
The comments of this pre-app are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.

**ASHLAND PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
COMMENT SHEET**
September 16, 2020

SITE: 445 Park Ridge Place
APPLICANT: John Sparks
REQUEST: Possible wetland process

PLANNING STAFF COMMENTS:

This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant's attention prior to their preparing a formal application submittal.

Review Procedure: AMC 18.3.11.040.B.2 governs possible wetlands identified in the City of Ashland water resource inventory. The code requires possible wetlands to be identified by a wetland specialist and retained and buffered or mitigated. The Water Resource Protection Ordinance was adopted in 2010 after the existing subdivision was approved.

After a site visit and review of the subdivision materials, Staff determined that the "possible wetland" is shown in the same area as the drainage easement on the subdivision plat that created the subject property. The wetland and associated drainage were considered, retained and protected as part of the subdivision approval process which resulted in the drainage easement previously mentioned (PA-98-066, PA-2001-105, & PA-2003-003).

As a result, the Staff Advisor determined that the easement that was created on the plat is considered adequate protection. Therefore, development of a single-family home will require no formal planning action as long as the proposed building is outside of the drainage easement.

Building permit application materials will need to show the location of the easement on the property and the location of the building footprint.

For further information, please contact:

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September 15, 2020

Date

