addition of bike lanes to connect North Main to Siskiyou Boulevard. This project aims to provide both bike and pedestrian- friendly access in the downtown area.

Review Board Schedule

March 5 th	Keith, Bill, Terry
March 12 th	Terry, Allison, Tom
March 19 th	Andrew, Kerry, Terry
March 26 th	Bill, Andrew, Terry
April 2 nd	Keith, Kerry, Terry

Project Assignments for Planning Actions – Review Update

PA-2014-01956	Lithia & First	All
PA-2014-01880	280 Liberty	Skibby
PA-2014-01126	345 Lithia Way-Gas station conversion to retail/restaurant-No building permit yet	Giordano
PA-2014-00725	469 Allison	Swink
PA-2014-00710/711	143/135 Nutley	Swink and Whitford
PA-2014-01283	172 Skidmore	Shostrom
PA-2014-00251	30 S. First St. – No new permits issued	Whitford
BD-2013-00813	374 Hargadine – Under construction/almost done	Swink
PA-2013-01388	14 Calle Guanajuato(Sandlers)Restaurant-Under construction/almost done	Renwick
PA-2013-01421	270 N. First St.	Renwick
PA-2013-01828	310 Oak St. (Thompson)	Shostrom
PA-2014-02206	485 A Street	Renwick
PA-2015-00178	156 Van Ness Ave	Kencairn

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for April 8, 2015, 6:00 pm.
There being no other items to discuss, the meeting adjourned at 8:34pm.
 Respectfully submitted by Regan Trapp

**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
STUDY SESSION
MINUTES
February 24, 2015

CALL TO ORDER

Chair Richard Kaplan called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

Commissioners Present:

Troy J. Brown, Jr.
Michael Dawkins
Richard Kaplan
Debbie Miller
Melanie Mindlin
Tracy Peddicord
Lynn Thompson

Staff Present:

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

Absent Members:

None

Council Liaison:

Greg Lemhouse, absent

ANNOUNCEMENTS

Community Development Director Bill Molnar announced the March study session has been moved to March 31. He also provided a brief update on current issues including the City's master planning approach, the accessory traveler's accommodation ordinance, and an upcoming land use ordinance on marijuana.

AD-HOC COMMITTEE UPDATES

Commissioner Brown stated the SDC Review Committee has completed its work.

PUBLIC FORUM

Huelz Gutcheon/2253 Highway 99/Shared his vision for a structural wattage learning center in Ashland.

DISCUSSION ITEMS

Community Development Director Bill Molnar stated both discussion topics tonight are highlighted in the City's Comprehensive Plan and have sections pertaining to them specifically. He stated wildfire hazards are discussed in the environmental resources chapter and has the overall goal of reducing the possibility for a devastating fire and includes specific, mandatory policy objectives such as fuel breaks, fire resistant plantings, roofing material, and connected street systems. Mr. Molnar went on to say the airport overlay is discussed in the transportation element and identifies the need to treat development in consideration of the unique operations of a municipal airport. In regards to the wildfire lands ordinance, he stated the City is looking into potentially expanding the scope and the standards that we currently apply to certain areas; and reversely loosening some of the requirements in the airport overlay for basic structures when placed consistent with the airport master plan.

A. Development Standards for Wildfire Lands Ordinance Amendments.

Senior Planner Brandon Goldman provided the background information and a summary of the potential ordinance amendments. He explained if the current boundary of designated wildfire lands were to be expanded, all properties not previously included would now fall under the same regulatory framework as those within the existing wildfire lands area. Mr. Goldman stated all properties that require building permits for new construction would have to meet the fuel break standards, a fire prevention and control plan would be required with applications to partition or subdivide, and new or re-

roofed structures could not use wooden shingles or other combustible roofing materials. Mr. Goldman relayed several discussion points for the commission to consider, including:

- clarifying the applicability of primary and secondary fuel breaks,
- establishing a size threshold for when the expansion of an existing building triggers implementation of the fuel break requirements,
- establishing a fuel break prohibited plant list,
- establishing a minimum clear distance between tree canopies and structures,
- establishing a canopy spacing standard
- limiting the storage of flammable materials or use of combustible landscaping materials in immediate proximity to a structure,
- establishing a standard for a minimum vertical separation between understory vegetation and the lowest tree limbs within a tree's drip line,
- establishing a requirement for the removal of dead or dying vegetation,
- modification of the flag drive and parking lot screening standards to stipulate site obscuring hedges must be fire resistant, and
- establishing a process to allow for modifications to the fire control and prevention plan and general fuel break requirements.

Mr. Goldman concluded his presentation and explained staff will take the Planning Commission's comments shared tonight to form a draft ordinance that will go to the Transportation and Conservation Commissions for comment. He added a public notice will be mailed to all properties within the City and the draft ordinance will return to the commission for a public hearing and recommendation to the City Council. Mr. Goldman noted Fire Department staff is present to answer any questions the commission may have.

Commission Comments & Questions

Staff was asked for clarification on the possible triggers that would require a change in landscaping; Mr. Goldman answered any addition greater than 100 sq.ft. in size is proposed. Comment was made questioning if 100 sq.ft. is the appropriate number, especially if the addition is not habitable space such as a deck addition. Fire Marshall Marguerite Hickman explained how the standard is currently applied and stated if any addition occurs (including decks and living space), fuel reduction is required. However, they have discussed the possibility of giving the homeowner a timeframe to implement the reduction. She stated the goal is to make the entire community safer, but agreed with the need to balance the financial impact on property owners. Opinion was given that the threshold should be set on the valuation of the improvement, not on the size of the additional square footage. Ms. Hickman clarified interior remodels are not applicable, only if the homeowner is expanding up or out. Mr. Molnar commented on the need for clear and objective standards and stated he would be concerned if land use approvals were required for all building permits.

Forestry Division Chief Chris Chambers addressed the commission and shared several potential scenarios. He stated they would like to avoid the removal of large trees, and noted they can be pruned to meet the standards. He also clarified they are not concerned with deciduous trees and stated smaller trees tend to pose more of a risk than larger trees. The commission asked for this to be clarified in the draft ordinance.

The Fire Department staff was asked to comment on whether all junipers are considered fire hazards. Firefighter Ashley Manning replied that the low growing variety is less of a hazard and it depends on where it is located in proximity to the house. The commission asked for this to be clarified in the draft ordinance.

Comment was made that many of the existing homes in town may not have additions or modifications for some time and questioned if these improvements should be mandated. Ms. Hickman clarified the City Council did not support a citywide vegetation ordinance and this is a different way to approach the issue and would bring compliance over time. Ms. Manning added there are current landowner grants, the Firewise program, and other programs in place to assist land owners with these improvements.

Commissioner Peddicord commented that there are a lot of slopes in town and noted the need to keep those stable. She also stated some oily plants are more deer resistant and highlighted the need to allow landscaping that works for these other aspects.

Mr. Goldman commented on flammable materials on adjoining properties and stated homeowners would only be responsible for their property. However, on smaller lots fuels reduction would likely be required for the entire property and those owners would not be able to have any of the plants on the prohibited list.

Comment was made that this is going to be a huge balancing act and this will be very challenging to implement when added to the other factors.

Mr. Goldman explained the intent for tonight was to bring this proposal to the commission's attention and stated staff will do their best to address the concerns raised. He stated the proposal will be taken to the Transportation and Conservation Commissions for comment and when it's ready the draft ordinance will return to the Commission for a public hearing. Several commissioners commented that public education is going to be a very important component.

