

Sean Darrell  
945 Tolman Creek Rd.  
Ashland, Oregon

Linda Reid  
Housing Program Specialist  
City of Ashland  
51 Winburn Way Street  
Ashland, Oregon 97520

Subject: Sean Darrell - Ashland Housing Trust Fund Proposal

February 28th, 2020

Dear Linda:

Attached please find my proposal to the City of Ashland in request for funds from the City of Ashland's Affordable Housing Trust Fund. The funds will be used for the Construction and Conservation of new affordable housing. I am very excited to be able to submit my proposal, as the AHTF is a fund that has direct benefits of those in our community seeking affordable housing up to 120% of AMI. I look forward to presenting my proposal on March 26<sup>th</sup>, 2020 to the Housing and Human Services Commission.

Sincerely,



Sean Darrell  
Tolman Creek Cottage Project Owner  
541-274-0939

Sean Darrell - AHTF Proposal

## 1. Introduction

- Describe organization and what is unique about the firm, its goals, and objectives.

Hi, my name is Sean Darrell, and my family and I are proud homeowners in the Ashland community. I am grateful to be able to live and work in the community I love. But my story about getting to this point is like many stories you have heard before. That a large percentage of our workforce community struggles to own an affordable home in Ashland.

### **My Ashland Story:**

In 2009, I began working for Coming Attractions Theatres in Aberdeen, Washington. In 2010 I had the opportunity to progress my career and move my wife and I to Ashland to further my career. Coming Attractions Theatres is headquartered in Ashland and operates the local movie theatres. We were warned when we moved, by several rental and real estate companies that living in Ashland was not as 'affordable' as living in the surrounding areas. We did not heed the warning but were determined to live in the city we worked in and had grown to cherish.

My wife and I suffer from MCS (multiple chemical sensitivities) which is a condition that makes renting more difficult for us. The environment we live in has to meet a certain criterion for us to stay healthy. As renters this was extremely difficult, and we found ourselves cost burden while living in Ashland many times to meet our basics needs. To name a few examples; no carpet, no pets, no smoking, no scented air fresheners. Renting over the years had been a leading contributor to our failing health. We were in rentals that had hidden toxins, black mold, unhealthy 'cheap' construction, and other conditions that affected our health.

By 2012 our health could no longer afford us to be living in rentals any longer. We also wanted to plant our roots in the City and Community of Ashland. We excitedly received preapproval to buy our first home. We were warned again by many friends that the affordability in Ashland was extremely competitive. And we soon found out that it was not only competitive but seemed nearly impossible to find a home in our approved price range. As homes became available, they were being bought at a high demand. Because we suffer from MCS buying an existing built home was not easy for us. But the pressure and demand on the market found us making offers on homes that did not meet our needs. By 2013 we gave up hope with home ownership in Ashland, as we continually were out bid. We began looking in the surrounding areas, and by summertime of 2013 decided to give up. We were devastated.

In 2017 we were able to acquire an off-market land parcel from a very good friend who also helped us in the financing of the construction of a small affordable home we dreamed about having. To our dismay we could not locate a builder willing to take on the project and pay close attention to our Non-Toxic requirements. After local interviews with local contractors, Asher Homes was the only one at the time to take on the project. So, from concept to final construction our family had the space we finally needed.

We know the struggles we went through to get an affordable home, and we are excited for the opportunity to allow others that are currently experiencing the same things to have an affordable and healthy home in Ashland.

## Our Project Goals:

- Provide quality affordable workforce housing to the residence and future residence of Ashland.
- Introduce a “NON-TOXIC” affordable home to the affordable housing market. In which “Building Healthy” does not have to be sacrificed in the building of affordable housing. The same luxuries that are seen in the top dollar houses can be easily applied to affordable housing.
- Help educate the community that “Building Green” is not the same as “Building Healthy”.
- Help educate First Time Home Buyers wanting to remain in Ashland about the hurdles and programs I have been involved in, so they can be successful with their homeownership goals.
- After project completion continue to pursue opportunities and build developments that will benefit the community through affordability and health.

**Objective:** As we are considered in this proposal a for profit entity, our objective of the AHTF is for the funding support for construction of a One-Bedroom 360 Square-Foot single family residence. This home will be sold under the affordable housing guidelines of those in our community that want to live in Ashland, and do not exceed the 120% of Area Median income.

The final sell price of Unit#1 will be based on current market value, appraised value, and final expenses. The unit will be priced as to have as many 1 & 2 person households up to 120% AMI be able to qualify for it. Profits made from the sale of the home will then be used to build an additional One-bedroom 400 Square-Foot home in the rear of the property.

## 2. Project Description

- **Describe the program/activity for the respondent organization is seeking funding.**

Funding is being requested for the construction and conservation of a 360 square-foot one-bedroom cottage (Unit#1), which is part of a 3 Unit Cottage project. The full PA-T2-2019-00012 Proposal with Staff Notes are included with the proposal.

PLANNING ACTION: APPROVED PA-T2-2019-00012

SUBJECT PROPERTY: 945 Tolman Creek Road

DETAILS: The Tolman Creek Cottage Project is a three unit, four-lot, cottage housing development. Unit # 1 and Unit # 2 would be within the existing, 1,127-square foot single story, structure that was recently constructed in 2017 / 2018 (BD-2017-00754). The front portion of this structure is currently a guest house, and will become a 360 square foot, one-bedroom residence unit (Unit #1). The rear unit is a 767 square foot, two-bedroom residence (Unit#2). At the rear of the property, a 400-square foot unit (Unit #3) with an attached 200 square foot carport will be constructed.

There are two large areas of common open space provided and large private open spaces. There are two, large stature conifer trees on the property. A 41-inch diameter at breast height (DBH) Sequoia tree and a 20-inch (DBH) Ponderosa Pine tree. Both are preserved and will have tree protection in the final CC&Rs. The property is to be designated as a Chemical Free/ Pesticide Free Zone and the landscape is intended to have raised garden beds.

All units are energy star and earth advantage rated and are built with the top-quality products and energy saving solutions. The existing and proposed development has been built **beyond green standards** and designed for those individuals that live with Multiple Chemical Sensitivities (MCS). Every component in the building process was reviewed and then alternatives were selected when possible to create an extremely safe and healthy environment.

Milgard Vinyl Windows	ZERO VOC paints
Bryant Mini Split Heat/Air	ZERO VOC Flooring
Formaldehyde-Free plywood	LEAD & ASBESTOS FREE Tile
No Lead -NSF/ANSI 61	NON-TOXIC sealants & grouts

Castle Combe Wood Flooring:

- *Safe, non-toxic* — no added formaldehyde; zero VOC oil finish is healthy for you and your family; CARB2 compliant and Green Guard Gold third party certified
- *Sustainably-harvested* — 100% FSC Certified; sourced from certified forests whose owners demonstrate social, economic and environmental responsibility and stewardship

Eco Paints & Stains:

- Zero VOC - No Odor - Non-Toxic: The task of Eco Paint & Stains was to create a product that didn't contain the chemicals that give people headaches, nausea, and worse. They wanted to make a clean product that people with chemical sensitivities could use, and one that anyone who wants to protect their families and friends from harm could feel good about.

- **Describe the target population expected to benefit from the program/activity.**

The target population expected to benefit from the project, are those families or individuals “needing” affordable workforce housing up to 120% of Area Median Income.

For consideration: A (2) Person family working “fulltime” at the current minimum wage of \$11.25 would exceed 80% AMI if each family member averaged 36 hours per week. If that family is awarded for there hard work and averages the “City of Ashland Living Wage” of \$15.39, they would exceed 100% AMI.

Based on the 2012 Housing Needs Analysis (HNA) the highest demand is for owner occupied units affordable to households making the 100% AMI to 120% AMI. This is approximately 1,332 households. The Housing Model in the 2012 HNA also shows:

- The City of Ashland will need approx. a total of **4,607** Owner Occupied Units by year 2040. Most of those ownership units needing to be targeted to those making up to the area median income of 120% AMI.
- Owner Occupied Units are in a higher demand than rental units. According to the same analysis the City of Ashland will need approx. a total of **2572** Rental Units by year 2040. Most of the rental units will need to be targeted to those households earning 50% AMI and below.

**Definitions:**

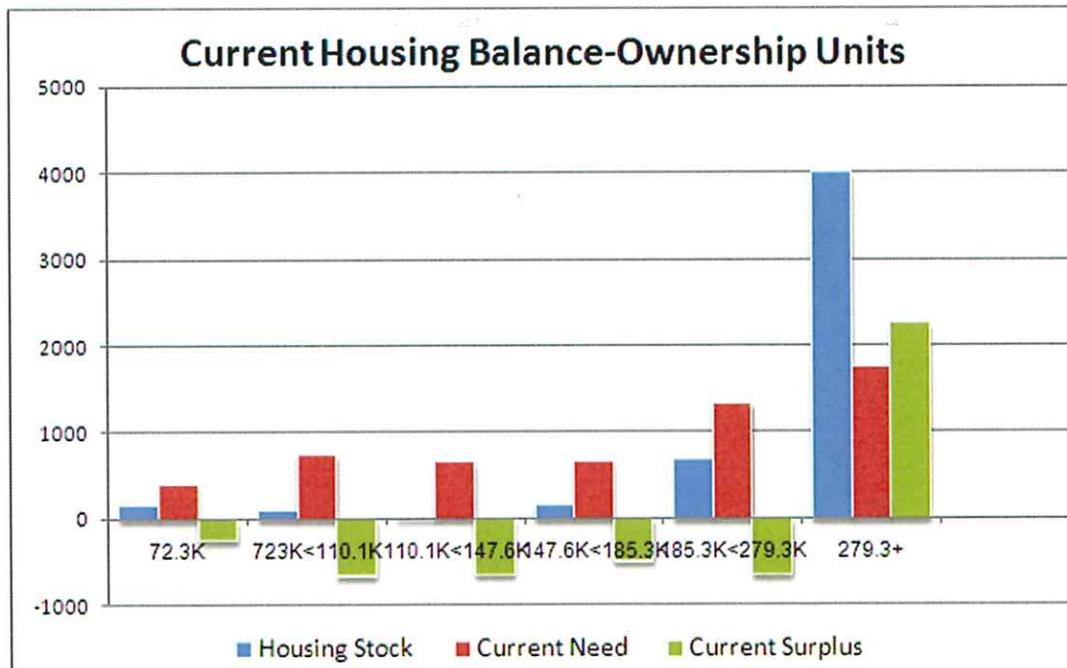
- **Workforce Housing:** the term “workforce housing” generally refers to housing for that segment of the population that earns too much to qualify for government assisted ownership and rental programs, but too little to purchase units without assistance or afford to rent without experiencing cost burden. This population often falls into the 80% to 120% of Area Median Income (AMI) category.

- **Affordable Housing:** This term refers to a household’s ability to find housing within their financial means. HUD defines housing affordability is housing costs that are 30% or less of a household’s income.
- **“Needed housing”:** As used in ORS 197.303, “needed housing” means all housing types determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes.

**Housing Needs Analysis:** (Source Adopted 2012 Housing Needs Analysis)

- **Housing Need versus Housing Demand:** Establishing the basis to evaluate Housing Need reflects the broad mandate of the Statewide Planning Goals and Guidelines, Goal 10 Housing that requires communities plan for housing that meets the needs of households at all income levels. Thus, Goal 10 implies that everyone has a housing need.
- **Housing Market Demand** is what households demonstrate they are willing to purchase or rent in the marketplace. Growth in population leads to a demand for housing units that is usually met primarily by the construction of new housing units by the private sector based on developer’s best judgments about the types of housing that will be absorbed by the market. It is the role of cities under Goal 10 to adopt and implement policies that will encourage the provision of housing units that meet the needs of all residents.
- **Median Income: (100% and 120% of Area Median Income):** Over 78% of the City’s ownership housing stock consists of units which cost \$279,300 and above, while the demand for housing units in that price range is only about 1,750 households. From Chart 3.4 below it is clear that the private market has provided a surplus of high cost housing, over 2,255 units, while the remaining 22% of the housing stock available for sale costing less than \$279,300 is in such demand that there is a housing gap of 3,147 units. The highest demand is for those units affordable to households making the 100% AMI to 120% AMI at approximately 1,332 households.

**Chart 3.4**



**Housing Needs Model: Owner Occupied**

- The Housing Needs Model estimates that the City will need; 402 housing units available under \$72.3k, 950 units with sale prices between \$72.3k-\$110.1k, 916 units with sale prices between \$110.1k-\$147.6k, 745 units with sale prices between \$147.6k-185.3k, and 1,594 units with sale prices between \$185.3k-\$279.3k. The majority of the ownership units will be targeted to those making the area median income to 120% of the AMI. The model assumes a surplus of units priced at \$279.3k and above.

**Housing Needs Model: Rental Occupied**

- The Housing Needs Model estimates that the City needs 1,163 units targeting those with the lowest incomes, with rents below \$195 a month, 1,166 units with rents between \$195-\$422, and 243 units with rents between \$423-\$655. It is expected that the City will have a surplus of all units with rents at \$656 and above. The Housing Needs Model shows that the majority of the rental units will need to be targeted to those households earning 50% AMI and below.

**Current Market:**

Currently the number of Listing on the Market as of February 21, 2020 that are only a single-family residence (1 or 2 Bedroom) are:

- # of Units Sold: 8                      Median price \$317,250
- # of Units Pending: 1                  Median Price \$314,000
- # of Units Active: 2                    Median Price \$330,000

Currently the number of Listing on the Market as of 02/21/20 that include condos, townhomes, and single-family residence (1 or 2 Bedroom) are:

- # of Units Sold: 24                    Median price \$310,000
- # of Units Pending: 4                  Median Price \$301,450
- # of Units Active: 13                  Median Price \$330,000

Current Housing Market Conditions: (source Southern Oregon MLS; data attached to proposal)

From November 1<sup>st</sup>, 2019 to Jan 31<sup>st</sup>, 2020 Jackson County *existing home sales* had a median sales price of \$299,925, with Ashland’s median sales price averaging \$434,438. The median *new home sales* for the same period show Jackson County at \$342,300 and Ashland at \$450,000.

- **Provide the number of individuals, or households, expected to benefit from the program/activity.**

The overall project will benefit 3 Households, 2 units indirectly with 1 unit (33.3% of the project) being the proposed unit in which funding would be used.

- **If applicable provide the number and type of housing units to be created or made habitable.**

Three owner-occupied single-family residences will be created under this project. (2) one-bedroom residence under 400 square foot, and (1) two-bedroom residence under 800 square foot.

- **Provide a detailed timeline leading to the completion of the proposed program/activity.**
  - July 2020
    - Submittal to the City for approval of final plans and plat
  - August 2020
    - Obtain required permits
    - Installation of remaining infrastructure
    - Plumbing Installation
    - Electrical Installation
    - Tree protection in place
  - September 2020
    - Finish remaining Infrastructure Install
    - Begin landscaping/fencing
    - Install mini split/HVAC
    - Final finishing
      - Electrical
      - Shelving and Closet Doors
      - Touch up Paint/Stain
      - Blinds
      - Appliances (Range, Hood, Fridge, Washer/Dryer)
  - October 2020
    - Obtain Certificate of Occupancy
    - List on MLS for Sale
  
- **Provide a map showing the project's location. If the project will serve a specific area, proposed project boundaries should be shown.**

Map is included as an attachment in the proposal

### 3. **Project Experience**

- **Describe the respondent's organizational framework, special resources, and any other information to demonstrate that the respondent can effectively and efficiently complete the proposed program/activity.**
- **Describe the respondent's organizational experience in completing programs or activities similar to the proposal outlined in the RFP.**

Professional:

I am the Vice President, Director of Marketing and Concessions for Coming Attractions Theatres Inc. Coming Attractions is headquartered here in Ashland Oregon and has been locally owned and operated since 1985. My roles with Coming Attractions give me the responsibilities for the overall success of the food and beverage department, marketing programs, and implementation of programs for 22 locations across California, Oregon, Washington, and Alaska. I have been employed with Coming Attractions Theatres for over 9 years. In my tenure I have worked on many remodels and new construction projects.

Some recent construction projects include:

2019: New Construction – Commercial

Location: Kenai AK

Construction Duties: Kitchen Design & Implementation; Project Planning; IT Planning & Implementation.

2019: Remodel/Addition – Commercial

Location: Kenai AK

Construction Duties: Snack Bar Design & Implementation; Project Planning.

2016: New Construction – Commercial

Location: Wasilla AK

Construction Duties: Kitchen Design & Implementation; Project Planning; IT Planning & Implementation.

2016: Remodel– Commercial

Location: Aberdeen WA

Construction Duties: Kitchen Design & Implementation; Project Planning; IT Planning & Implementation.

Personal:

2018 – 2020: PA-T2-2019-00012 -Tolman Creek Cottages: The Tolman Creek Cottage land use approval was approved on February 11<sup>th</sup>, 2020. This approval took dedicated time to research as the cottage ordinance was very new to most planners, contractors, surveyors, and real estate brokers. I managed the project through the entire process from Pre-Application Conference to Final approval. Tackling any hurdles that presented themselves along the way.

2017-2018: BD-2017-00744 – Single Family Residential – Project Manager during the building process of the single-family resident at 945 Tolman Creek Rd. I worked very closely with the Steve Asher with Asher Homes from Initial Design to Certificate of Occupancy. I ensured that the build was not only to “Green” Standards but to “Non-Toxic” standards. Careful selection of materials used during every aspect of the building process was reviewed and approved.