B. Airport Code Modifications

Associate Planner Derek Severson stated the proposed changes to the airport code would streamline the review process for most applications at the airport by: 1) providing a ministerial permit process for hobbyist hangars, 2) adding a parking ratio for hobbyist hangars, 3) changing the height limitations from the current 20 ft. maximum, 4) allow tree trimming for safety reasons without requiring permits, and 5) updating the master plan relative to locations and phasing of landscaping and parking improvements, and detailing acceptable hobbyist hangar locations and designs. Mr. Severson explained staff is seeking the commission's input on this proposal and will take this to the Airport Commission for review before the formal adoption process begins.

Staff was asked to clarify what a hobbyist hangar is. Mr. Severson stated this is lacking a formal definition, but these are for personal use versus a commercial operation. Comment was made suggesting a clarification that these hangars will not contain office space. Mr. Molnar added the areas appropriate for these hangars will be identified in the master plan and the amendments could refer to a site plan where this type of expedited process would be allowed.

Mr. Molnar commented that there might be some disagreement with the Airport Commission in terms of parking and landscaping, and explained when dealing with public property the changes need to be consistent with how private property is dealt with. He added this may need to occur on a more campus wide approach and stated at certain thresholds landscaping and parking improvements would be needed.

Comment was made that tree removals should not be allowed without a permit, only tree trimmings. It was noted that someone might prefer to remove the tree entirely instead of addressing tree trimming year after year. Staff indicated this was a good point and stated they would be taking this proposal to the Tree Commission for input.

ADJOURNMENT

Meeting adjourned at 8:30 p.m.

*Submitted by,
April Lucas, Administrative Supervisor*

**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 10, 2015

CALL TO ORDER

Chair Richard Kaplan called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

Commissioners Present:

Troy J. Brown, Jr.
Michael Dawkins
Richard Kaplan
Debbie Miller
Melanie Mindlin
Tracy Peddicord
Lynn Thompson

Staff Present:

Bill Molnar, Community Development Director
Maria Harris, Planning Manager
April Lucas, Administrative Supervisor

Absent Members:

None

Council Liaison:

Greg Lemhouse

ANNOUNCEMENTS

Community Development Director Bill Molnar announced the accessory traveler's accommodation ordinance is going before the City Council for first reading and noted Commissioner Dawkins will be there representing the commission. He also announced two upcoming vacancies on the commission and noted commissioners Kaplan and Peddicord are stepping down.

CONSENT AGENDA

A. Approval of Minutes

1. February 10, 2015 Regular Meeting.

Commissioners Miller/Brown m/s to approve the Consent Agenda. Voice Vote: all AYES. Motion passed unanimously.

PUBLIC FORUM

No one came forward to seek.

PRESENTATION

A. Presentation by Mike Faught, Public Works Director: Draft East Main Multi-Modal Concept Drawings.

Public Works Director Mike Faught addressed the commission and provided an overview of the proposed changes to East Main Street. Key elements include:

- Reducing East Main to two lanes through the downtown area.
- Extending bicycle lanes through downtown.
- Extending the Road Diet to Helman St.
- Removing the traffic light signal at Helman St. and installing a rapid flash pedestrian crossing beacon.
- Increased signage installed on Lithia Way alerting drivers to the new traffic configuration.
- Installing traffic light signals at Oak St./Lithia Way and Oak St/East Main St.

Mr. Faught noted a conceptual plan has been developed to provide bicycle access from Oak St. to the plaza, and he also elaborated on the proposed changes to the downtown loading zones. He explained they are working with the local trucking agencies to get their input and work through the delivery issues, and stated the concept drawings include two 80 ft. loading zones on each block available until 4 pm each day. He added this would displace 21 parking spots. Mr. Faught went on to note bump-outs would be installed to shorten the distance for pedestrians to cross and improve visibility, and stated the sidewalks will be widened in some areas as well.

Commissioner Discussion

Mr. Faught was asked to comment on the staging and duration of this project. He replied that there are still a lot of details to work out before the construction costs can be put together, and stated while the downtown area will be disturbed during construction there are ways to minimize the disruption.

Mr. Faught was asked to comment on potential impacts of stacked traffic due to cars waiting for pedestrian to cross before they can turn. He replied that the proposed design works better than the current system, and noted that the traffic signals are timed to regulate the flow of vehicles. He stated the current configuration of three lanes creates additional hazards, including delivery trucks blocking traffic, and stated they have ran the model a number of times and are confident this will work better.

Comment was made that the pedestrian crossing in front of the Ashland Spring Hotel can be very busy at times. Mr. Faught commented that they don't see a sufficient number of pedestrian crossings at that location to warrant another traffic light.

Staff was asked whether the loading zones near intersections will make it harder to see pedestrians waiting to cross. Mr. Faught clarified the bump-outs will be installed just for this reason.

Suggestion was made to create different timed loading zones, rather than having all those spaces blocked for most of the day, or to have one of the loading zones on each side of the street go back to normal parking at noon. Mr. Faught stated that going to a 4pm cut off is a big improvement and noted the importance of working with the businesses in order to not impact their economic vitality. He suggested they start with a 4 pm cut off, keep working with the trucking agencies, and make adjustments overtime as necessary. Opinion was given that while it is important to protect the vitality of merchants, it is disappointing to see so much space being taken up for truck loading.

Mr. Faught explained the Downtown Parking & Multi-Modal Circulation Committee is continuing to meet and he hopes that by January or February 2016 they will have a final recommendation from that group. He stated once the plan is approved the City can seek out grant funding and it could be a year or two following approval before this is implemented. Mr. Faught added once the parking component is figured out he will return to the Planning Commission for an update. Suggestion was made for staff to hold a meeting at the armory like they have done for other projects to get the community's feedback on this before it goes to the City Council.

ADJOURNMENT

Meeting adjourned at 8:10 p.m.

*Submitted by,
April Lucas, Administrative Supervisor*

**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
STUDY SESSION
MINUTES
March 31, 2015

CALL TO ORDER

Chair Richard Kaplan called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

Commissioners Present:

Troy J. Brown, Jr.
Michael Dawkins
Richard Kaplan
Melanie Mindlin
Tracy Peddicord
Lynn Thompson

Staff Present:

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

Absent Members:

Debbie Miller

Council Liaison:

Greg Lemhouse, absent

ANNOUNCEMENTS

Community Development Director Bill Molnar updated the commission on the City Council public hearing on the accessory traveler's accommodation ordinance and explained second reading of the ordinance is scheduled for April 7. He also noted the commission's annual retreat is May 9 and asked the group to start thinking about agenda topics.

AD-HOC COMMITTEE UPDATES

Commissioner Brown announced the SDC Review Committee has concluded their work.

PUBLIC FORUM

Huelz Gutcheon/2253 Highway 99/Read aloud a written statement sharing his vision for an Ashland Renewable Energy Acquisition Department. (See Exhibit #1, attached)

Joseph Kauth/1 Coral Lane, #13/Shared his concerns regarding poison hemlock, urban sprawl, and the removal of small trees in the watershed.

DISCUSSION ITEMS

A. Normal Neighborhood Plan Update

Senior Planner Brandon Goldman updated the commission on the progress of the Normal Neighborhood Plan. He explained the Planning Commission reviewed the plan and issued a recommendation to the City Council a year ago, and since that time the Council considered the plan and formed a working group to further analyze the document. Mr. Goldman stated the working group is comprised of two Planning Commissioners, two City Councilors, and Mayor Stromberg, and provided a presentation on the working group's recommendations (see Exhibit #2, attached). Mr. Goldman explained the next steps in the process are for the Transportation Commission and Parks Commission to issues their recommendations, and then the Planning Commission will hold a formal public hearing on the revised plan on April 28.

The commissioners shared their comments and asked questions of staff as follows:

- Will the open space areas become parks? Mr. Goldman stated not necessarily; this would have to be negotiated between the property owner and the Parks Department.
- Could the open space areas be moved to make them isolated from one another? Mr. Goldman stated the proposed code language indicates the open space needs to remain contiguous.

- Will be neighborhood collector street be installed before construction begins? Mr. Goldman stated this has not been discussed; however the East Main St. improvements and a financing plan for the railroad crossing will be done before (or in tandem) with construction.
- Could the neighborhood collector street be modified to match the original proposal? Mr. Goldman stated all of the street locations are provided as a gridded concept plan and clarified the location of the streets can be modified by 50 ft. without an amendment process.
- Staff was asked to clarify the affordable housing component. Mr. Goldman explained staff received a letter from ACCESS, who develops affordable housing, expressing their concerns about the higher density zone being located close to the railroad tracks. The letter indicated the location near the tracks would prevent them from obtaining federal funding to develop housing in that area. Mr. Goldman went on to explain that affordable housing is a requirement with any annexation, and while ACCESS may prefer to develop housing in multi-family zones, the affordable housing would likely be distributed equally throughout the site and could be subsidized by the market rate units.
- Comment was made expressing concern about the reduction in overall housing units planned for the area and staff was asked if this would negatively impact the Regional Problem Solving (RPS) plan. Mr. Goldman explained because the reduction in density is to offset the provision of natural areas, the Normal Plan still complies with RPS; however the larger question of where to make up this lost density remains.
- Mr. Goldman clarified the density for the neighborhood commercial area is 7.5 units per acre. He also clarified the Public Works Department has hired Hardey Engineering to develop a cost analysis for the East Main St. improvements and the railroad crossing improvements and this will be completed in time for the April 28 Planning Commission meeting.

Public Testimony

Bryce Anderson/2092 Creek Drive/Stated the Baptist Church property will likely be the first parcel to develop, and while the four homeowners associations support a responsible development of this area, they are concerned about the traffic impacts. Mr. Anderson stated East Main is inadequate and hazardous for bicycles and pedestrians, and asked the commission to recommend for East Main St. to be fully improved from Walker Avenue to Clay Street before any development goes through. He also asked that the commercial component be optional.

Jan Vidmar/320 Meadow/Commented on the impact of the recent flooding on this area and stated it is important to have proper placement for the waterflow. Ms. Vidmar expressed concern regarding the gridded street pattern and stated this will increase the potential for vehicles to drive fast. She also commented on vehicles parked on the street and the difficulty in turning right or left off Clay and onto East Main Street. She added vehicles have to position themselves onto East Main Street before they can see clearly in either direction.

Final Commissioner Comments

Comment was made expressing concern with the small, high density area in the southeast corner of the plan that is surrounded by wetlands, and it was questioned if that area were to flood would there be a liability risk to the City. Mr. Goldman explained this area is outside the FEMA 500 year floodplain and outside the Ashland floodplain corridor as well, which is the most restrictive. He added this parcel is owned by the same group that owns other areas in the plan area and it would be possible to transfer some of that density to their other parcels.

Comment was made that the Public Works Director has proposed to fund 50% of the East Main St. improvements with SDC funds.

Comment was made that if the large stakeholders who own property in the plan area do not support this, they could decide to develop their areas under the County standards.

Suggestion was made to allow property owners to donate land to the Parks Department and still be allowed to transfer density.

Mr. Goldman stated when this comes back before the commission in April the feedback from the Transportation Commission, Working Group, and Parks Commission will be presented, and the commission will hold a formal public hearing and issue a final recommendation to the City Council.

ADJOURNMENT

Meeting adjourned at 8:30 p.m.

*Submitted by,
April Lucas, Administrative Supervisor*

**Complete Summary of the
Ashland Renewable Energy Acquisition Department
(AREAD)
In Four Speeches**

(Guide to speech videos on page 5)
Here are the texts of all four speeches:

1. Introduction to AREAD

Global warming is bad.
Global-warming is really bad.
Global warming is terrible scary bad.
Disasters are happening.
People are losing it.
Climate-change is ALREADY here
with more disasters on the way.
We accidentally created a
monster carbon blanket pile-up.

The "least" we can do is STOP adding MORE.

Can't do the cars and factories from here.

But we CAN "magnificently" STOP COLD
the gonnabe problem homes and buildings
that are designed to spew atrocious amounts
of carbon causings for the next 100 years.

Oh, whoops.
That would ruin our economy.

Surprise
Stopping bad growth
doesn't ruin our economy at all.

Ashlanders actually pay 2 times more
to suffer new construction then they don't.

In other words, new construction costs
everybody twice the money it brings in.

And fairness, it is not.

You see, It's the ever increasing environmental
externalities

Road hazard
Rush hours
Frantic driving
Intersection mass stampedes

Get out of my
density restraining
unprotected human bodies in harm's way
Hospital emergencies
More crime
Unemployment
Higher Utility bills
Water bills
More over amped
Pipes
Wires
Water treatment plants
Impossible local food production
And on and on
Inequities and miseries exponentially
cannibalizing the quality of life which now can be
identified, measured, and priced.

Oh, and don't forget the carbons.
And the monster stranded investments.

In short Ashland has been wasting
\$7 million dollars a year to ruin
the atmosphere 30 times faster than not.

We HAVE TO stop adding houses, buildings,
and the externalities they bring.

Let's put a moratorium on all dirty growth.
Effective today .
And be done with it.

Government salaries can now be spent on energy
engineers to install megawatts of solar, run
cutting-
edge upgrade programs, and generate intelligent
Structural Wattage destinations.

A fantastic future.

The Ashland Renewable Energy Acquisition
Department would then oversee planning.

And who's going to put all this together.
Yours truly.

So the heck with sustainability talk.
Anemic green washing.
Barely-hanging-on.
Getting used to it.
Or simply accepting defeat.

Best the Ashland Renewable Energy Acquisition
Department as a priority. With Huelz as director.

Putting up to 10 MWs of
Energy upgrading your homes.
And teaching true Structural Wattage growth.

So call your counselors. Call the mayor.
Appoint Huelz.
Ashland Community Development Director.

And let's get started by cost-effectively leasing
Tesla
electric cars for all the counselors
so we can quickly learn where we're all going to.
And what it feels like to be going the right way.

2. Home Energy Upgrades

On Jan 6th, I briefly described the
Ashland Renewable Energy Acquisition
Department
as a drop-in replacement for the planning
department.

This format consists of three divisions:
Expedited solar panel installations,
Home energy upgrades, and
Zero-net-energy destinations.

The home energy upgrade program is
especially exciting,
as it accomplishes effectiveness
never before achieved.

This is because
ALL existing homes and buildings in Ashland
will receive energy upgrades
with the first being:

Empty homes for sale,
Then those of policy people,
Then those eager to have an upgrade,

and finally, if necessary, drawing straws
(with the option to go to the end of the line).