- **Other organizations involved with this project and their level of involvement.**

Asher Homes is the selected contractor for the project. Steve Asher was the only contractor, out of many contractors in the private sector, that was willing to take on the construction of a small footprint home with focus on our family needs. Steve donated numerous hours and resources to help keep our costs low. This allowed us to build a Non-Toxic environment, that we will now be able to afford to share with others in our community.

About Asher Homes:

Asher Homes has over 35 Years in the business and have built a reputation as one of Southern Oregon’s premier custom home builders by focusing on the integrity, artistry, and quality craftsmanship.

Asher Homes is also recognized as the leader in Sustainable Building practices and “green” homes. Having built numerous “third party certified” green homes throughout the Rogue Valley, Steve Asher’s commitment and passion for sustainability is unrivaled. He is an Earth Advantage / Energy Star builder, an Energy Star Trade Ally, a Certified Green Professional with the National Association of Home Builders, a LEED AP, a Certified Sustainable Building Advisor, a member of both the Cascadia Region Green Building Council and the Jackson County Home Builders Association Green Building Council, a Dept. Of Energy

High Performance Home builder and the CEO of Eco – Solutions, a sustainable building consulting company. They build their homes at the Earth Advantage Platinum Standard.

Being one of the most experienced and knowledgeable sustainable green builders in Southern Oregon, Asher Homes offers third-party certification through several different verification programs. They offer LEED for Homes, Earth Advantage / Energy Star, NAHB National Green Building program and the DOE High Performance Homes program.

A sustainable green built home by Asher Homes will be more energy-efficient than a home built to current construction codes, easier on the planet and will provide a very healthy indoor environment while providing maximum durability and low maintenance.

#### 4. Funding Request

- **Provide the requested amount of Ashland Housing Trust Funds.**

The Funding request is for the completion of Unit#1 in the Tolman Creek Cottage project for the sum of \$50,000. Unit #1 is proposed to be kept as affordable for a period of 10 years. The 10 Year period was chosen as it aligns with the terms within the Oregon Bond Residential Loan program. This loan program is one of the few programs that assist buyers in a targeted rural boundary area like Ashland. Details of the Oregon Bond program are also included with this proposal.

- **Provide the amount of any Community Development Block Grants requested under a separate application (if applicable).**

No CDBG funds have been requested, as applications from the private sector would not be eligible. Applicants for CDBG fund must be a unit of government or a non-profit 501(C) (3) charitable organization. Also 51% of the targeted range for this fund is to be used on those that qualify between 30% AMI to 80% AMI.

- **Provide a detailed project budget that includes all other funding sources anticipated to support the program/activity.**

The project budget is attached. The Ashland Affordable Housing Trust Fund is currently the only fund program that assists for-profit entities in creating affordable housing for our workforce up to 120% AMI.

Other City, State, and Federal programs have requirements that limit the awarding of funds to organizations that are not a unit of government or a non-profit 501(C) (3) charitable organization. These funds are also reserved for those qualifying that do not exceed 80% AMI.

- **Provide the proposed percentage of matching funds, including the estimated value of donated land or labor, demonstrating that the Affordable Housing Trust Fund contribution shall not exceed more than 50% of the total project, or program, cost.**

The proposed matching funds is in the amount of \$177,900.81. This includes the land value, current construction costs, and predevelopment services. A detailed breakdown is included with the proposal.

- **Provide a detailed budget including but not limited to land acquisition costs, materials, building permit costs, predevelopment costs, professional services, and any other administrative costs.**

A detailed breakdown is included with the proposal.

February 24, 2020

We are both long-time Ashland and Southern Oregon Real Estate Professionals. We also produce and co-host a weekly Real Estate YouTube and Radio KCMX 880 program, centering on housing issues facing buyers and sellers. Our interest and concern over the lack of workforce, affordable and lifestyle housing is something we devote hours of discussion on our program. We believe this to be the most serious housing issue facing Ashland and other communities – the need for alternative lifestyle housing.

When we visited Sean Darrell's proposed PUD at 945 Tolman Creek Rd in Ashland and saw his plans for development of a single-family lot into three units, we were extremely impressed and support his efforts to develop new lifestyle housing. We look forward to presenting them for sale to the public when they're completed and ready for occupancy.

Most new construction in our Valley continues to be standard 3 bedroom 2 – 2 1/2 bath homes averaging 1500 to 2000 sq feet of space on a .15 acre lot. Those dimensions leave out a large and growing portion of the population who wants to own and home but not a large one they cannot afford. Lifestyle housing takes up a much smaller footprint and the demand seems to be there. If the two are matched together, a significant portion of our housing shortages in new construction can be solved.

Current Ashland MLS statistics show 10 new lifestyle units for sale with average prices of \$365-\$375,000. Even though not completed, two additional units are pending. The listing agent says showings indicate a high demand for these units. They are all expected to sell once completed.

Sean Darren's project on Tolman Creek Rd, follows this same pattern of development in Ashland. Whether it's called workforce, affordable or lifestyle housing, these smaller, compact units on small private lots are the future of housing in Ashland and our Valley. We, as agents, look forward to more inventory in smaller units to meet this demand for alternative lifestyle housing.



Pete Belcastro  
Principal Broker  
John L Scott, Ashland



Alice Lema  
JLS Top 1% Broker  
John L Scott, Medford

Office (541) 488-1311 • Email [ashlandoffice.johnlscott.com](mailto:ashlandoffice.johnlscott.com)

 Some offices are independently owned and operated. 

Find your HOME on  
[www.JohnLScott.com](http://www.JohnLScott.com)

**Current Unit#1 Constructed Costs**

Plans/Arch/Surveying	\$ 847.60	Cabinets	\$ 1,643.52
Plan Check Fee & Permits	\$ 4,087.40	Countertops- Kitchen	\$ 1,593.42
Temp Utilities	\$ 681.81	Countertops - Bath	\$ -
Excavation	\$ 932.61	Bath Surrounds/Decks	\$ 3,418.07
Footing & Foundation	\$ 3,206.69	Flooring - Carpet	\$ 44.84
Utility Trenching	\$ 818.59	Flooring - Hardwood	\$ 2,180.04
Damproofing/Drains	\$ 282.57	Flooring - Tile	\$ 1,528.39
Framing Material	\$ 5,539.73	Plumbing Fixtures	\$ 3,454.14
Framing Labor	\$ 5,203.99	Electrical Fixtures	\$ 940.95
Exterior Wood Siding	\$ 1,629.84	Interior Doors/Trim/Railings	\$ 1,748.84
Siding Labor	\$ 1,112.03	Front Door/Sidelights	\$ 351.67
Roofing	\$ 1,335.15	Finish Labor	\$ 1,591.33
Windows/Sliders/Skylights	\$ 2,729.69	Finish Hardware	\$ 208.07
Plumbing	\$ 3,798.93	Appliances	\$ 834.50
Electrical	\$ 3,720.81	Decks/ Railings	\$ 1,243.37
Backfill/Labor & Materials	\$ 573.67	MISC Labor	\$ 7,910.23
Final Grading	\$ 272.24	Clean Up	\$ 514.35
Heating, Air Cond, Venting	\$ 3,487.82	Final Cleanup	\$ -
Insulation	\$ 1,024.56	HWT Platform	\$ 77.27
Drywall	\$ 2,562.28	Chain Down Spouts	\$ -
Gutters & Down Spouts	\$ 243.42	Misc. Infrastructure	\$ 2,301.40
Painting/Staining	\$ 2,887.76	<b>Current Construction Costs</b>	<b>\$ 78,563.57</b>

**Budget to Complete**

Surveying	\$ 5,000.00	Interior Doors/Trim/Railings	\$ 2,500.00
Legal Services	\$ 5,000.00	Appliances	\$ 3,500.00
Plans/Arch	\$ 5,000.00	Landscaping/Fencing/Irrigation	\$ 12,000.00
Utility Trenching	\$ 3,000.00	Finish Labor	\$ 5,000.00
Plumbing	\$ 4,000.00	HVAC/Mini Split	\$ 6,000.00
Electrical	\$ 5,000.00	Blinds	\$ 1,600.00
Tree Protection Fencing	\$ 480.00	Painting/Staining	\$ 2,000.00
Plan Check Fee & Permits	\$ 4,000.00	<b>Estimated Cost to Complete</b>	<b>\$ 64,080.00</b>

**Matching Funds**

Predevelopment Services	\$ 24,337.24
Estimated Land Value	\$ 75,000.00
Current Constructed Costs	\$ 78,563.57
<b>Matching Funds</b>	<b>\$ 177,900.81</b>

**Project Budget Funding**

Matching Funds	\$ 177,900.81
AHTF Funding	\$ 50,000.00
Personal Funding	\$ 14,080.00
<b>Project Total</b>	<b>\$ 241,980.81</b>

**Project Owner Construction Expenses**

Project Total	\$ 241,980.81
(-) Less AHTF Funds	\$ (50,000.00)
(-) Less Land Value	\$ (75,000.00)
<b>Total Estimated Expenses</b>	<b>\$ 116,980.81</b>

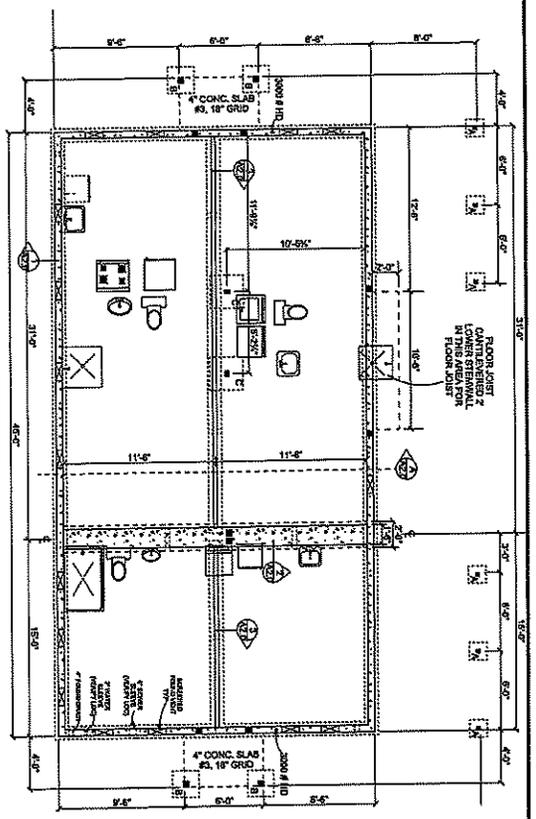
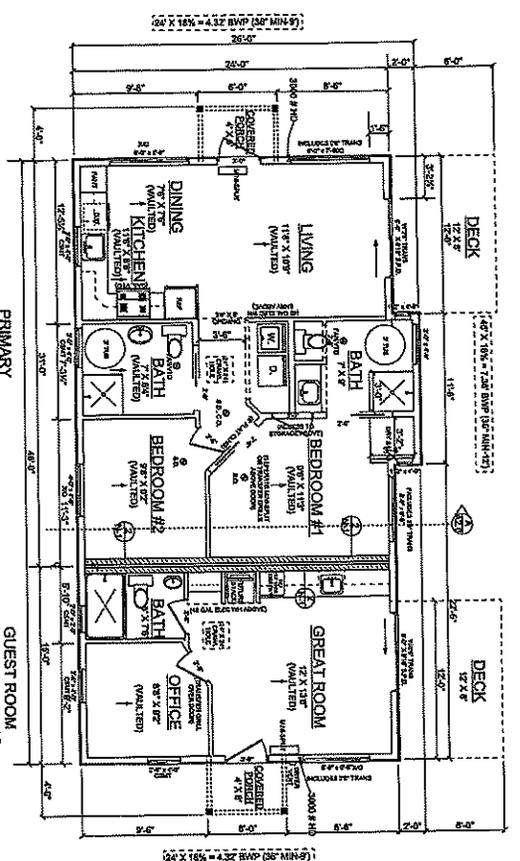
**Estimated Expenses at Closing**

Appraisal Fees	\$ 1,600.00
Closing Cost Fees	\$ 2,000.00
Agent Listing Fees 3.0%/2.5%	\$ 13,308.94
<b>Estimated additional Fees</b>	<b>\$ 16,908.94</b>

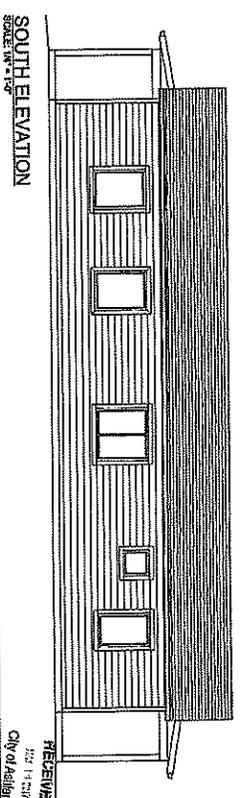
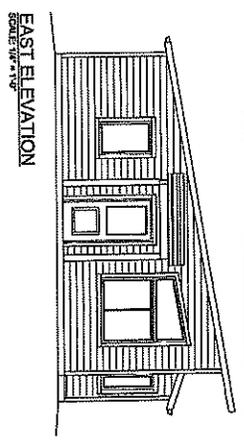
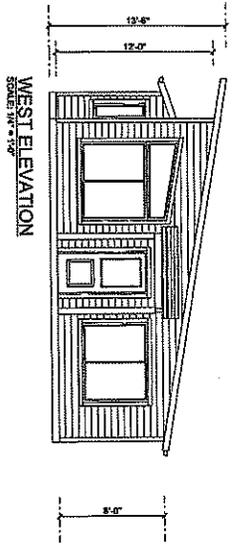
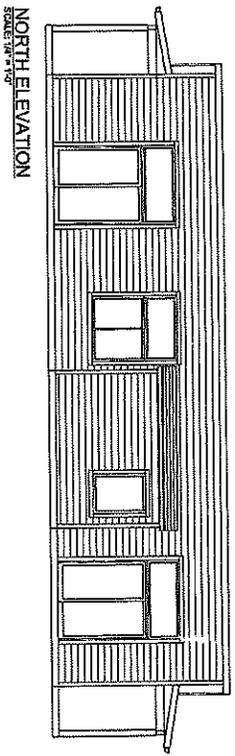
\*The final sell price of Unit#1 will be based on current market value, appraised value, and final expenses. Our objective is to be able to have as many 1 & 2 person households up to 120% AMI be able to qualify for the unit. And to afford our family the ability to construct Unit#3.