The city would hire an experienced managing
Energy Performance Contractor
to hand-pick from WORKING-local-carpenters
10 applicants who would be
meticulously trained and thoroughly equipped
with
advanced education modules,
updated procedural techniques,
and cutting-edge specialty tools.

These brand new techniques and tools
will increase
performance-per-time effectiveness
5 times over what is now existing,
enabling a true
market transformation
at cost.

A Home Performance Contractor
can walk into your house,
do a walk through with you,
setup his measuring equipment,
share with you a video IR camera
performance MEASURING walk through,
print out a detailed itemized sequence
of cost-effective measures,
arrange a no-money-down loan payment plan,
identical to your current utility payment plan,
and guarantee the entire set of results.
All-in under 2 hours.

Then,
To complete an all-at-one-time comprehensive
40 percent energy reduction,
the construction itself requires an average of 5
days
With a loan pay back time of
between 7 and 15 years,
after which the savings increase,
your home has accumulated value,
the upgraders get REALLY GOOD
at what they're doing, and you've eclipsed the
dreaded retrofit dabbings.

Also hired is an MBA loan expert,
paperwork manager,
and crew scheduler.

Why all the cutting-edge to do?
Because the 100 full-time contractors, subs, and
suppliers

fully-employed for the entire 25 years necessary to upgrade ALL the homes and buildings in Ashland) would reduce Ashland's structural-energy needs 40 percent across the board, conveniently creating clean energy for something else.

Although these upgrades themselves do NOT require any incentives, as they cost the HOMEOWNER only 5 cents a k-watt-hour, they DO require Ashland to staff these two new people, and those two would replace our current energy conservation division which is, and has been, buying efficiency at \$1 per k-watt-hour for the last 10 years.

This division only measures electrically heated homes and then leaves. Of those measured, only 3 percent go on to call a part-time, minimally trained, hopefully somewhat equipped weatherizer who can only dabble with improvements.

And since Bonneville only incentivizes certain dabbles, they seem to get done whether the home needs it or not.

All this, combined with redundant paper work is the cause of the \$1 per k-watt-hour efficiency acquisition price.

Furthermore, the half-million-dollar/yr conservation division would need to spend an entire \$15M a year SIMPLY to cancel-out the planning department's fascination with biligerently fossilizing this wonderful town with typewriter and carbon-paper reruns, complimented with ever so innocent what-ever-you-say green-washings.

And then add to that the \$7M from the dangerizing externalities of real estate gotta-grow before gotta learn. And then, add on top of that, the coming cost of climate change.

I remind you the Ashland the Renewable Energy Acquisition Department simply stops all new construction in Ashland and in its place administers a 30 times greater carbon reduction solution,

environmentally and morally providing a solid foundation for the hopefully doable planet Earth.

3. Structural Wattage Learning Center

At the Jan. 6th & Feb. 3rd public forums, I introduced the Ashland Renewable Energy Acquisition Department and it's 3 important decarbonizing divisions:

1. City policy procured Solar Generators,
2. A Home Energy Upgrade program, and now the
3. Structural Wattage learning center.

The Structural Wattage Learning Center uses absolutely the best-in-the-world ultimate zero-net-energy-generation design to construct a mixed-use retail shop right downtown easily gotten to from the regular tourist walk and easily recognized by it's awesome solar roof.

Upon entering, you would see a sectional cut-away of the 2-foot thick R-70 wall assembly,

A fully functional hands-on model of the automatic window coverings,

An animation of the entire solar-roof voltage-switching options for space heating, electric vehicle charging, or both,

A view of the actual utility room tracing the air-to-water heat pump and it's various water tank heat tank battery modes,

And of course, a real-time, see through fresh-air heat-recovery-ventilator showing air movement through the transfer channels which can be adjusted by your very own breathing.

The floors above would be overnight accommodations with more information, hands-on with the actual equipment, and topped-off with a tour of the solar roof's various attic configurations.

Since this is the world's first most desperate global-warming demonstration solution that actually

functions perfectly,
both creating money and
stabilizing the future planet Earth,
it would be worth experiencing
up-close and personal.

And what if the Department of Energy
chipped in on this monstrous learning event
with instrumented data-logging verifications.
One can only dream the sooner the better.

Until then, there's a video to be found at
YouTube Structural Wattage.

And if you can get through the uber professional
presentation, and if you go so far as to
study and research this
Structural Wattage YouTube video
to the point of thorough understanding,
you'll confidently be on top of the whole subject.

What we're seeing here is a progression.
Throughout ancient history, the extra-human
power source was wood.
And then we found coal,
which took a hundred years to integrate.
and then we discovered gas,
which took a hundred years to integrate.
and now we've arrived at technology,
which'll need a hundred years to integrate.
The only problem is,
we've only got 20 years
to deploy the renewable energy transition
in order to avoid cooking the planet.

Global warming solutions are here,
but all, including everybody,
has to learn them pronto.
No matter what they look like or feel like.
In other words, quicker than faster.

Aesthetics are important.
Learning new aesthetics needs happen.
And aesthetics are already changing.
For instance, to spy an entire
solar panel roof,
consisting of only solar panels,
what a welcome sight.

4. City Policy Procured Solar Generators

At the Jan. 6th, Feb. 3rd and 17th public forums,

I introduced the Ashland
Renewable Energy Acquisition Department
and it's 3 decarbonizing divisions:

1. A Home Energy Upgrade program,
2. A Structural Wattage learning center, and now
3. City Policy Procured Solar Generators.

Solar generators are roof-mounted solar panels
and/or free-standing panel-arrays
ground-mounted in yards or unused fields.

Although these solar generators produce clean
energy dependably for the next 30 to 50 years,
they have to be paid for all at once,
from the get-go.

In other words, the purchaser actually has to
pre-pay for 30 years of electricity.
And that's a lot of up-front capital.

Creative financing to the rescue.

Thankfully, in the US there are dozens of
financial mechanisms, precisely designed
to enable solar for every income bracket.
with new and improved methods introduced
regularly.

The one requirement is
A properly-facing sturdy roof.

To date however, in Ashland,
the only financial arrangement used has been the
simplist of all direct buy
where the well-to-do owner can only
purchase the installation for his own roof,
with his own cash, leveraging his own tax liability,
and the city's cash grants.

Ashland has acquired a total of
1/2 megawatt in this way.
The only trouble is, Ashland should have
already acquired 5 megawatts by now.

Again, creative financing to the rescue.

At this time, the three best financial
mechanisms for solarizing
any-and-all group properties in Ashland are:

- 1.The third-party tax-equity pass-through
ownership
- 2.Community solar cooperative group buy, and the
- 3.Property assessed clean energy bonds

All are most complicated.
And necessitate mountains of paperwork .

Choosing one or two or three of these
as a city policy for the duration would be great,
but the returns would quickly become sub-optimal
and need to be constantly reinvented.

Therefore, the best city policy would be to hire
an expert MBA type, experienced in solar financing
to stay on top of the best methods
and combinations of methods.

And the Up-Level picture gets even more complex.

Washington may or may not continue the
federal tax credits,
The state is trying-out a number of new policy
rules
The environmental externalities acknowledged
true value of solar
may become monetized at any time,
and the inevitable carbon tax would definitely
rewrite everything across the board.

Chase, Morgan Stanley, Citigroup and on and on
the big banks and their buddies
have already signed up.

There's plenty of money out there eager
to invest in solar right now.
We just gotta go get it.
Organize it.
and bring it on home.