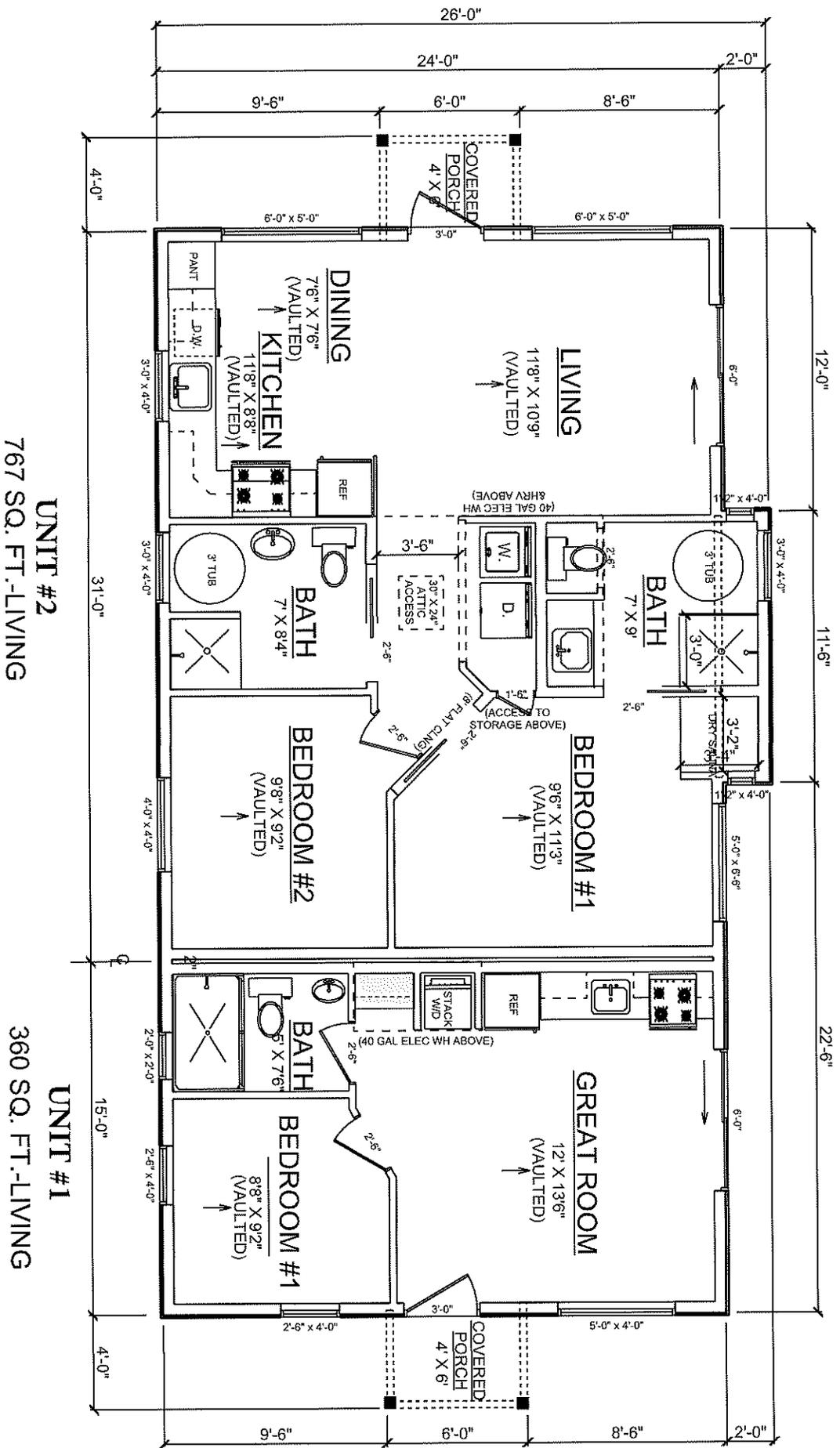


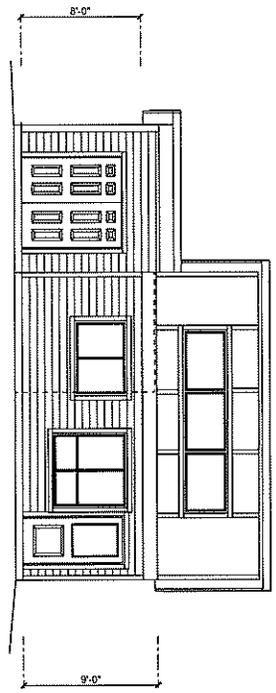
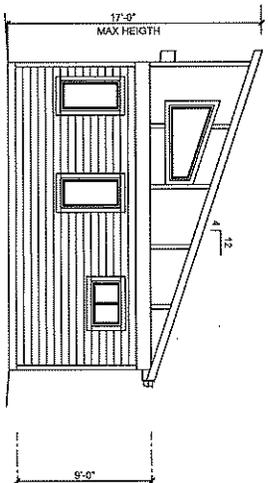
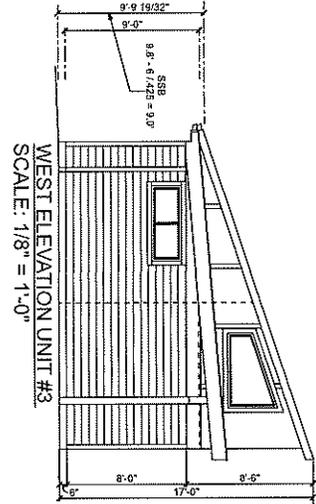
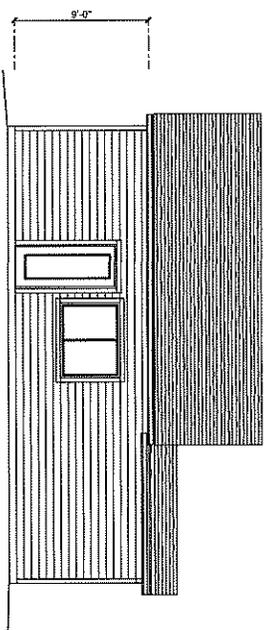
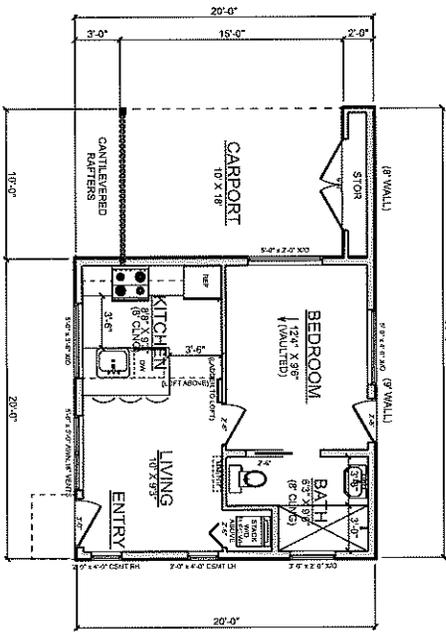




SYMBOL	SIZE	CONCRETE FOOTING TABLE	BAR	POST
A	16" X 16" X 6"	2 EA. W. EW.	4 X 4	
B	20" X 20" X 6"	2 EA. M. EW.	4 X 4	4 X 4, 4 X 6, OR 6 X 6
C	30" X 30" X 12"	3 EA. M. EW.	4 X 6	OR 6 X 6
D	36" X 36" X 12"	4 EA. M. EW.	4 X 6	OR 6 X 6
E	42" X 42" X 12"	5 EA. M. EW.	6 X 6	OR 6 X 6









**APPROVALS**  
 EXAMINED AND APPROVED THIS 26th DAY OF MARCH, 2019  
 ASHLAND PLANNING DEPARTMENT DATE 3.26.2019  
 PLANNING FILE NO. A-2018-0028 (Map 19 1E 1CA, Lot 806 & 700)  
 EXAMINED AND APPROVED THIS 14th DAY OF MARCH, 2019  
 Sean Darrell  
 CITY SURVEYOR

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT SEAN DARRELL, SCOTT HANSEN AND JACOB HANSEN, THE SURVEYORS, HAVE BEEN THE OWNERS OF THE LANDS HEREBY DESCRIBED AND HAVE ADJUSTED THE PROPERTY LINE AS SHOWN HEREOF, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS ADJUSTMENT IS A CORRECT ADJUSTMENT OF THE PROPERTY LINE AND THAT THE ADJUSTMENT HEREBY CREATED A 1.60 FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREOF.

Sean Darrell  
 Scott Hansen  
 Jacob Hansen  
 CITY SURVEYORS

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 JACKSON COUNTY } SS  
 PERSONALLY APPEARED THE ABOVE NAMED SEAN DARRELL, ON THIS 27th DAY OF MARCH, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Janice A Miller  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 942349  
 MY COMMISSION EXPIRES: July 26, 2019

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 JACKSON COUNTY } SS  
 PERSONALLY APPEARED THE ABOVE NAMED GRAY HANSEN, ON THIS 27th DAY OF MARCH, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Janice A Miller  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 942349  
 MY COMMISSION EXPIRES: July 26, 2019

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 JACKSON COUNTY } SS  
 PERSONALLY APPEARED THE ABOVE NAMED SCOTT HANSEN, ON THIS 27th DAY OF MARCH, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Janice A Miller  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 942349  
 MY COMMISSION EXPIRES: July 26, 2019

Assessor's Map No. 39 1E 14 CA, Tax Lots 700 & 800

**PROPERTY LINE ADJUSTMENT**  
**PARTITION PLAT NO. P-11-2019**  
 LYING SITUATE WITHIN  
 SOUTHWEST QUARTER OF SECTION 14  
 TOWNSHIP 39 SOUTH RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

Sean Darrell  
 945 Tolman Creek Road  
 Ashland, Oregon

**SURVEYOR'S CERTIFICATE**

I, SEAN DARRELL, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PLACED AND HEREIN SHOW THE SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:  
 A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN DOCUMENT NO. 20180018 AND DOCUMENT NO. 201740297 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:  
 PARCELS 1 AND PARCEL 2 OF PARTITION PLAT NO. P-8-2004, RECORDED ON DECEMBER 10, 2004 IN VOLUME 15, PAGE 89 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, FILED AS SURVEY NO. 18561 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**SURVEY NOTES:**

- THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-117671, WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2013, BEING DOES NOT AFFECT THE SUBJECT TRACT, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.
- SUBJECT TO THE LEASES AND ASSIGNMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TO BERBETT CALIFORNIA OREGON POWER COMPANY - VOLUME 47, PAGE 342 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- DEFERRED IMPROVEMENT AGREEMENT FOR FUTURE IMPROVEMENT TO TOLMAN CREEK ROAD - INSTRUMENT NO. P-8-6921 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- DEFERRED IMPROVEMENT AGREEMENT FOR FUTURE IMPROVEMENT TO RECORDS OF JACKSON COUNTY, OREGON.

**TAX COLLECTOR'S STATEMENT:**

ALL TAXES, FEES, ASSIGNMENTS OR OTHER CHARGES REQUIRED BY O.R.S. 22.025 HAVE BEEN PAID AS OF 3-28-19, 2019.  
 Tax Collector: Janice A Miller DATE: 03/28/2019  
 Assessor: Gray Hansen DATE

**SURVEY NARRATIVE**

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 20180018 AND DOCUMENT NO. 201740297 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON.  
 UTILIZING AN ELECTRONIC LEICA TS18 ROBOTIC TOTAL STATION WITH A SERIAL NUMBER OF THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 18561, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREOF AS APPROVED BY THE CITY OF ASHLAND PLANNING DEPARTMENT AND LOT 2 OF WHISTLE SUBDIVISION, A PROPERTY LINE ADJUSTMENT WAS PERFORMED BETWEEN SAID SAID LOTS 1 AND 2 IN 2004 AS DENOTED ON SURVEY NO. 18561 AND RE-ADJUSTED AGAIN HEREOF.

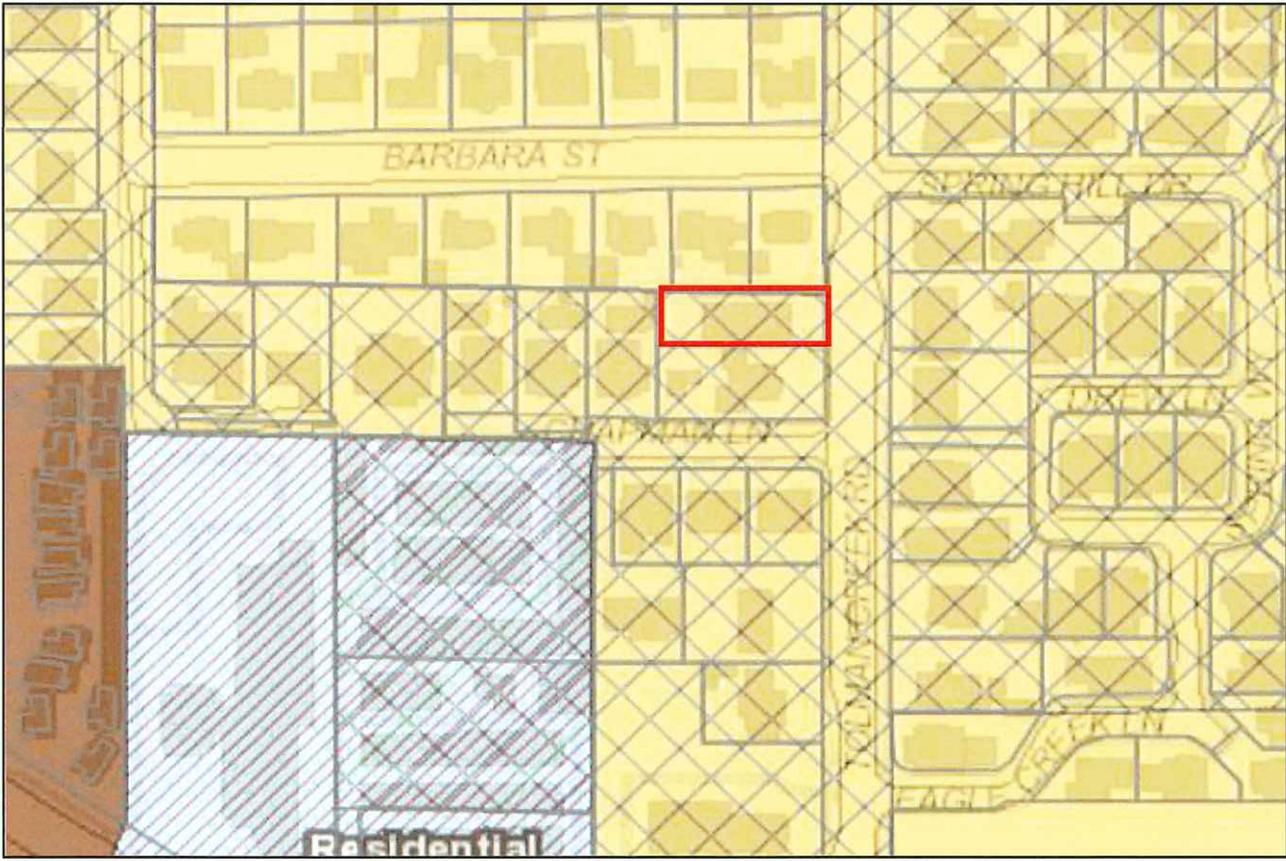
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL SURVEYOR  
Sean Darrell  
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 SEAN DARRELL  
 2003 1E

RENEWAL DATE: 6/30/2019

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 458  
 ASHLAND, OREGON 97520  
 (541) 482-5009  
 DATE: FEBRUARY 11, 2019  
 PROJECT NO. 1105-17







UNIT#1



UNIT#1



UNIT#1



UNIT#2 & Location of UNIT#3



UNIT#2 & Location of UNIT#3



# Oregon Bond Residential Loan Program

<b>Program Overview</b>	<p>Oregon Housing and Community Services periodically issues tax exempt mortgage revenue bonds to be able to provide lower than market interest rate home loans to help first time homeowners in Oregon. The Oregon Bond Residential Loan Program provides below-market rates helping Oregon families achieve their home ownership goals while keeping their monthly payments affordable.</p> <p>The Program offers eligible borrowers a choice between Cash Advantage (Closing Cost) or Rate Advantage.</p> <ol style="list-style-type: none"> <li>1. <b>Cash Advantage</b> Borrowers will get a low fixed interest rate on their home loan along with cash assistance equal to 3% of their loan amount. The cash assistance will help reduce the total closing costs needed to purchase the home. Cash Advantage funds cannot be used for the minimum investment required for an FHA Loan.</li> <li>2. <b>Rate Advantage</b> Eligible borrowers will get the lowest fixed rate possible to maximize their home purchasing power with an affordable payment.</li> </ol> <p>Regardless of which pricing option they choose, the eligibility and program requirements are the same.</p>
<b>Eligible Borrowers and Income</b>	<p>The "annualized gross household income" cannot exceed the Program Limits established by Oregon Housing, governed by the Internal Revenue Service (IRS). The eligible income levels to qualify for this program are posted on our <a href="#">webpage here</a>.</p> <p>An eligible borrower must be a first-time homebuyer or may not have held ownership in a principal residence during the three-year period prior to the date of the new mortgage. This requirement is waived if they are purchasing in a targeted area. A qualified homebuyer must be (or intend to be) an Oregon resident, and must agree to occupy the home being purchased as their primary residence. An applicant may not have been discharged from a bankruptcy within the past two years, or have had a real estate foreclosure within the last five years, prior to closing the program loan.</p>
<b>Loan Types and Term</b>	<p>The program consists of three (3) loan types: Federal Housing Administration (FHA insured), USDA Guaranteed Rural and Conventional Uninsured (loans that close with a loan-to-value of 80% or less). These funds may not be used to refinance an existing home loan.</p>
<b>Eligible Property</b>	<p>Program funds may be used to buy eligible housing anywhere in Oregon; for either newly constructed or existing homes. Eligible housing may include: site-built homes; qualified condominiums; units in a qualified Planned Unit Development; and manufactured housing permanently affixed to acceptable foundations. Manufactured housing must meet the appropriate insurers' requirements, which include a manufactured date after June 14, 1976, and have a living area of at least 400 square feet. Properties must meet the quality standards as determined by the mortgage insurer.</p>
<b>Purchase Price Limits</b>	<p>Depending on the location of the home being purchased, OHCS has established Purchase Price Limits which are governed by the IRS. Price limits are listed on our <a href="#">webpage here</a>.</p>

<p><b>Targeted Areas</b></p>	<p>The first-time homebuyer requirement is waived and there are higher Purchase Price Limits if the property being purchased is in a Targeted Area, and the borrower transfers any residential property previously owned prior to closing the Program Loan. Targeted and non-targeted areas are listed on our <a href="#">webpage here</a>.</p>
<p><b>Recapture Fee</b></p>	<p>The program is funded through the sale of federally authorized tax-exempt bonds. Borrowers who finance a home purchase with the program and then sell the home within nine years could be subject to a Recapture fee if both the borrower and the sale price exceed certain guidelines.</p> <p>The requirements for the fee are established by the Internal Revenue Service as described in IRS Form #8828. If a Recapture Fee is due when the house is sold, it is paid to the IRS, not the State of Oregon, when the borrower files their federal taxes. Borrowers who use the Oregon Bond Residential Loan Program receive a full notice of disclosure regarding the Recapture Fee at time of application with an approved lender. The Recapture fee is only relevant if the borrower's annual income exceeds the applicable income limit for the year in which the home is sold and if there is a profit ("gain" for tax purposes) over their acquisition cost.</p> <p>For more details please see our "Notice to Borrowers Regarding Recapture Provision" at <a href="http://www.oregon.gov/ohcs/pages/oregon-bond-program-lender-manual-forms.aspx">http://www.oregon.gov/ohcs/pages/oregon-bond-program-lender-manual-forms.aspx</a></p>
<p><b>For More Information</b></p>	<p><a href="#">Visit our website</a>, or contact us at (503) 986-2000</p>

# Income Limits

## About the Program

Oregon Housing and Community Services periodically issues tax exempt mortgage revenue bonds to be able to provide lower than market interest rate home loans to help first time homeowners in Oregon. The Oregon Bond Residential Loan Program provides below-market rates helping Oregon families achieve their home ownership goals while keeping their monthly payments affordable.

## Income Limits

OHCS has established **Income Limits** (listed at right) for households that would qualify for the Oregon Bond Residential Loan program.

## How to Qualify

To apply, simply contact one of our participating lenders and they will assist you in getting pre-qualified for one of our home loans.

Find a participating lender at:

<https://o.hcs.state.or.us/lenders/lenderlocator.isp>

For more information, contact us at:

## Oregon Housing and Community Services

725 Summer St. NE, Suite B, Salem, OR 97301-1266

PH (503) 986-2000

In Oregon, 1-877-788-2663

[www.ohcs.oregon.gov](http://www.ohcs.oregon.gov)

Revised 05-2018



County*	Income Limits Effective May 29, 2018			Targeted Area
	Non-Targeted Area		3 or More	
	1-2 Person	3 or More		
Baker	Non Applicable	Non Applicable	\$83,880	\$97,860
Benton	\$84,100	\$96,715	\$100,920	\$117,740
Clackamas,Columbia,Multnomah	\$97,680	\$112,460	\$97,680	\$113,960
Clatsop	Non Applicable	Non Applicable	\$83,880	\$97,860
Coos	Non Applicable	Non Applicable	\$83,880	\$97,860
Crook	Non Applicable	Non Applicable	\$83,880	\$97,860
Curry	\$69,900	\$80,385	\$83,880	\$97,860
Deschutes	\$81,139	\$93,310	Non Applicable	Non Applicable
Douglas	\$69,900	\$80,385	\$83,880	\$97,860
Gilliam	\$69,900	\$80,385	Non Applicable	Non Applicable
Grant	\$69,900	\$80,385	Non Applicable	Non Applicable
Harney	Non Applicable	Non Applicable	\$83,880	\$97,860
Hood River	\$82,560	\$96,320	Non Applicable	Non Applicable
Jackson	\$69,900	\$80,385	\$83,880	\$97,860
Jefferson	Non Applicable	Non Applicable	\$83,880	\$97,860
Josephine	Non Applicable	Non Applicable	\$83,880	\$97,860
Klamath	Non Applicable	Non Applicable	\$83,880	\$97,860
Lake	Non Applicable	Non Applicable	\$83,880	\$97,860
Lane	\$69,900	\$80,385	\$83,880	\$97,860
Lincoln	\$69,900	\$80,385	Non Applicable	Non Applicable
Linn	\$69,900	\$80,385	\$83,880	\$97,860
Malheur	Non Applicable	Non Applicable	\$83,880	\$97,860
Marion & Polk	\$69,900	\$80,385	\$83,880	\$97,860
Morrow	\$69,900	\$80,385	Non Applicable	Non Applicable
Sherman	\$69,900	\$80,385	Non Applicable	Non Applicable
Tillamook	\$69,900	\$80,385	Non Applicable	Non Applicable
Umatilla	\$69,900	\$80,385	\$83,880	\$97,860
Union	Non Applicable	Non Applicable	\$83,880	\$97,860
Wallowa	Non Applicable	Non Applicable	\$83,880	\$97,860
Wasco	\$69,900	\$80,385	Non Applicable	Non Applicable
Washington	\$97,680	\$112,460	Non Applicable	Non Applicable
Wheeler	Non Applicable	Non Applicable	\$83,880	\$97,860
Yamhill	\$97,680	\$112,460	Non Applicable	Non Applicable

# Property Purchase Price Limits

## About the Program

Oregon Housing and Community Services periodically issues tax exempt mortgage revenue bonds to be able to provide lower than market interest rate home loans to help first time homeowners in Oregon. The Oregon Bond Residential Loan Program provides below-market rates helping Oregon families achieve their home ownership goals while keeping their monthly payments affordable.

## Property Purchase Price Limits

OHCS has established **Purchase Price Limits** (listed at right) which are governed by the Internal Revenue Service (IRS). Depending on the location of the home being purchased, the Purchase Price (acquisition cost) limits are effective May 3, 2018.

## How to Qualify

To apply, simply contact one of our participating lenders and they will assist you in getting pre-qualified for one of our home loans.

Find a participating lender at:

<https://o.hcs.state.or.us/lenders/lenderlocator.jsp>

For more information, contact us at:

## Oregon Housing and Community Services

725 Summer St. NE, Suite B, Salem, OR 97301-1266

PH (503) 986-2046

In Oregon, 1-877-788-2663

[www.ohcs.oregon.gov](http://www.ohcs.oregon.gov)

Revised 5/2018



County	Purchase Price Limits Effective May 3, 2018	
	Non-Targeted Area	Targeted-Area
Benton	\$328,235	\$401,177
Clackamas	\$412,942	\$504,706
Clatsop	Not Applicable	\$336,470
Columbia	\$412,942	\$504,706
Curry	\$301,765	\$368,823
Deschutes	\$344,118	Not Applicable
Hood River	\$418,235	Not Applicable
Jackson	\$278,471	\$340,353
Multnomah	\$412,942	\$504,706
Washington	\$412,942	Not Applicable
Yamhill	\$412,942	Not Applicable
All Other Counties	\$271,165	\$331,423

*\*If the county is not specifically listed, use the "All Other Counties" figures.\**

### Targeted Areas

The first-time homebuyer requirement is waived and there are higher Purchase Price Limits if the property being purchased is in a Targeted Area, and the borrower transfers any residential property previously owned prior to closing the Program Loan. Targeted Areas include Counties: Baker, Clatsop, Coos, Crook, Harney, Jefferson, Josephine, Klamath, Lake, Malheur, Union, Wallowa, and Wheeler; and Cities: (within the city limits of) Ashland, Milton-Freewater, Myrtle Creek, Port Orford, Silverton, Turner, and Vernonia; and portions of Albany, Corvallis, Eugene, Medford, Salem and Portland.

Sorted by Status (asc), Price (asc)

Listings as of 2/21/2020 11:35:40 AM

Property Type: Residential Include Property Subtype: Residential Area: Ashland Statuses: Active, Active-72HR Release, Active-Accepted SS, Pending, Sold (8/25/2019 or after) Price: 375,000 or less Bedrooms: 1.00 to 2.00 Total Bathrooms: 1.00 to 2.00 Page

**Residential**

**Active**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
31 Clay Street	Ashland		2	2 (2 0)	789	0.1200 ac	1935	10/06/19	392.90	143/143	325,000	310,000
253 Quincy St	Ashland		2	1 (1 0)	1178	0.1100 ac	1913	02/19/20	297.11	2/2	350,000	350,000
<b>Listings Count</b>	<b>2</b>	<b>Averages</b>			<b>984</b>				<b>345.01</b>	<b>72/72</b>	<b>337,500</b>	<b>330,000</b>
					<b>High</b>	<b>350,000</b>			<b>Low</b>	<b>310,000</b>	<b>Median</b>	<b>330,000</b>

**Pending**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
096 Creek Dr	Ashland		2	2 (2 0)	1206	0.0700 ac	2003	02/12/20	260.36	16/245	314,000	314,000
<b>Listings Count</b>	<b>1</b>	<b>Averages</b>			<b>1206</b>				<b>260.36</b>	<b>16/245</b>	<b>314,000</b>	<b>314,000</b>
					<b>High</b>	<b>314,000</b>			<b>Low</b>	<b>314,000</b>	<b>Median</b>	<b>314,000</b>

**Sold**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP %
433 Old Siskiyou Hwy	Ashland		1	1 (1 0)	528	10.2400 ac	1991	11/20/19	549.24	28/28	300,000	300,000	290,000	96.
708 Parker St	Ashland		2	1 (1 0)	1014	0.1300 ac	1928	12/09/19	294.87	137/137	335,000	305,000	299,000	98.
95 Oak Knoll Dr	Ashland		2	2 (2 0)	1338	0.1600 ac	1976	02/06/20	224.14	115/115	319,900	299,900	299,900	100.
146 Ashland Mine Rd	Ashland		1	1 (1 0)	672	0.1800 ac	1950	09/20/19	468.01	99/99	365,000	319,000	314,500	98.
1301 Evan Ln	Ashland		2	1 (1 0)	908	0.1100 ac	1994	12/09/19	352.42	103/103	357,000	320,000	320,000	100.
1629 Parker St	Ashland		2	1 (1 0)	872	0.2200 ac	1951	12/23/19	366.97	9/9	319,950	319,950	320,000	100.
1639 Parker St	Ashland		2	1 (1 0)	858	0.1800 ac	1950	12/24/19	378.73	9/9	324,950	324,950	324,950	100.
150 C St	Ashland		2	1 (1 0)	1006	0.1000 ac	1978	02/14/20	357.63	137/137	400,000	375,000	359,780	95.
<b>Listings Count</b>	<b>8</b>	<b>Averages</b>			<b>900</b>				<b>374</b>	<b>80/80</b>	<b>340,225</b>	<b>320,475</b>	<b>316,016</b>	<b>98.</b>
					<b>High</b>	<b>359,780</b>			<b>Low</b>	<b>290,000</b>	<b>Median</b>	<b>317,250</b>		
<b>Property Type Count</b>	<b>11</b>	<b>Averages</b>			<b>943</b>				<b>358.4</b>	<b>73/93</b>	<b>337,345</b>	<b>321,618</b>	<b>316,016</b>	

Sorted by Status (asc), Price (asc)

Listings as of 2/21/2020 11:40:33 AM

Property Type: Residential Include Property Subtypes: Condominium, Residential, Townhouse Area: Ashland Statuses: Active, Active-72HR Release, Page  
 Active-Accepted SS, Pending, Sold (8/25/2019 or after) Price: 375,000 or less Bedrooms: 1.00 to 2.00 Total Bathrooms: 1.00 to 2.00

**Residential**

**Active**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	
131 Mountain Meadows	Ashland		1	1 (1 0)	736		ac	1999	12/07/18	237.77	441/441	210,000	175,000
205 Ashland St #208	Ashland		1	1 (1 0)	915		ac	2008	10/28/19	207.65	65/65	190,000	190,000
195 Tolman Creek Rd #	Ashland		2	2 (2 0)	988		ac	1990	01/27/20	253.04	25/25	250,000	250,000
176 Golden Aspen Plac	Ashland		1	2 (1 1)	974		ac	2001	08/27/19	274.64	178/178	267,500	267,500
128 Park St St	Ashland		2	2 (1 1)	1234	0.0200	ac	2000	01/06/20	224.07	46/46	279,000	276,500
123 Pavilion Pl	Ashland		2	2 (2 0)	1075		ac	2002	07/03/19	260.37	234/234	299,900	279,900
131 Clay Street	Ashland		2	2 (2 0)	789	0.1200	ac	1935	10/06/19	392.90	143/143	325,000	310,000
124 Van Ness Ave	Ashland		2	2 (1 1)	1134		ac	1995	02/08/20	290.12	13/13	329,000	329,000
1295 Siskiyou Blvd	Ashland		1	1 (1 0)	882		ac	2003	02/19/20	385.49	2/2	340,000	340,000
124 Pavilion Pl	Ashland		2	2 (2 0)	1323		ac	2002	07/03/19	260.70	235/235	354,900	344,900
1156 Birchwood Ln	Ashland		2	2 (2 0)	1359	0.0900	ac	2000	08/14/19	257.54	191/191	375,000	350,000
1253 Quincy St	Ashland		2	1 (1 0)	1178	0.1100	ac	1913	02/19/20	297.11	2/2	350,000	350,000
197 Mariposa Ct	Ashland		2	2 (2 0)	1513		ac	2000	09/23/19	243.89	152/152	419,000	369,000
<b>Listing Count</b>	<b>13</b>	<b>Averages</b>			<b>1085</b>				<b>275.79</b>	<b>133/133</b>	<b>306,869</b>	<b>294,754</b>	
					<b>High</b>	<b>369,000</b>			<b>Low</b>	<b>175,000</b>		<b>Median</b>	<b>310,000</b>

**Pending**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	
130 Mountain Meadows	Ashland		1	1 (1 0)	879		ac	1999	02/19/20	159.14	166/166	206,000	139,882
105 Mountain Meadows	Ashland		1	2 (1 1)	977		ac	1999	02/21/20	295.70	32/32	288,900	288,900
1096 Creek Dr	Ashland		2	2 (2 0)	1206	0.0700	ac	2003	02/12/20	260.36	16/245	314,000	314,000
102 Fair Oaks Ct	Ashland		2	2 (2 0)	1186		ac	2007	02/18/20	288.97	2/2	319,000	319,000
<b>Listing Count</b>	<b>4</b>	<b>Averages</b>			<b>1062</b>				<b>246.04</b>	<b>54/111</b>	<b>281,975</b>	<b>265,446</b>	
					<b>High</b>	<b>319,000</b>			<b>Low</b>	<b>139,882</b>		<b>Median</b>	<b>301,450</b>

**Sold**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP %	
154 Twin Pines Cir #8	Ashland		2	1 (1 0)	896		ac	1964	12/31/19	189.73	43/43	175,000	175,000	170,000	97.
205 Ashland St #206	Ashland		1	1 (1 0)	902		ac	2008	10/02/19	210.64	328/328	245,000	199,000	190,000	95.
126 Mountain Meadows	Ashland		1	1 (1 0)	879		ac	1999	12/06/19	232.08	31/37	219,000	204,000	204,000	100.
17 California St	Ashland		2	2 (1 1)	896	0.0300	ac	2000	02/14/20	251.12	178/178	245,000	235,000	225,000	95.
19 California St	Ashland		2	2 (1 1)	960	871	sf	2000	10/15/19	234.38	97/97	235,000	230,000	225,000	97.
195 Chestnut St #16	Ashland		2	2 (1 1)	1102		ac	1967	08/29/19	205.08	110/110	248,500	235,000	226,000	96.
1254 McCall Dr	Ashland		2	2 (2 0)	1005	0.0200	ac	2006	01/17/20	243.78	112/112	268,000	250,000	245,000	98.
136 Fair Oaks Ct	Ashland		2	2 (2 0)	1120		ac	2007	10/30/19	250.00	245/245	318,000	289,000	280,000	96.
18 E Main St #2	Ashland		1	1 (1 0)	673		ac	1999	09/20/19	416.05	102/467	349,900	299,900	280,000	93.
132 Glenn St	Ashland		2	2 (2 0)	1396	0.0300	ac	1989	02/04/20	204.15	53/53	295,000	295,000	285,000	96.
1433 Old Siskiyou Hwy	Ashland		1	1 (1 0)	528	0.2400	ac	1991	11/20/19	549.24	28/28	300,000	300,000	290,000	96.
1708 Parker St	Ashland		2	1 (1 0)	1014	0.1300	ac	1928	12/09/19	294.87	137/137	335,000	305,000	299,000	98.
195 Oak Knoll Dr	Ashland		2	2 (2 0)	1338	0.1600	ac	1976	02/06/20	224.14	115/115	319,900	299,900	299,900	100.
124 E Main St	Ashland		2	2 (1 1)	1097		ac	1979	02/14/20	273.47	108/108	320,000	300,000	300,000	100.
172 Glenn St	Ashland		2	2 (2 0)	1396	0.0500	ac	1989	09/09/19	218.48	107/107	342,000	310,000	305,000	98.
118 Fair Oaks Ct	Ashland		2	2 (2 0)	1260	0.0300	ac	2007	01/29/20	245.24	18/18	309,000	309,000	309,000	100.
1146 Ashland Mine Rd	Ashland		1	1 (1 0)	672	0.1800	ac	1950	09/20/19	468.01	99/99	365,000	319,000	314,500	98.
129 Boulder Creek Ln	Ashland		2	2 (1 1)	1096		ac	1997	10/02/19	290.15	100/100	324,900	319,900	318,000	99.
187 Golden Aspen Pl	Ashland		1	2 (1 1)	1186		ac	2001	10/11/19	269.81	293/293	360,000	327,000	320,000	97.
1301 Evan Ln	Ashland		2	1 (1 0)	908	0.1100	ac	1994	12/09/19	352.42	103/103	357,000	320,000	320,000	100.
1629 Parker St	Ashland		2	1 (1 0)	872	0.2200	ac	1951	12/23/19	366.97	9/9	319,950	319,950	320,000	100.
1639 Parker St	Ashland		2	1 (1 0)	858	0.1800	ac	1950	12/24/19	378.73	9/9	324,950	324,950	324,950	100.
150 C St	Ashland		2	1 (1 0)	1006	0.1000	ac	1978	02/14/20	357.63	137/137	400,000	375,000	359,780	95.
1140 Birchwood Ln	Ashland		2	2 (2 0)	1359	0.1200	ac	2000	09/24/19	268.58	2/2	375,000	375,000	365,000	97.
<b>Listing Count</b>	<b>24</b>	<b>Averages</b>			<b>1017</b>				<b>291.45</b>	<b>107/122</b>	<b>306,296</b>	<b>288,192</b>	<b>282,297</b>	<b>97.</b>	
					<b>High</b>	<b>365,000</b>			<b>Low</b>	<b>170,000</b>		<b>Median</b>	<b>299,450</b>		
<b>Property Type Count</b>	<b>41</b>	<b>Averages</b>			<b>1043</b>				<b>282.05</b>	<b>110/125</b>	<b>304,105</b>	<b>288,053</b>	<b>282,297</b>		