And here, getting on with it,
Ashland would be appropriately just-in-time
to retire it's solar incentive program all together,
with one single exception:

Every year,
the residential
roof with the biggest
panel array, most perfectly
aimed, producing the most energy,
would win an up-front cash grant for 30
percent of the total installation cost and be
given the first prize for environmental leadership.

Video Guide to All Four Speeches
comprising the complete summary of the
Ashland Renewable Energy Acquisition
Department

1. "Introduction to AREAD" 3 min.
Ashland.or.us On left go down to videos,
City Meetings Archives, January 6,
Takes you to vp.telvue. Wait.
A chapter tab will appear, Chapter 8.
2. "Home Energy Upgrade Program" 4Min.
Ashland.or.us On left go down to videos,
City Meetings Archives, Feb. 3,
Takes you to vp.telvue. Wait,
A chapter tab will appear,
Chapter 4, min. 52-56
3. "Structural Wattage Learning Center" 5 min.
Ashland.or.us On left go down to videos,
City Meetings Archives, Feb. 17,
Takes you to vp.telvue. Wait,
A chapter tab will appear, Chapter 5
4. "City Policy Procured Solar Generators" 5 min.
Ashland.or.us On left go down to videos,
City Meetings Archives, March 3
Takes you to vp.telvue. Wait,
A chapter tab will appear, Chapter 6

And don't forget,
Google "Structural Wattage"
(YouTube "Structural Wattage")

[youtube.com/channel/UCIm-SSXivesYbta9-E_TMgg](https://www.youtube.com/channel/UCIm-SSXivesYbta9-E_TMgg)

or

<https://www.youtube.com/watch?v=nhdCRpbWXRg>

Please watch the entire hour
to the point of understanding. You can do it.
Understanding these energy movement
fundamentals will prepare you with a
rock-solid basis protecting you from the
barage of complications, both real and frivolous,
coming at you soon. There will be a test.

Secretary of Energy, US Department of Energy,
clearly sums up the current situation. (13min.)

Search YouTube for:

"Topic: Energy Technology and Innovation

Speaker:

Ernest Moniz"



or (copy and paste both lines together as one link)


<http://m.youtube.com/watch?t=1m24s&feature=youtu.be&v=j-p0z2e6reg>

(Texts of all 4 AREAD speeches above)

Normal Neighborhood Plan

Planning Commission
March 31, 2015

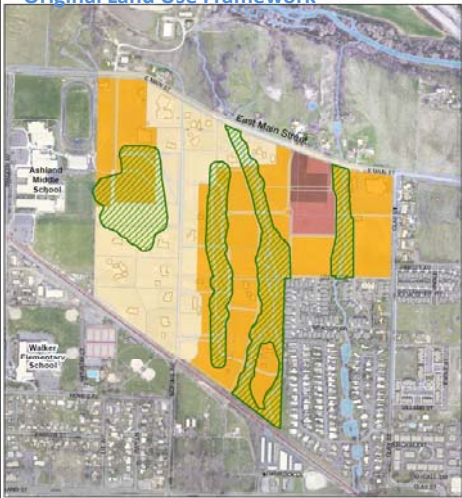


Community Development Department

Normal Neighborhood Plan

Presented to the City Council on May 6, 2014

Original Land Use Framework

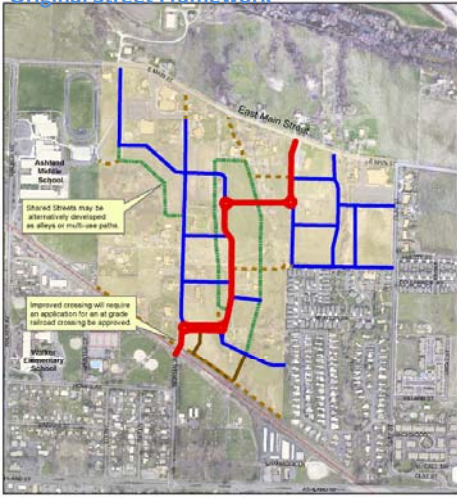


Normal Neighborhood Plan
Land Use Designation Overlay Zones

 NN-01	 NN-03-C
 NN-02	 Conservation Areas
 NN-03	

0 200 400 800 Feet

Original Street Framework



Normal Neighborhood Plan
Street Network

 Neighborhood Collector	 Alley
 Neighborhood Street	 Multi-Use Path
 Shared Street	

0 200 400 800 1,200 Feet

Shared Streets may be alternatively developed as alleys or multi-use paths.

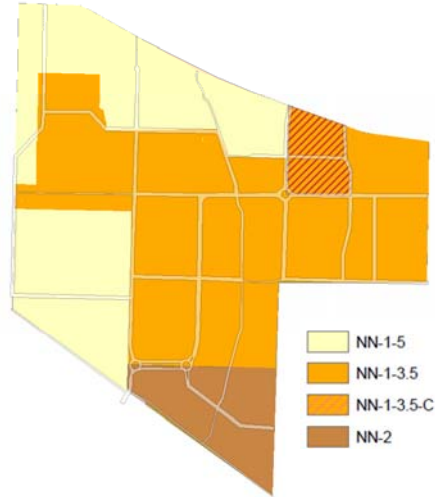
Improved crossing will require an application for an at grade railroad crossing be approved.

Normal Neighborhood Plan Working Group

Recommended Land Use Framework

Land Use and Housing Density:

1. Housing Density gradation should move from south to north. This would place higher density development near the railroad tracks and within a relatively short distance to transit lines, parks and community facilities. This approach will also protect the existing viewshed.
2. Zoning designations applied within the Normal neighborhood area should be consistent with the zoning of adjacent land within the City Limits, and use zoning labels that are comparable to those used in the rest of the city while recognizing the Normal Neighborhood (NN) district.
3. Maintain option for neighborhood serving businesses and services close to East Main St near the northeast corner of the plan area.



Normal Neighborhood Plan Working Group

Recommended Open Space Framework

Open Space:

1. Maintain the approach toward designation of open space and conservation areas proposed in the draft plan. The plan has been amended to allow non-conservation open space to be relocated provided there is no reduction in area through a minor amendment process. A reduction in area would require a major plan amendment
2. Obtain a review of the final plan by the Parks Department prior to adoption.

Design issues:

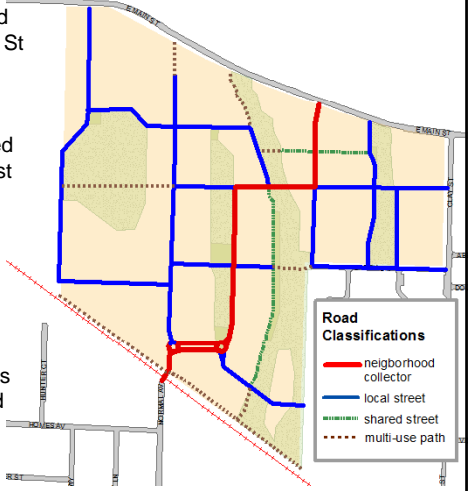
1. Maintain a maximum building height of 35 feet.
2. Encourage the development of clustered housing that integrates with open space and respects the viewshed.
3. Provide for a smooth transition between adjacent developments to promote neighborhood cohesiveness, provide open space in a coordinated manner, and secure an efficient circulation system.