# Jackson County Residential Statistics

We Know Southern Oregon

JACKSON CO EXISTING HOME SALES - November 1, 2019 through January 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2019 vs Jan 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	69	70	78	74	\$336,500	\$410,000	\$434,438	29.1%	6.0%	\$440,000	\$385,000
Talent	18	17	57	84	\$215,000	\$298,500	\$267,500	24.4%	-10.4%	N/A	\$265,000
Phoenix	10	20	49	47	\$222,500	\$277,150	\$283,500	27.4%	2.3%	\$285,000	N/A
Jacksonville	12	22	47	106	\$437,500	\$515,000	\$453,250	3.6%	-12.0%	N/A	\$456,500
Northwest Medford	21	15	38	30	\$152,450	\$260,000	\$270,000	77.1%	3.8%	\$253,000	\$267,250
West Medford	45	36	43	41	\$130,000	\$199,000	\$229,500	76.5%	15.3%	\$200,000	\$229,000
Southwest Medford	29	39	27	31	\$192,000	\$272,000	\$290,000	51.0%	6.6%	\$229,375	\$310,000
East Medford	172	178	49	55	\$220,000	\$306,500	\$299,750	36.3%	-2.2%	\$302,500	\$288,000
Central Point	73	83	35	43	\$180,000	\$259,990	\$304,900	69.4%	17.3%	\$258,000	\$288,950
White City	34	20	33	28	\$150,000	\$229,450	\$230,500	53.7%	0.5%	\$229,000	\$230,000
Eagle Point	30	39	41	34	\$240,000	\$285,000	\$279,210	16.3%	-2.0%	\$295,000	\$322,900
Shady Cove / Trail	11	9	69	54	\$177,445	\$278,000	\$285,000	60.6%	2.5%	\$267,500	N/A
Gold Hill & Rogue River	17	12	44	39	\$142,600	\$200,000	\$230,000	61.3%	15.0%	\$182,175	N/A
URBAN TOTALS	541	560	48	52	\$208,500	\$276,500	\$299,925	43.8%	8.5%	\$260,750	\$304,200

JACKSON CO NEW HOME SALES - November 1, 2019 through January 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2019 vs Jan 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	1	5	N/A	154	\$449,593	N/A	\$450,000	0.1%	N/A	N/A	N/A
Talent	3	3	93	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	4	1	1	N/A	\$291,500	\$650,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	6	N/A	105	\$229,142	N/A	\$245,500	7.1%	N/A	N/A	N/A
West Medford	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	8	139	54	N/A	\$327,500	\$352,400	N/A	7.6%	N/A	N/A
East Medford	33	28	19	58	\$330,043	\$355,402	\$392,450	18.9%	10.4%	\$339,592	\$360,990
Central Point	7	4	22	94	\$232,500	\$342,900	\$396,858	70.7%	15.7%	N/A	N/A
White City	5	9	56	56	\$189,900	\$260,000	\$228,550	20.4%	-12.1%	N/A	N/A
Eagle Point	6	10	77	93	\$234,950	\$345,375	\$317,400	35.1%	-8.1%	N/A	N/A
Shady Cove / Trail	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	\$185,575	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	69	74	44	80	\$246,183	\$343,305	\$342,300	39.0%	-0.3%	\$345,950	\$337,377

JACKSON CO RURAL HOME SALES - November 1, 2019 through January 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2019 vs Jan 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	45	57	63	84	\$265,000	\$330,000	\$379,000	43.0%	14.8%	\$295,000	\$365,000
5 - 10 Acres	39	38	116	132	\$328,000	\$445,000	\$457,500	39.5%	2.8%	\$435,000	\$500,000
Over 10 Acres	19	29	147	182	\$420,000	\$458,000	\$605,000	44.0%	32.1%	\$599,000	\$460,000
RURAL TOTALS	103	123	98	122	\$304,250	\$390,000	\$400,000	31.5%	2.6%	\$392,000	\$400,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/19	Active 01/31/20	% Change
Ashland	178	135	-24.2%
Talent	38	37	-2.6%
Phoenix	32	15	-53.1%
Jacksonville	54	35	-35.2%
Northwest Medford	17	8	-52.9%
West Medford	29	32	10.3%
Southwest Medford	55	30	-45.5%
East Medford	186	138	-25.8%
Central Point	78	40	-48.7%
White City	13	21	61.5%
Eagle Point	82	56	-31.7%
Shady Cove / Trail	37	31	-16.2%
Gold Hill & Rogue River	94	71	-24.5%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half below the listed number; *it is not the same as average.*

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Small sampling sizes can lead to wide variances in year to year comparisons.

Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

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JACKSON CO EXISTING HOME SALES: DISTRESSED - November 1, 2019 through January 31, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2019 vs Jan 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	0	44	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	0	23	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	3	47	21	\$271,500	N/A	N/A	N/A	N/A
Central Point	2	4	N/A	64	N/A	\$266,950	N/A	N/A	N/A
White City	3	1	90	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	4	N/A	19	N/A	\$215,000	N/A	N/A	N/A
Shady Cove / Trail	3	0	67	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>24</b>	<b>12</b>	<b>73</b>	<b>34</b>	<b>\$193,500</b>	<b>\$290,100</b>	<b>49.9%</b>	<b>\$182,788</b>	<b>N/A</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2019 through January 31, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	70	100.0%	0	0.0%	0	0.0%	70	74	N/A	N/A	74	\$434,438	N/A	N/A	\$434,438
Talent	17	100.0%	0	0.0%	0	0.0%	17	84	N/A	N/A	84	\$267,500	N/A	N/A	\$267,500
Phoenix	20	100.0%	0	0.0%	0	0.0%	20	47	N/A	N/A	47	\$283,500	N/A	N/A	\$283,500
Jacksonville	22	100.0%	0	0.0%	0	0.0%	22	106	N/A	N/A	106	\$453,250	N/A	N/A	\$453,250
Northwest Medford	15	100.0%	0	0.0%	0	0.0%	15	30	N/A	N/A	30	\$270,000	N/A	N/A	\$270,000
West Medford	36	100.0%	0	0.0%	0	0.0%	36	41	N/A	N/A	41	\$229,500	N/A	N/A	\$229,500
Southwest Medford	39	100.0%	0	0.0%	0	0.0%	39	31	N/A	N/A	31	\$290,000	N/A	N/A	\$290,000
East Medford	175	98.3%	3	1.7%	0	0.0%	178	55	N/A	N/A	55	\$297,000	N/A	N/A	\$299,750
Central Point	79	95.2%	4	4.8%	0	0.0%	83	42	64	N/A	43	\$304,900	\$266,950	N/A	\$304,900
White City	19	95.0%	1	5.0%	0	0.0%	20	29	N/A	N/A	28	\$231,000	N/A	N/A	\$230,500
Eagle Point	35	89.7%	3	7.7%	1	2.6%	39	36	N/A	N/A	34	\$285,000	N/A	N/A	\$279,210
Shady Cove / Trail	9	100.0%	0	0.0%	0	0.0%	9	54	N/A	N/A	54	\$285,000	N/A	N/A	\$285,000
Gold Hill & Rogue River	12	100.0%	0	0.0%	0	0.0%	12	39	N/A	N/A	39	\$230,000	N/A	N/A	\$230,000
<b>URBAN TOTALS</b>	<b>548</b>	<b>97.9%</b>	<b>11</b>	<b>2.0%</b>	<b>1</b>	<b>0.2%</b>	<b>560</b>	<b>52</b>	<b>37</b>	<b>N/A</b>	<b>52</b>	<b>\$299,925</b>	<b>\$221,000</b>	<b>N/A</b>	<b>\$299,925</b>

ALL HOMES ON MARKET (including rural) - 01/31/20							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	132	97.8%	3	2.2%	0	0.0%	135
Talent	37	100.0%	0	0.0%	0	0.0%	37
Phoenix	14	93.3%	0	0.0%	1	6.7%	15
Jacksonville	34	97.1%	1	2.9%	0	0.0%	35
Northwest Medford	8	100.0%	0	0.0%	0	0.0%	8
West Medford	30	93.8%	1	3.1%	1	3.1%	32
Southwest Medford	29	96.7%	1	3.3%	0	0.0%	30
East Medford	135	97.8%	3	2.2%	0	0.0%	138
Central Point	39	97.5%	1	2.5%	0	0.0%	40
White City	20	95.2%	0	0.0%	1	4.8%	21
Eagle Point	56	100.0%	0	0.0%	0	0.0%	56
Shady Cove / Trail	30	96.8%	1	3.2%	0	0.0%	31
Gold Hill & Rogue River	70	98.6%	1	1.4%	0	0.0%	71
Other Areas	79	98.8%	1	1.3%	0	0.0%	80
<b>COUNTY TOTALS</b>	<b>713</b>	<b>97.8%</b>	<b>13</b>	<b>1.8%</b>	<b>3</b>	<b>0.4%</b>	<b>729</b>

REO/Short sales and inventories are not foreclosure rates.

"Normal" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

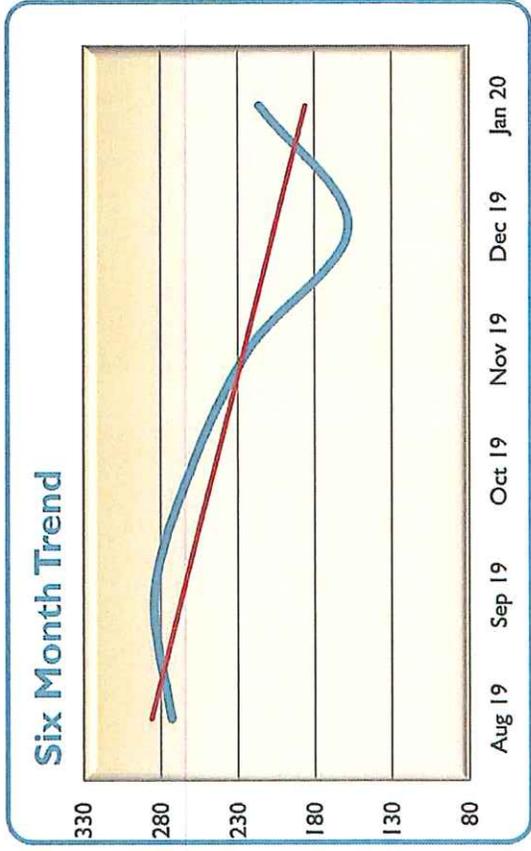
Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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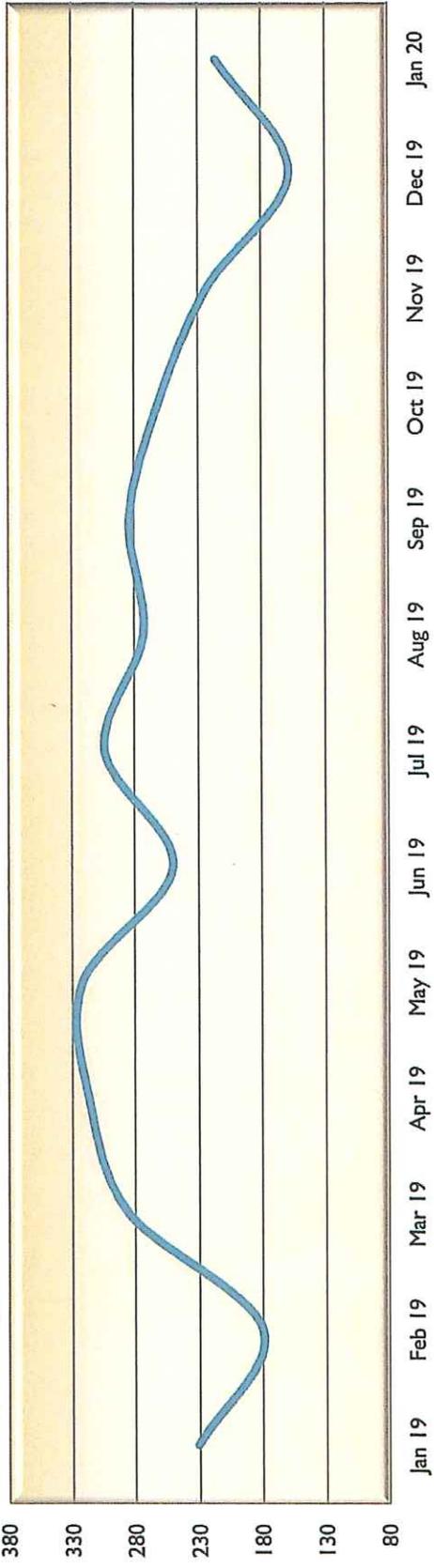


# Pending Sales

Area	Jan 19	Jan 20	Change
Ashland	24	23	-4.2%
Talent	6	6	0.0%
Phoenix	4	2	-50.0%
Jacksonville	3	6	100.0%
Northwest Medford	10	10	0.0%
West Medford	18	16	-11.1%
Southwest Medford	12	18	50.0%
East Medford	84	68	-19.0%
Central Point	28	31	10.7%
White City	8	12	50.0%
Eagle Point	22	14	-36.4%
Shady Cove / Trail	5	5	0.0%
Gold Hill & Rogue River	7	5	-28.6%
<b>COUNTY TOTALS</b>	<b>231</b>	<b>216</b>	<b>-6.5%</b>

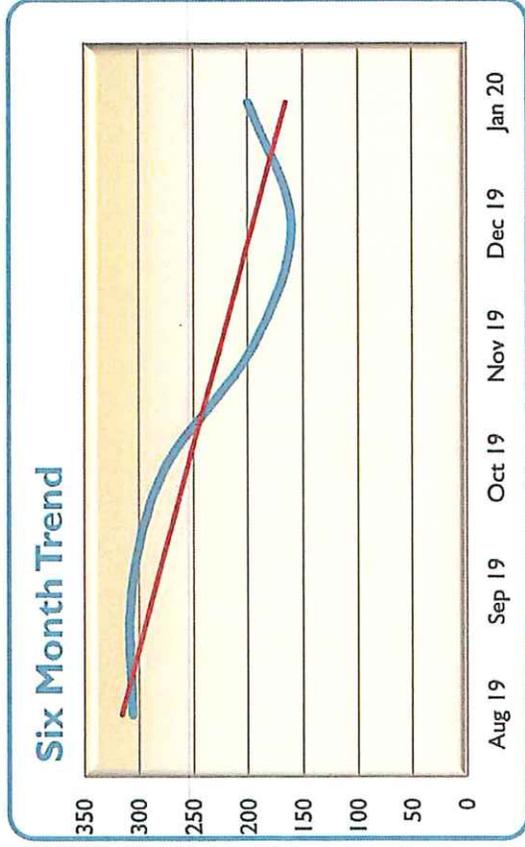


# Yearly Snapshot: Pending Sales

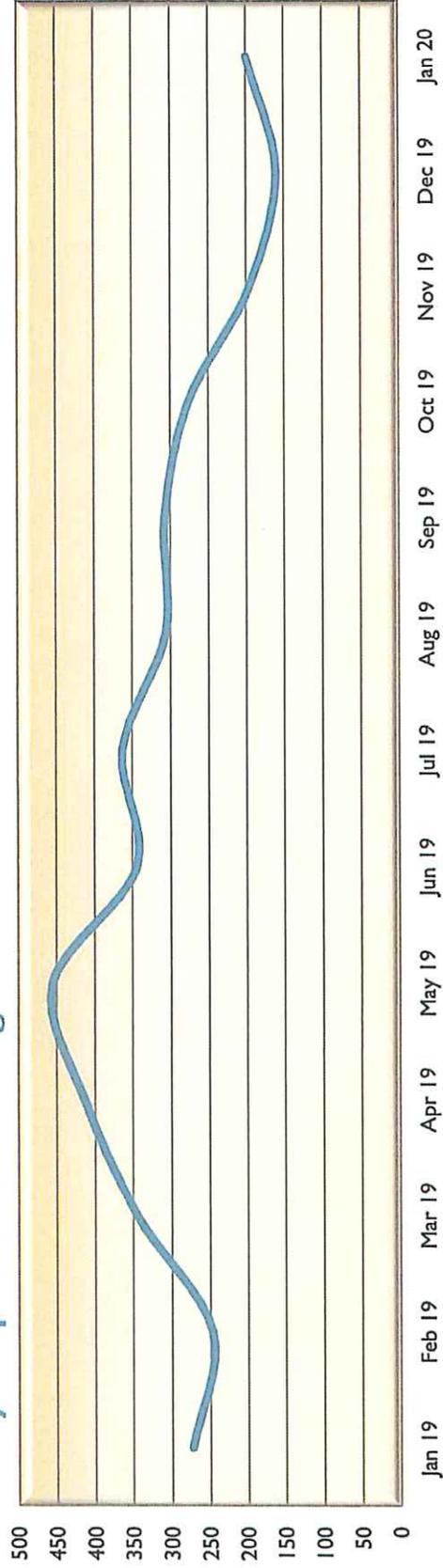


# New Listings

Area	Jan 19	Jan 20	Change
Ashland	41	15	-63.4%
Talent	3	7	133.3%
Phoenix	8	2	-75.0%
Jacksonville	4	6	50.0%
Northwest Medford	11	11	0.0%
West Medford	19	15	-21.1%
Southwest Medford	14	18	28.6%
East Medford	85	58	-31.8%
Central Point	36	28	-22.2%
White City	5	10	100.0%
Eagle Point	23	15	-34.8%
Shady Cove / Trail	11	7	-36.4%
Gold Hill & Rogue River	13	8	-38.5%
<b>COUNTY TOTALS</b>	<b>273</b>	<b>200</b>	<b>-26.7%</b>

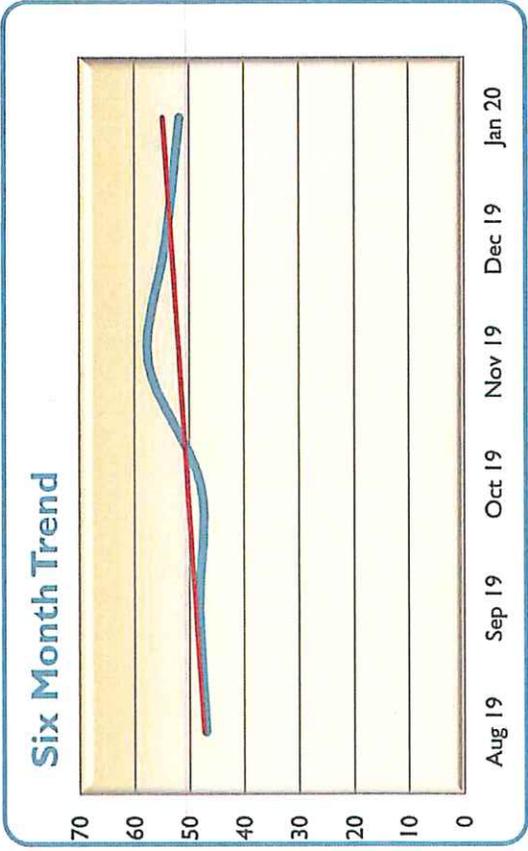


## Yearly Snapshot: New Listings

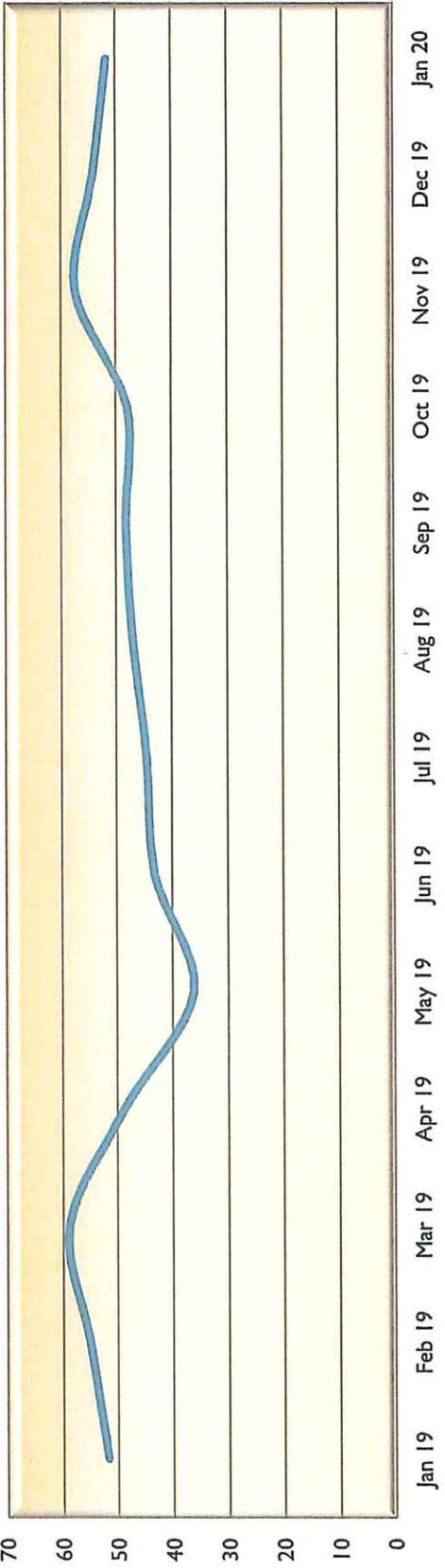


# Average Days on Market

Area	Jan 19	Jan 20	Change
Ashland	87	41	-52.9%
Talent	102	49	-52.0%
Phoenix	60	128	113.3%
Jacksonville	21	72	242.9%
Northwest Medford	46	55	19.6%
West Medford	43	43	0.0%
Southwest Medford	62	33	-46.8%
East Medford	55	67	21.8%
Central Point	34	50	47.1%
White City	39	8	-79.5%
Eagle Point	23	40	73.9%
Shady Cove / Trail	113	148	31.0%
Gold Hill & Rogue River	23	56	143.5%
<b>COUNTY TOTALS</b>	<b>52</b>	<b>52</b>	<b>0.0%</b>

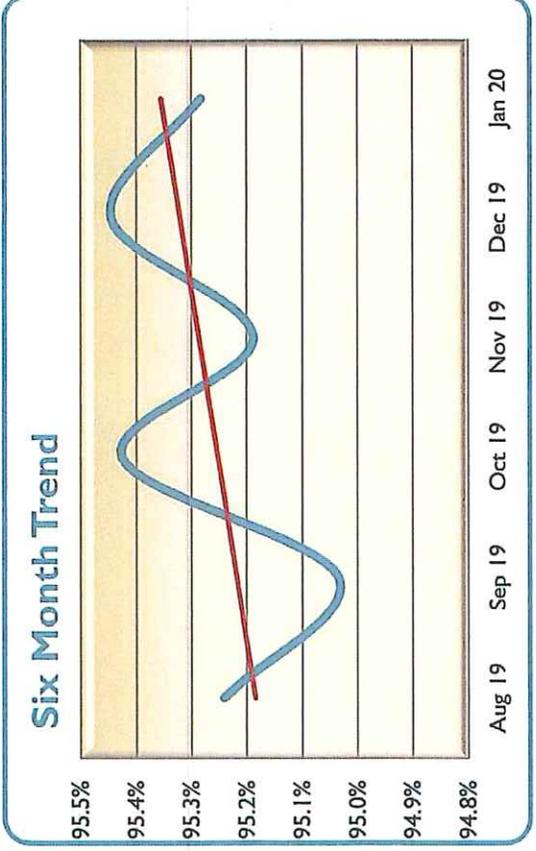


# Yearly Snapshot: Average Days on Market

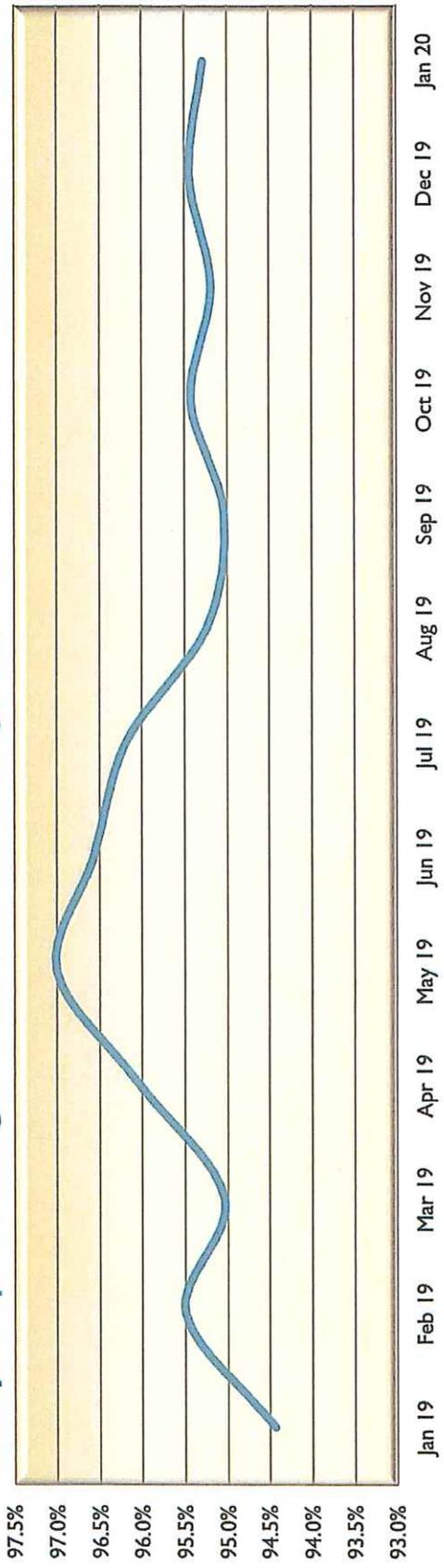


# Original List Price vs Selling Price

Area	Jan 19	Jan 20	Change
Ashland	93.1%	97.7%	4.9%
Talent	93.1%	94.7%	1.7%
Phoenix	90.7%	93.3%	2.9%
Jacksonville	99.0%	93.7%	-5.4%
Northwest Medford	92.8%	97.3%	4.9%
West Medford	96.1%	99.3%	3.4%
Southwest Medford	99.6%	97.3%	-2.4%
East Medford	94.4%	94.0%	-0.5%
Central Point	95.9%	96.3%	0.5%
White City	97.3%	100.1%	2.9%
Eagle Point	91.9%	95.4%	3.8%
Shady Cove / Trail	90.2%	82.1%	-9.0%
Gold Hill & Rogue River	94.9%	96.6%	1.7%
<b>COUNTY TOTALS</b>	<b>94.4%</b>	<b>95.3%</b>	<b>0.9%</b>

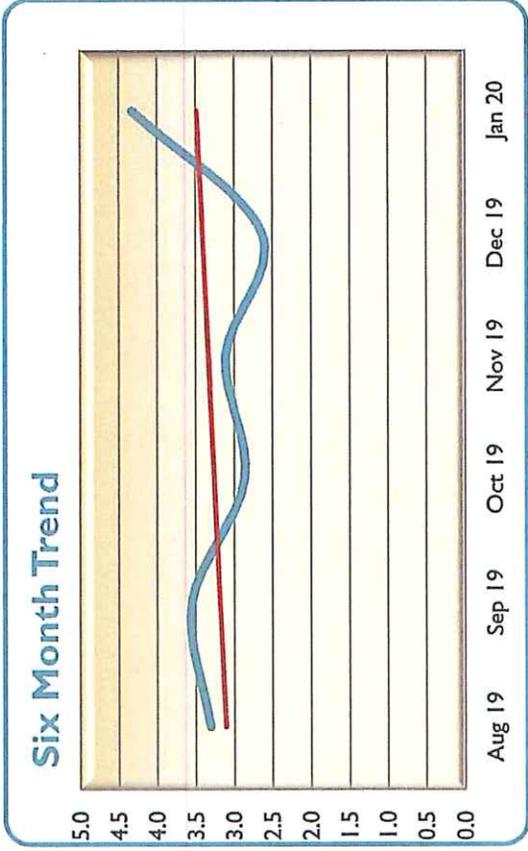


# Yearly Snapshot: Original List Price vs Selling Price

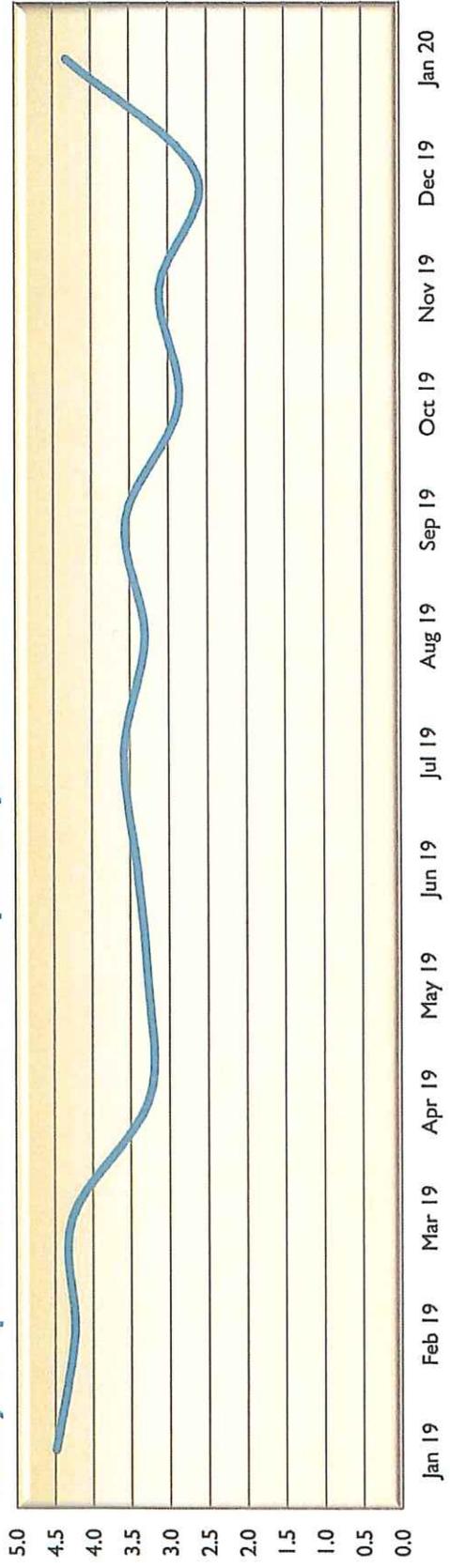


# Available Homes per Buyer

Area	Jan 19	Jan 20	Change
Ashland	10.8	7.5	-30.4%
Talent	6.8	4.2	-37.8%
Phoenix	4.2	4.0	-4.8%
Jacksonville	13.5	3.6	-73.5%
Northwest Medford	4.2	4.8	14.0%
West Medford	3.5	6.7	89.8%
Southwest Medford	8.4	3.2	-62.3%
East Medford	3.9	3.8	-2.7%
Central Point	3.5	2.7	-21.3%
White City	1.0	4.1	314.3%
Eagle Point	8.3	4.2	-49.5%
Shady Cove / Trail	3.9	8.0	107.4%
Gold Hill & Rogue River	2.4	6.8	183.1%
<b>COUNTY TOTALS</b>	<b>4.5</b>	<b>4.3</b>	<b>-3.4%</b>

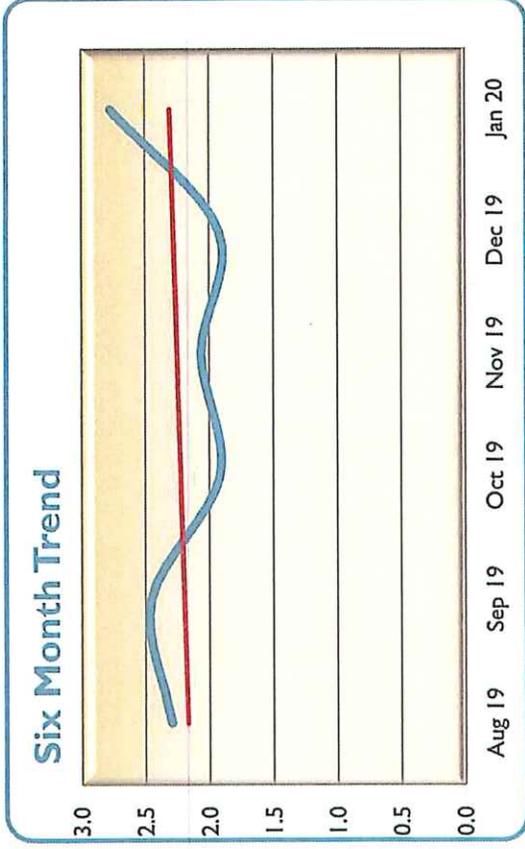


# Yearly Snapshot: Available Homes per Buyer

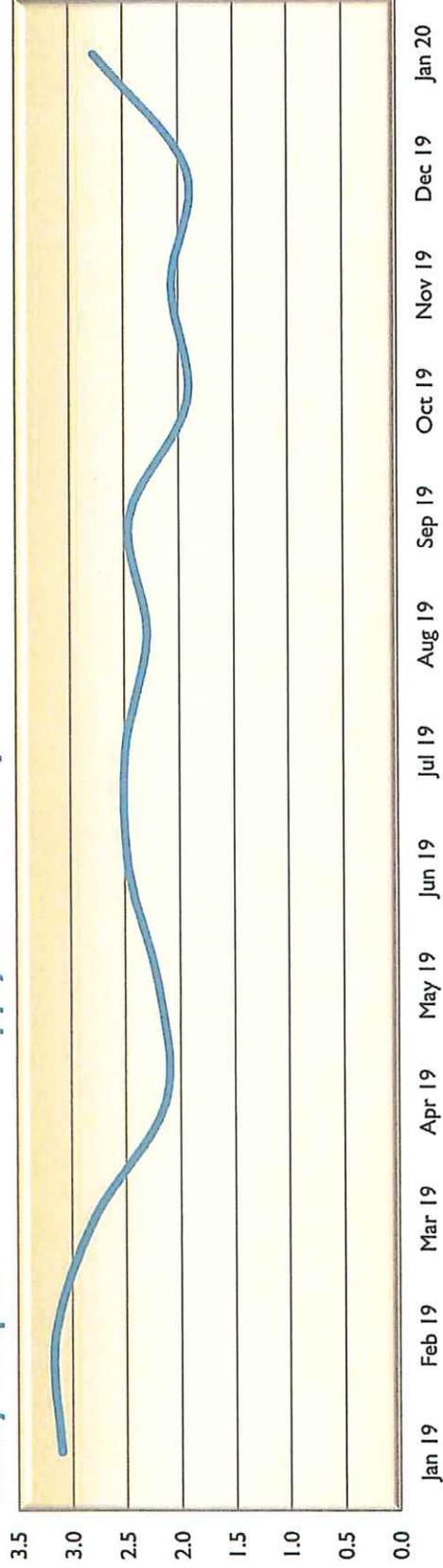


# Months Supply of Inventory

Area	Jan 19	Jan 20	Change
Ashland	8.5	5.6	-33.9%
Talent	5.3	3.0	-42.9%
Phoenix	3.6	3.3	-7.4%
Jacksonville	12.0	2.7	-77.4%
Northwest Medford	2.7	2.3	-15.6%
West Medford	2.1	4.3	106.3%
Southwest Medford	6.0	1.7	-72.2%
East Medford	2.5	2.3	-7.8%
Central Point	2.2	1.3	-39.2%
White City	0.5	2.3	389.8%
Eagle Point	4.9	2.8	-42.0%
Shady Cove / Trail	3.1	6.0	90.9%
Gold Hill & Rogue River	2.0	5.5	175.0%
<b>COUNTY TOTALS</b>	<b>3.1</b>	<b>2.8</b>	<b>-10.5%</b>



# Yearly Snapshot: Months Supply of Inventory

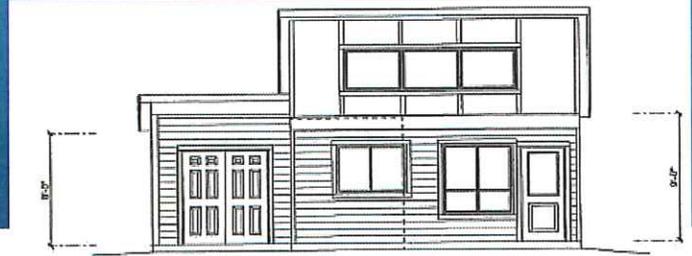


# Tolman Creek Cottages

PA-T2-2019-00012 – A request for Outline & Final Plan Subdivision and Site Design Review approvals for a three-unit/four-lot Cottage Housing development at 945 Tolman Creek Road.