Normal Neighborhood Plan Working Group Recommended Street Framework

Transportation:

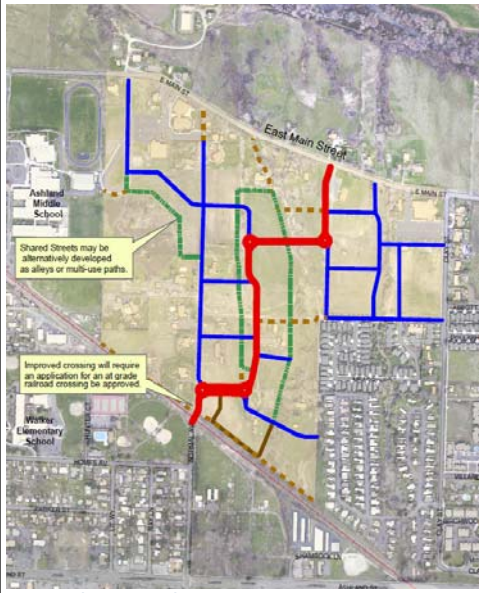
1. The local neighborhood street network should incorporate multiple connections with East Main St as shown, and maintain the Normal Collector as designated in the draft plan.
2. Local neighborhood streets should be aligned to provide a grid pattern, including clear east-west connections.
3. Pedestrian and bicycle pathways are critical, especially as a means to connect residents with the middle school and the existing bike path.
4. Perimeter transportation improvements, including the railroad crossing and improvements to East Main St., are integral and should proceed in concert with development.



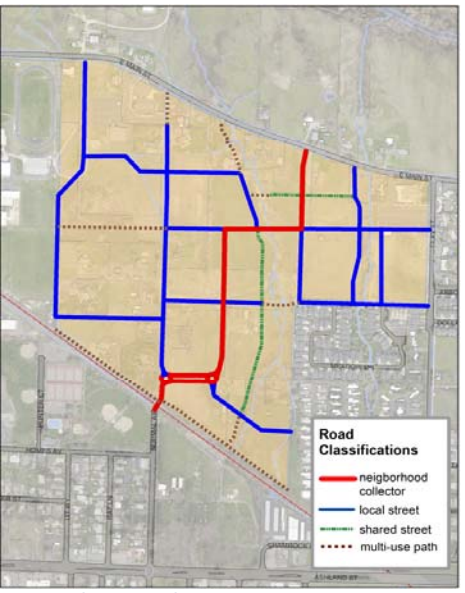
Road Classifications

- neighborhood collector
- local street
- shared street
- - - multi-use path

Street Framework Changes



Original Proposal



Revised Proposal

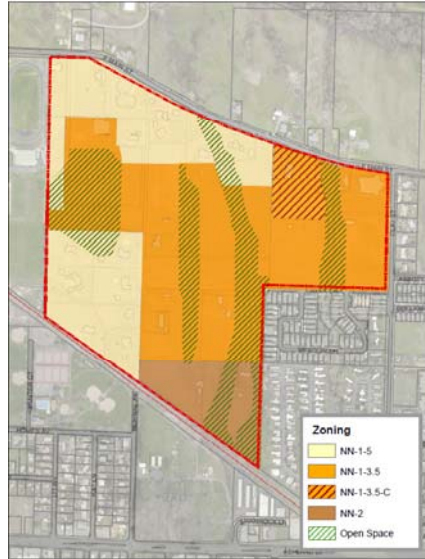
Road Classifications

- neighborhood collector
- local street
- shared street
- - - multi-use path

Land Use Framework Changes



Original Proposal



Revised Proposal

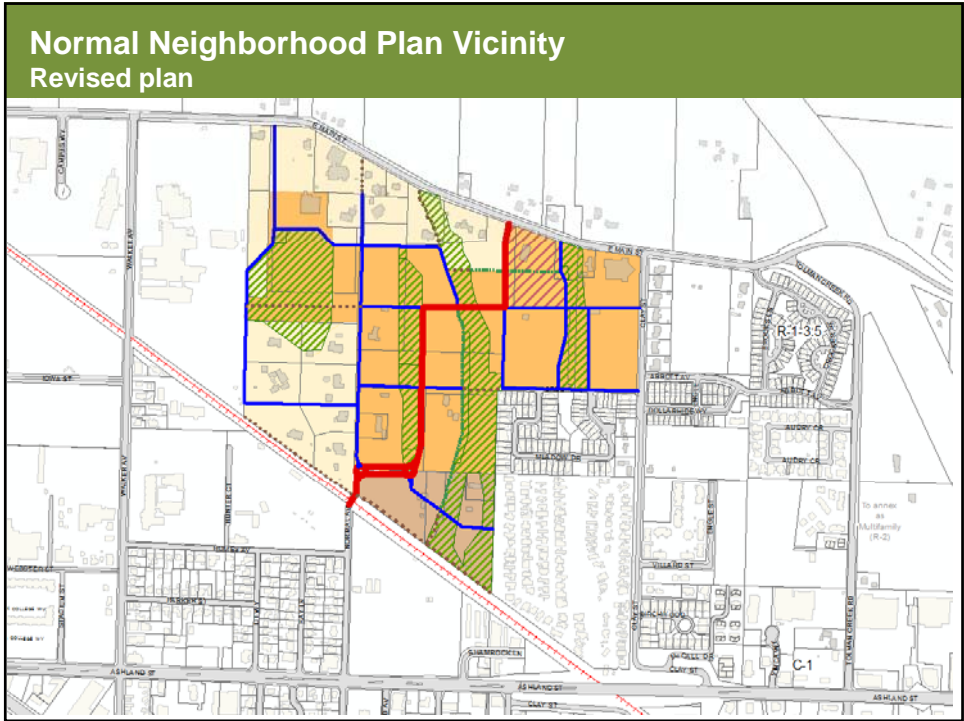
Housing Density Changes

Previous Land Use Designations (4/2014)

Zone	Density
NN-01	5 units per acre
NN-02	10 units per acre
NN-03	15 units per acre
NN-03C	15 units per acre + mixed-use

Revised Land Use Designations (3/2015)

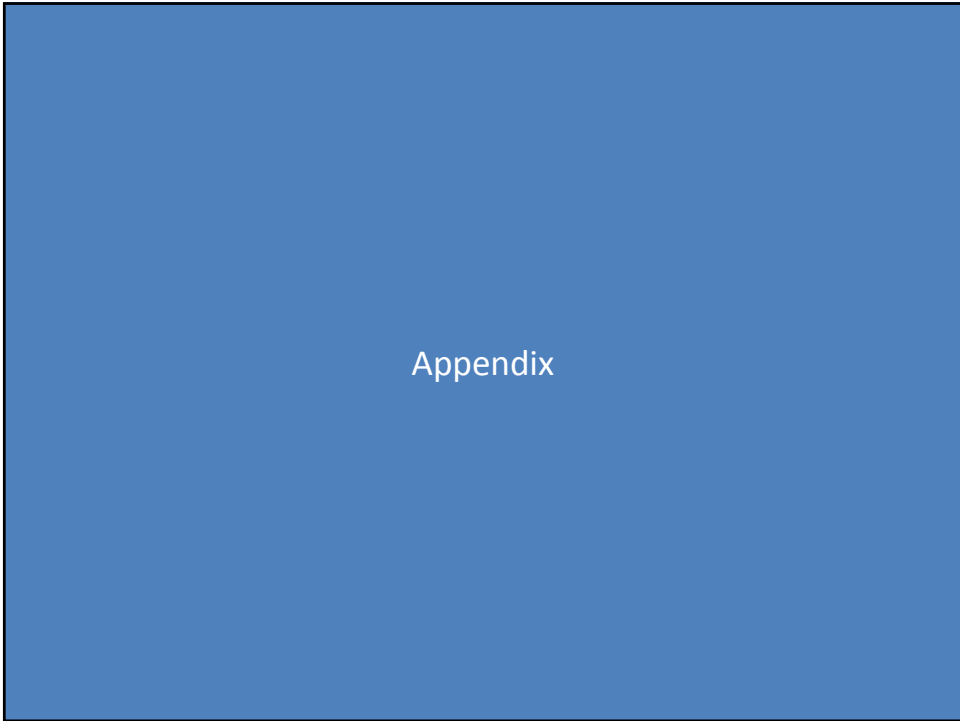
Zone	Density
NN-1-5	4.5 units per acre
NN-1-3.5	7.2 units per acre
NN-1-3.5-C	13.5 units per acre + mixed-use
NN-2	13.5 units per acre