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION UNIT #3**  
SCALE: 1/8" = 1'-0"

## Proposal Details

### Proposal

The existing home along Tolman Creek Road, pictured on the left above, is to be divided into two units, and a third 400 square foot cottage unit, pictured on the right above, is to be built at the rear of the property with access via the existing shared driveway over the property to the south and out to Chapman Lane. The property will include two open spaces areas – one along Tolman Creek Road and another at the center of the site, and each unit will also have private outdoor spaces in the form of garden areas, patios and decks.

### Site Description

The subject property is an approximately 7,500 square foot rectangular parcel zoned R-1-5-P with frontage on Tolman Creek Road.

### Landscaping & Trees

There are two large stature trees on the property: a 20-inch diameter Ponderosa Pine in the center of the site and a 41-inch Sequoia along Tolman Creek Road. Both trees are to be preserved and protected with the proposal.

### Parking

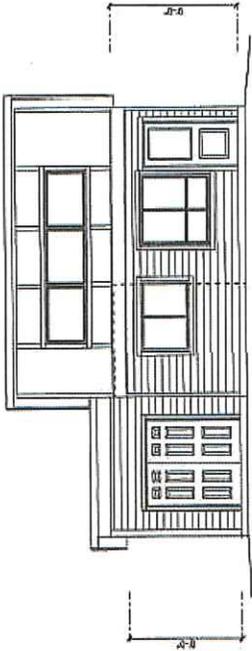
Cottage housing units less than 800 square feet require one off-street parking space be provided per unit. The applicant proposes to provide two off-street parking spaces at the rear of the property for the three units proposed here. The third required parking space is to be provided through an on-street credit for an available parking space along the property's frontage on Tolman Creek Road. Covered bicycle parking is to be provided in a structure at the rear of the property.

### **Staff Recommendation**

Staff recommends that the application be approved with the conditions detailed in the draft findings included in the Planning Commission's January 2020 meeting packet.

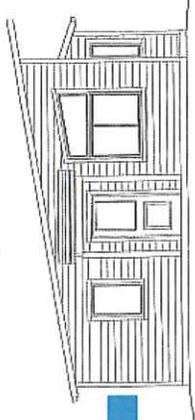
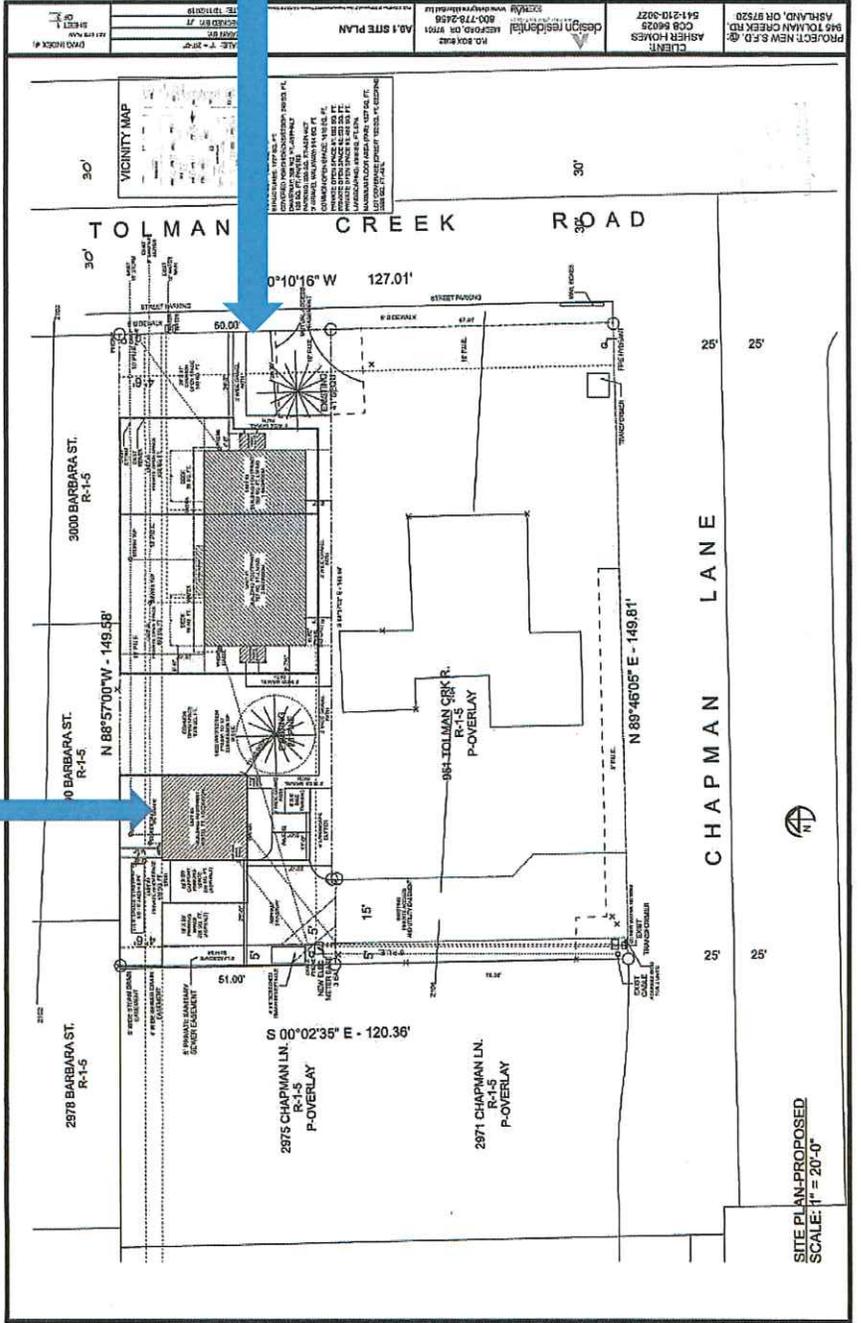
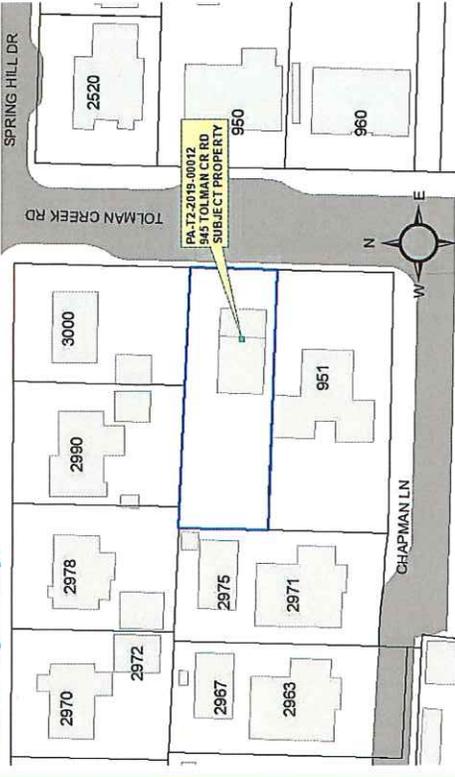
# Tolman Creek Cottages

945 Tolman Creek Road



Proposed Third Unit SOUTH ELEVATION UNIT #3  
SCALE: 1/8" = 1'-0"

# Vicinity Map



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

Existing SFR to be converted to two units.

SITE PLAN-PROPOSED  
SCALE: 1" = 20'-0"

**Tolman Creek Cottages** CITY OF ASHLAND  
 945 Tolman Cr. Rd. Cottage Housing  
 Planning Commission Hearing  
 January 14, 2020

EAST ELEVATION  
 SOUTH ELEVATION UNIT #3  
 SCALE: 1/8" = 1'-0"

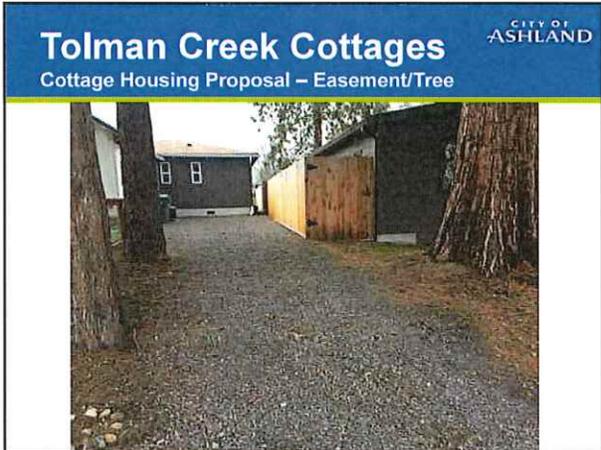
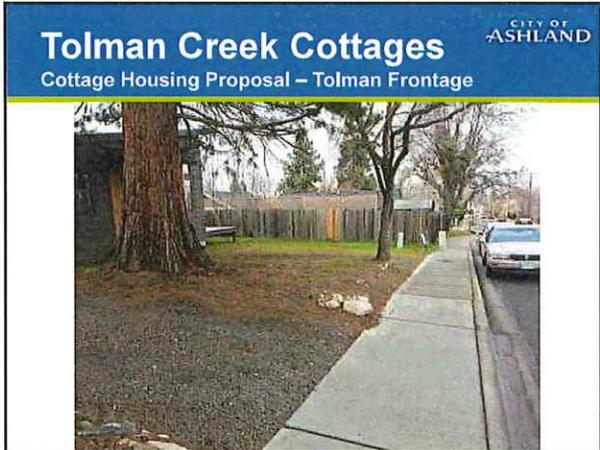
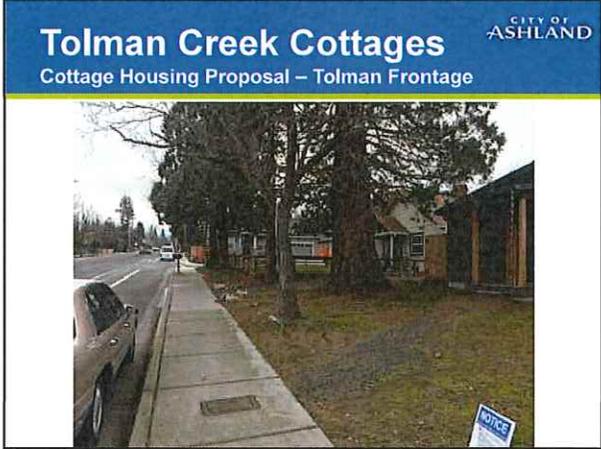
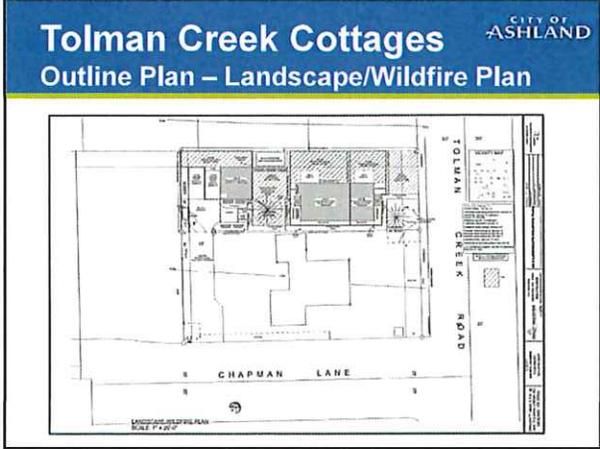
**Tolman Creek Cottages** CITY OF ASHLAND  
 945 Tolman Cr Rd Vicinity Map

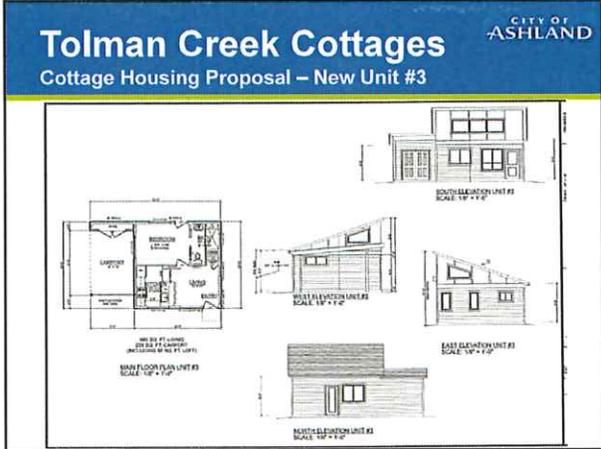
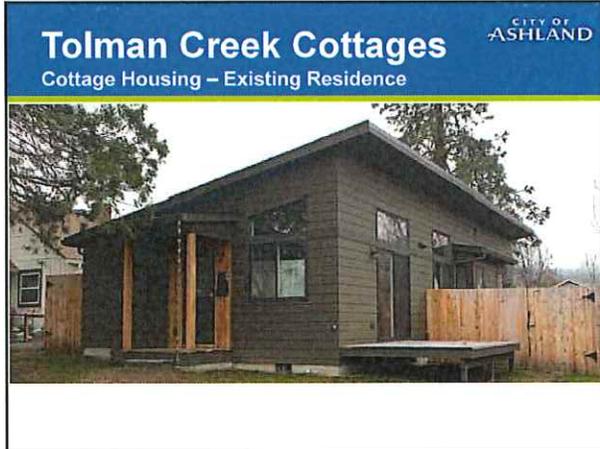
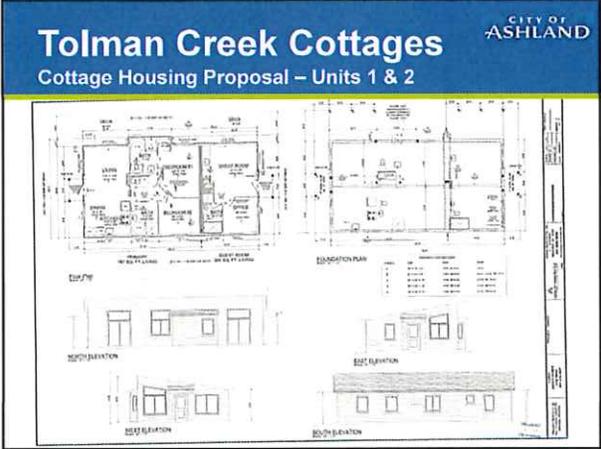
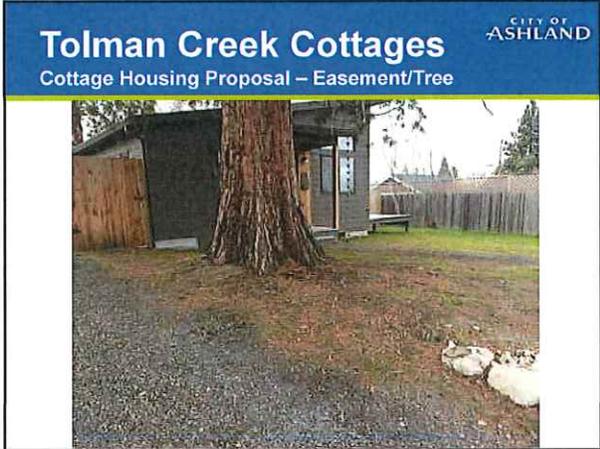
PA-12-2019-00013  
 945 TOLMAN CR RD  
 SUBJECT PROPERTY

**Tolman Creek Cottages** CITY OF ASHLAND  
 Cottage Housing Proposal

- Outline & Final Plan approvals for a four-lot Performance Standards subdivision.
- Site Design Review approval for a three-unit Cottage Housing development. The existing single-family residence is to be divided into two units and a third 400 square foot cottage unit is to be constructed at the rear of the property.