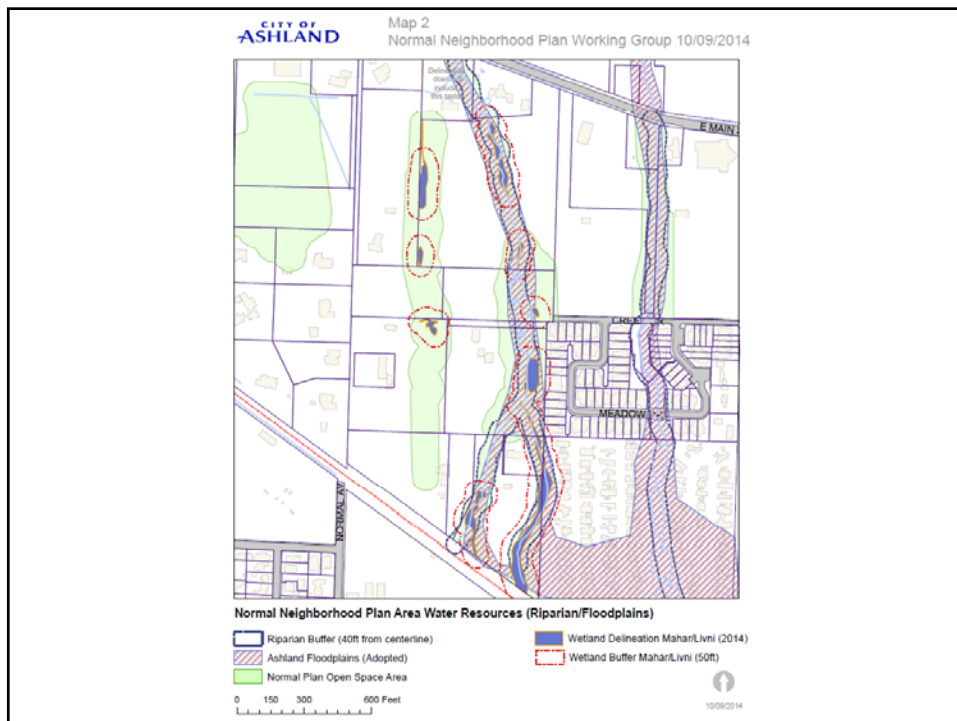
Normal Neighborhood Plan Working Group Next Steps

- Normal Neighborhood Plan Working Group Update (4/15/2015)
- Planning Commission Public Hearing (4/28/2015)
- City Council Public Hearings (5/19/2015 & 6/16/2015).

The figure is a landscape photograph showing a green field in the foreground, trees, and mountains in the background under a blue sky with clouds.



Code section	Change proposed
18.3.4.030 C.1	Added "A change in the Plan layout that provides an additional vehicular access point onto East Main Street or Clay Street." as a major amendment requiring a Type II public hearing.
18.3.4.040 A.1-4	Modified Land Use designations to NN-1-5, NN-1-3.5, NN-1-3.5-C, and NN-2. Additionally changed the definition of NN-1-3.5-C to state "multiple compact attached and/or detached dwellings" instead of "multiple dwelling units".
18.3.040 Table	Modified Land Use designations to NN-1-5, NN-1-3.5, NN-1-3.5-C, and NN-2. Noted the Cottage Housing residential use line is provided as a placeholder to be consistent with Unified Land Use Ordinance when amended.
18.3.050 Table	Included newly adopted dimensional standards (ULUO) for: <ul style="list-style-type: none"> • Minimum Front Yard to an unenclosed front porch - 8ft. or width of a public easement whichever is greater • Maintained 35ft or 2.5 story maximum height. (An increase to 40ft or three-stories through a conditional use permit process was recommended by the Planning Commission but not recommended by the working group. • Amended Maximum Lot Coverage percentages downward to match comparable city zones (NN-1-5 = 50%, NN-1-3.5= 55%, NN-2 = 65%) • Amended Minimum Required Landscaping percentages upward to match comparable city zones (NN-1-5 = 50%, NN-1-3.5= 45%, NN-2 = 35%) • Amended Minimum Outdoor Recreation Space requirement for NN-1-3.5 to match comparable city zones (NN-1-3.5 = not applicable)
18.3.4.060 B. 2	Cottage Housing standards were amended to note the requirements and applicable density bonuses are pending ULUO amendments.
18.3.4.075	Added a placeholder section to accommodate any future provisions relating to the establishment and applicability of an advance financing district within the area.
Complete ordinance	Corrected numerous references to the final adopted ULUO section and subsection numbering.



**CITY OF
ASHLAND**
TREE COMMISSION
Minutes March 5, 2015

CALL TO ORDER – Chair Greg Trunnell called the meeting of the Ashland Tree Commission to order at 6:00 p.m. on March 5, 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
Gregg Trunnell	Staff
Russ Neff	Derek Severson, Associate Planner
Casey Roland	Carolyn Schwendener, Admin
Christopher John	Pete Baughman, Parks Liaison

APPROVAL OF MINUTES

Schmidt/Trunnell m/s to approval of minutes of the February 5, 2015 Tree Commission meeting. Voice Vote: All Ayes minutes were approved as presented.

PUBLIC FORUM

Bill and Pat Scheuner were present to observe and gain understanding of what the Tree Commission does. They have recently moved to Ashland from El Dorado County. Mr. Scheuner is a graduate of Oregon State University with a degree in Forest Management. He spent thirteen years as a Forest Service Culturist and eight years in the University of California Cooperative extensions Master Gardeners. Mr. Scheuner's last job was the nursery manager at the Forest Service Nursery in Placerville California. The Commissioners invited him to become a member of the Tree Commission.

ANNOUNCEMENTS & LIAISON REPORTS

City Council Liaison – Voisin reported that City Council with a four to one vote approved the purchase and sale agreement with the Housing Authority of Jackson County for the City owned property located at 380 Clay Street. The Housing Authority plans to use the property to expand its affordable housing development in the area. The sale agreement includes a contingency that the sale will not close until a permit has been issued for the removal of the Cottonwood tree located on that property. Voisin reviewed the process for the removal of the tree informing the Commission that it starts with them. After the City applies for a Planning Action to remove the tree the Tree Commission will review the application and make a recommendation to the Planning Commission. The Planning Commission is the approval authority, but there is an appeal process that could take a Planning Commission decision to the City Council if appealed.

Voisin said that \$24,000 from the Transient Occupancy Tax has been allocated for two new welcome signs at both the south and north ends of town as well as for hanging plants in the downtown area. The Council passed the Film and Media Ordinance. The pool at Southern Oregon University is being torn down and currently there is no plan to replace it. It was decided to put a cover over the City pool located at Hunter Park so that High School students can practice year round. Voisin added that the cost is around \$100,000 and the school district appears to be willing to pay for it.

The March 17th Council meeting will include a drought update and a discussion around the proposed Accessory Traveler's Accommodation Ordinance in R-1 and R-2 zones. No date has been set yet for the governmental agreement between ODOT and the City regarding the Welcome Center. Voisin announced that March 8 is International Woman's Day and April 28th is a Wildlife Summit.

The Commissioners briefly discussed the removal of the tree on 380 Clay Street, which did receive Tree of the Year in 2013. Severson encouraged the Commissioners to focus on the criteria when making a recommendation with regard to the tree removal, and explained that the applicable criteria are provided with the application notice. Severson reminded the Commissioners that in their quasi-judicial role they cannot participate in a decision if they are biased and unable to fairly consider the request in light of the applicable criteria. He stressed they need to be careful about expressing bias in the interim while waiting for this application.

Parks & Recreation Liaison – Baughman will discuss the recommendation of a location for the Arbor Day planting later in the meeting when they get to that agenda item.

Community Development Liaison – Severson commented that at last month's meeting there was mention of rubber sidewalks. After a visit to look at the rubber sidewalks in Central Point Severson brought in pictures to show the Commissioners. He has been taking pictures

of those particular sidewalks since 2007 and it seems to be accommodating the trees very well. After speaking with the staff in Central Point they confirmed the project has been successful and would not hesitate to use them again.

Severson announced that the Wildfire Lands Ordinance amendments will be coming to the Tree Commission in April. The Fire Department is looking at modifying the Wildfire Lands to incorporate the entire City.

Severson distributed information regarding the upcoming Airport Code Amendments. The Airport Commission is working on the Master Plan for the airport and would like to change some of the code to facilitate the development there. They would like the same allowances the Parks Department has for removing trees in the park without tree removal permits if trees need to be removed for safety when mandated by the Federal Aviation Administration (FAA). They would also like some flexibility with regard to landscaping requirements. This item will come back to the Commission in the next month or two.

TYPE I REVIEWS

PLANNING ACTION: PA-2014-02023

SUBJECT PROPERTIES: 678 Glendale Avenue

APPLICANT: Canopy LLC

OWNER: Siskiyou Initiative, dba Siskiyou School

DESCRIPTION: A request for a Tree Removal Permit to remove three trees: an 11½-inch diameter at breast height (DBH) Scots Pine (*pinus sylvestris*), a ten-inch DBH Thundercloud Plum (*prunus cerasifera*), and a 13-inch DBH Ponderosa Pine (*pinus ponderosa*) from the property located at 678 Glendale Avenue. The subject property received Conditional Use and Site Review Permit approval under Planning Action #2013-01695 to utilize the single family residence at 678 Glendale Avenue as added break-out classroom and administrative/faculty space for the Siskiyou School, a private school located on the adjacent property to the east at 631 Clay Street. These three trees were identified to be preserved and protected in that approval, however after subsequent assessment by an arborist the applicants are requesting to remove them as hazard trees.

Commissioner John recused himself because he is the project arborist on this job.

Trunnell and Schmidt did site visits.

Severson explained that this property is in a Single Family zone and is occupied by a Single Family residence which typically is exempt from tree removal permit requirements. The Siskiyou School received a Conditional Use Permit (CUP) to use the house for classroom space for a small number of students. One of the bases for that CUP approval was that the mature trees in the back of the property provided a buffer to the adjacent neighboring residential properties. The presence of Cemetery Creek and its associated Water Resource Protection zone also bring a higher level of regulation to the property with regard to tree removal. Severson stated that two of the trees are leaning and meet the criteria for hazard tree removal but the third does not seem to present a clear public safety hazard and staff is not recommending its removal.

John confirmed that the issue surrounding the third tree is really the overcrowding of the other trees. John also explained that the students at the Siskiyou School voted to save the Ponderosa Pine.

Trunnell/Schmidt m/s to recommend that the 11 ½-inch diameter at breast height (DBH) Scots Pine and the ten-inch DBH Thundercloud Plum be removed leaving the 13-inch DBH Ponderosa Pine. Voice Vote: All Ayes motion passed.

PLANNING ACTION: PA-2015-00178

SUBJECT PROPERTY: 156, 160 & 164 Van Ness

APPLICANT: Sean and Julia Downey

DESCRIPTION: The request is for Site Design Review to allow for two dwelling units on the consolidated parcel; one of the dwellings will be the existing cottage moved to the rear of the property accessed off of the alley and a new residence constructed at the front of the parcel. Site Review approval is also requested for two units at 156 Van Ness, the existing cottage at 160 Van Ness is proposed to move to rear of that property. A tree removal permit is also requested to a seven inch DBH Box Elder tree.

Trunnell, Schmidt and Christopher did site visits.

After a discussion the Commissioners did not see an issue in removing the tree. There was a concern for the two Elm Trees in the middle of the property on how they will be protected during the moving of the home. Severson acknowledged the applicants narrative said there would be protective fencing around those trees. Severson will be sure there is a tree protection plan in conjunction with the ordinance. The applicant plans on mitigating two trees for the one tree being removed.

Schmidt/Trunnell m/s to recommend the approval of the removal of the Box Elder tree. Voice Vote: All Ayes motion passed.

DISCUSSION ITEMS

The following is the schedule for Tree Commission/Arbor Week activities.

- On **Tuesday, March 17th at 7:00 p.m.**, Tree Commission will make its annual presentation to the City Council. The Commission chair and Community Development liaison will be there, along with any other commissioners who may show up. At that time, the Mayor will make a proclamation of April 5-11 as Arbor week in Ashland, and the Arbor Day Foundation may present the annual Tree City USA award - this is a benchmark year as Ashland is one of only three Oregon cities to have been a Tree City for 30 years or more.
- On **Wednesday, April 8th at 12:00 noon**, the City and Tree Commission will present Southern Oregon University with the 2014 Tree of the Year award for the large Silver Maple which was protected during recent construction of their two new North Campus Village residence halls and which now is the centerpiece to the large courtyard area between the dorms. This will be done in conjunction with SOU's being named a "Tree Campus USA" and that there will be quite a bit of media coverage.
- On **Friday, April 10th at 10:00 a.m.**, the Tree Commission will plant a large stature tree donated by Commissioner Casey Roland in Ashland Creek Park at 27 East Hersey Street. (If the Tree City USA Award isn't presented at 3/17 Council, it will be here.)
- On **Saturday, April 25th** the Tree Commission will be participating in the Rogue Valley's annual Earth Day celebration.

NEW BUSINESS ITEMS FROM COMMISSIONERS

Roland remarked that he previously took some cuttings from the Cottonwood Tree located at 380 Clay Street. The cuttings were successful and the starts are located at Plant Oregon.

The Commissioners would like to see the Jackson County Housing Authority replace the dead street trees along Clay Street in front of the Snowberry Brook complex.

Roland offered to work with Severson on ordinance language and permitting requirements to more clearly address the topping of trees. The current ordinance is vague regarding the definition of tree topping and the Commission would like to see it be more complete.

ADJOURNMENT

Meeting adjourned at 7:10p.m., Next meeting: April 9, 2015

Respectively submitted by Carolyn Schwendener