**Tolman Creek Cottages** CITY OF ASHLAND  
 Outline Plan – Proposed Site Plan





**Tolman Creek Cottages** CITY OF ASHLAND  
 Cottage Housing Proposal – Tree Comm. Recommendation

The Tree Commission recommended approval of the application, with the recommendation that the applicant be required to include additional language in a revised Tree Protection Plan specifying those activities that are prohibited in the tree protection zone.

Per AMC 18.4.5.030.C.4-C.6, the following restrictions are to apply to Tree Protection Zones:

- No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles. *[This is already incorporated into the language of Condition #4.]*
- The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
- No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Advisor.




**Tolman Creek Cottages** CITY OF ASHLAND  
 Cottage Housing Proposal  
 Planning Commission Hearing  
 January 14, 2020



EAST ELEVATION  
 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**Tolman Creek Cottages** CITY OF ASHLAND  
 Cottage Housing Proposal – Staff Recommendation

Staff recommend approval with the conditions detailed in the draft findings in your packets.

February 12, 2020

**Notice of Final Decision**

The Ashland Planning Commission has approved the request for the following:

**Planning Action:** PA-T2-2019-00012

**Subject Property:** 945 Tolman Creek Rd.

**Applicant:** Sean Darrell/Rogue Planning & Development

**Description:** The application is request for a three-unit/four-lot Outline and Final Plan subdivision approval and Site Design Review permit to allow the construction of a three-unit Cottage Housing Development for the property at 945 Tolman Creek Road. The existing structure is proposed to be divided into two units, and a third 400 square foot cottage unit is to be constructed at the rear of the property. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5; **ASSESSOR'S MAP #:** 391E14CA; **TAX LOT:** 800

The Planning Commission's decision becomes final and effective ten days after this Notice of Final Decision is mailed. Approval is valid for a period of 18 months and all conditions of approval identified on the attached Findings are required to be met prior to project completion.

The application, all associated documents and evidence submitted, and the applicable criteria are available for review at the Ashland Community Development Department, located at 51 Winburn Way. Copies of file documents can be requested and are charged based on the City of Ashland copy fee schedule.

This decision may be appealed to the Ashland City Council if a Notice of Appeal is filed prior to the effective date of the decision and with the required fee (\$325), in accordance with section 18.5.1.060.I of the Ashland Municipal Code, which is also attached. The appeal may not be made directly to the Oregon Land Use Board of Appeals.

If you have any questions regarding this decision, please contact Derek Severson in the Community Development Department at (541) 488-5305.

cc: Sean Darrell  
Rogue Planning & Development



## SECTION 18.5.1.060.I

- I. Appeal of Type II Decision.** The City Council may call up a Type II decision pursuant to section 18.5.1.060.J. A Type II decision may also be appealed to the Council as follows.
1. Who May Appeal. Appeals may only be filed by parties to the planning action. "Parties" shall be defined as the following.
    - a. The applicant.
    - b. Persons who participated in the public hearing, either orally or in writing. Failure to participate in the public hearing, either orally or in writing, precludes the right of appeal to the Council.
    - c. Persons who were entitled to receive notice of the action but did not receive notice due to error.
  2. Appeal Filing Procedure.
    - a. *Notice of Appeal.* Any person with standing to appeal, as provided in subsection 18.5.1.060.I.1, above, may appeal a Type II decision by filing a notice of appeal and paying the appeal fee according to the procedures of this subsection.
    - b. *Time for Filing.* The notice of appeal shall be filed with the City Administrator within ten days of the date the notice of decision is mailed.
    - c. *Content of Notice of Appeal.* The notice shall include the appellant's name, address, a reference to the decision sought to be reviewed, a statement as to how the appellant qualifies as a party, the date of the decision being appealed, and a clear and distinct identification of the specific grounds for which the decision should be reversed or modified, based on identified applicable criteria or procedural irregularity.
    - d. The appeal requirements of this section must be fully met or the appeal will be considered by the City as a jurisdictional defect and will not be heard or considered.
  3. Mailed Notice. The City shall mail the notice of appeal together with a notice of the date, time, and place to consider the appeal by the City Council to the parties, as provided in subsection 18.5.1.060.H.1, at least 20 days prior to the meeting.
  4. Scope of Appeal.
    - a. Except upon the election to reopen the record as set forth in subsection 18.5.1.060.I.4.b, below, the review of a decision of the Planning Commission by the City Council shall be confined to the record of the proceeding before the Commission. The record shall consist of the application and all materials submitted with it; documentary evidence, exhibits, and materials submitted during the hearing or at other times when the record before the Commission was open; recorded testimony; (including DVDs when available), the executed decision of the Commission, including the findings and conclusions. In addition, for purposes of Council review, the notice of appeal and the written arguments submitted by the parties to the appeal, and the oral arguments, if any, shall become part of the record of the appeal proceeding.
    - b. *Reopening the Record.* The City Council may reopen the record and consider new evidence on a limited basis, if such a request to reopen the record is made to the City Administrator together with the filing of the notice of appeal and the City Administrator determines prior to the Council appeal hearing that the requesting party has demonstrated one or more of the following.
      - i. That the Planning Commission committed a procedural error, through no fault of the



- requesting party, that prejudiced the requesting party's substantial rights and that reopening the record before the Council is the only means of correcting the error.
- ii. That a factual error occurred before the Commission through no fault of the requesting party which is relevant to an approval criterion and material to the decision.
  - iii. That new evidence material to the decision on appeal exists which was unavailable, through no fault of the requesting party, when the record of the proceeding was open, and during the period when the requesting party could have requested reconsideration. A requesting party may only qualify for this exception if he or she demonstrates that the new evidence is relevant to an approval criterion and material to the decision. This exception shall be strictly construed by the Council in order to ensure that only relevant evidence and testimony is submitted to the hearing body.
  - iv. Re-opening the record for purposes of this section means the submission of additional written testimony and evidence, not oral testimony or presentation of evidence before the Council.
5. Appeal Hearing Procedure. The decision of the City Council is the final decision of the City on an appeal of a Type II decision, unless the decision is remanded to the Planning Commission.
- a. *Oral Argument.* Oral argument on the appeal shall be permitted before the Council. Oral argument shall be limited to ten minutes for the applicant, ten for the appellant, if different, and three minutes for any other party who participated below. A party shall not be permitted oral argument if written arguments have not been timely submitted. Written arguments shall be submitted no less than ten days prior to the Council consideration of the appeal. Written and oral arguments on the appeal shall be limited to those issues clearly and distinctly set forth in the notice of appeal; similarly, oral argument shall be confined to the substance of the written argument.
  - b. *Scope of Appeal Deliberations.* Upon review, and except when limited reopening of the record is allowed, the Council shall not re-examine issues of fact and shall limit its review to determining whether there is substantial evidence to support the findings of the Planning Commission, or to determining if errors in law were committed by the Commission. Review shall in any event be limited to those issues clearly and distinctly set forth in the notice of appeal. No issue may be raised on appeal to the Council that was not raised before the Commission with sufficient specificity to enable the Commission and the parties to respond.
  - c. *Council Decision.* The Council may affirm, reverse, modify, or remand the decision and may approve or deny the request, or grant approval with conditions. The Council shall make findings and conclusions, and make a decision based on the record before it as justification for its action. The Council shall cause copies of a final order to be sent to all parties participating in the appeal. Upon recommendation of the Administrator, the Council may elect to summarily remand the matter to the Planning Commission. If the Council elects to remand a decision to the Commission, either summarily or otherwise, the Commission decision shall be the final decision of the City, unless the Council calls the matter up pursuant to subsection 18.5.1.060.J.
6. Record of the Public Hearing. For purposes of City Council review, the notice of appeal and the written arguments submitted by the parties to the appeal, and the oral arguments, if any, shall become part of the record of the appeal proceeding.
- The public hearing record shall include the following information.
- a. The notice of appeal and the written arguments submitted by the parties to the appeal.



- b. Copies of all notices given as required by this chapter, and correspondence regarding the application that the City mailed or received.
  - c. All materials considered by the hearings body including the application and all materials submitted with it.
  - d. Documentary evidence, exhibits and materials submitted during the hearing or at other times when the record before the Planning Commission was open.
  - e. Recorded testimony (including DVDs when available).
  - f. All materials submitted by the Staff Advisor to the hearings body regarding the application;
  - g. The minutes of the hearing.
  - g. The final written decision of the Commission including findings and conclusions.
7. Effective Date and Appeals to State Land Use Board of Appeals. City Council decisions on Type II applications are final the date the City mails the notice of decision. Appeals of Council decisions on Type II applications must be filed with the State Land Use Board of Appeals, pursuant to ORS 197.805 - 197.860.



**BEFORE THE PLANNING COMMISSION**  
**February 11, 2020**

IN THE MATTER OF PLANNING ACTION #PA-T2-2019-00012, A REQUEST FOR )  
OUTLINE AND FINAL PLAN SUBDIVISION APPROVALS AND SITE DESIGN )  
REVIEW FOR A 3-UNIT/4-LOT COTTAGE HOUSING DEVELOPMENT FOR THE )  
PROPERTY AT 945 TOLMAN CREEK ROAD. THE EXISTING STRUCTURE IS ) **FINDINGS,**  
PROPOSED TO BE DIVIDED INTO 2-UNITS, AND A THIRD 400-SQUARE FOOT ) **CONCLUSIONS**  
COTTAGE UNIT IS TO BE CONSTRUCTED AT THE REAR OF THE PROPERTY. ) **&**  
 ) **ORDERS**  
**OWNER/APPLICANT:** SEAN DARRELL/ )  
ROGUE PLANNING & DEVELOPMENT, LLC )  
 )

**RECITALS:**

- 1) Tax lot #800 of Map 39 1E 14CA is located at 945 Tolman Creek Road and is zoned Single Family Residential (R-1-5).
- 2) The application is request for a three-unit/four-lot Outline and Final Plan subdivision approval and Site Design Review permit to allow the construction of a three-unit Cottage Housing Development for the property at 945 Tolman Creek Road. The existing structure is proposed to be divided into two units, and a third 400 square foot cottage unit is to be constructed at the rear of the property. The proposal is outlined in plans on file at the Department of Community Development.
- 3) The criteria for Outline Plan approval are described in **AMC 18.3.9.040.A.3** as follows:
  - a. *The development meets all applicable ordinance requirements of the City.*
  - b. *Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.*
  - c. *The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.*
  - d. *The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.*
  - e. *There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.*
  - f. *The proposed density meets the base and bonus density standards established under this chapter.*
  - g. *The development complies with the Street Standards.*

4) The criteria for Final Plan approval are described in **AMC 18.3.9.040.B.5** as follows:

- a. *The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.*
- b. *The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.*
- c. *The open spaces vary no more than ten percent of that provided on the outline plan.*
- d. *The building size does not exceed the building size shown on the outline plan by more than ten percent.*
- e. *The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.*
- f. *That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.*
- g. *The development complies with the Street Standards.*
- h. *Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.*

5) The criteria for Site Design Review approval are detailed in **AMC 18.5.2.050** as follows:

- A. **Underlying Zone:** *The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*
- B. **Overlay Zones:** *The proposal complies with applicable overlay zone requirements (part 18.3).*
- C. **Site Development and Design Standards:** *The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*
- D. **City Facilities:** *The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.*
- E. **Exception to the Site Development and Design Standards.** *The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.*
  1. *There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or*
  2. *There is no demonstrable difficulty in meeting the specific requirements, but granting the*

exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

6) The development standards for Cottage Housing Developments are detailed in **AMC 18.2.3.090** as follows:

**C. Development Standards.** Cottage housing developments shall meet all of the following requirements.

1. **Cottage Housing Density.** The permitted number of units and minimum lot areas shall be as follows:

<b>Table 18.2.3.090.C.1 Cottage Housing Development Density</b>					
<b>Zones</b>	<b>Maximum Cottage Density</b>	<b>Minimum number of cottages per cottage housing development</b>	<b>Maximum number of cottages per cottage housing development</b>	<b>Minimum lot size (accommodates minimum number of cottages)</b>	<b>Maximum Floor Area Ratio (FAR)</b>
<b>R-1-5, NN-1-5 NM-R-1-5</b>	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7,500 sq.ft.	0.35
<b>R-1-7.5 NM-R-1-7.5</b>	1 cottage dwelling unit per 3,750 square feet of lot area	3	12	11,250 sq.ft.	0.35

2. **Building and Site Design.**

a. **Maximum Floor Area Ratio:** The combined gross floor area of all cottages and garages shall not exceed a 0.35 floor area ratio (FAR). Structures such as parking carports, green houses, and common accessory structures are exempt from the maximum floor area calculation.

b. **Maximum Floor Area.** The maximum gross habitable floor area for 75 percent or more of the cottages, within developments of four units or greater, shall be 800 square feet or less per unit. At least two of the cottages within three unit cottage housing developments shall have a gross habitable floor area of 800 square feet or

less. The gross habitable floor area for any individual cottage unit shall not exceed 1000 square feet.

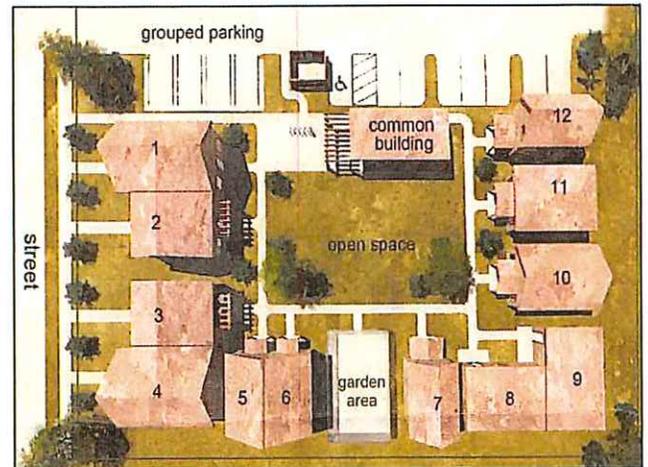
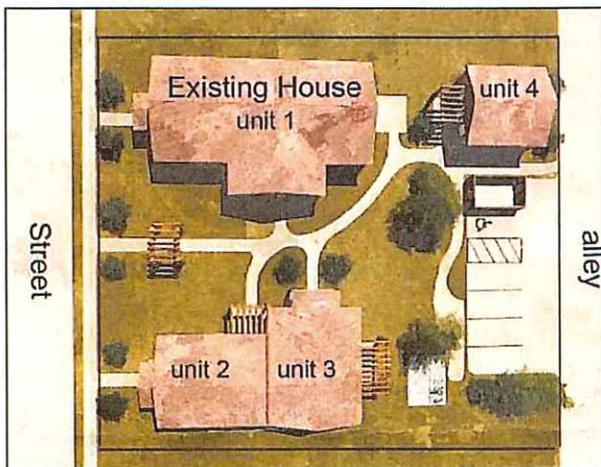
- c. **Height.** Building height of all structures shall not exceed 18 feet. The ridge of a pitched roof may extend up to 25 feet above grade.
- d. **Lot Coverage.** Lot coverage shall meet the requirements of the underlying zone outlined in Table 18.2.5.030.A.
- e. **Building Separation.** A cottage development may include two-unit attached, as well as detached, cottages. With the exception of attached units, a minimum separation of six feet measured from the nearest point of the exterior walls is required between cottage housing units. Accessory buildings (e.g., carport, garage, shed, multipurpose room) shall comply with building code requirements for separation from non-residential structures.
- f. **Fences.** Notwithstanding the provisions of section 18.4.4.060, fence height is limited to four feet on interior areas adjacent to open space except as allowed for deer fencing in subsection 18.4.4.060.B.6. Fences in the front and side yards abutting a public street, and on the perimeter of the development shall meet the fence standards of section 18.4.4.060.

**3. Access, Circulation, and Off-Street Parking Requirements. Notwithstanding the provisions of chapter 18.3.9 Performance Standards Option and 18.4 Site Development and Site Design Standards, cottage housing developments are subject to the following requirements:**

- a. **Public Street Dedications.** Except for those street connections identified on the Street Dedication Map, the Commission may reduce or waive the requirement to dedicate and construct a public street as required in 18.4.6.040 upon finding that the cottage housing development meets connectivity and block length standards by providing public access for pedestrians and bicyclists with an alley, shared street, or multi-use path connecting the public street to adjoining properties.
- b. **Driveways and parking areas.** Driveway and parking areas shall meet the vehicle area design standards of section 18.4.3.
  - i. Parking shall meet the minimum parking ratios per 18.4.3.040.
  - ii. Parking shall be consolidated to minimize the number of parking areas, and shall be located on the cottage housing development property.
  - iii. Off-street parking can be located within an accessory structure such as a multi-auto carport or garage, but such multi-auto structures shall not be attached to individual cottages. Single-car garages and carports may be attached to individual cottages. Uncovered parking is also permitted

provided that off street parking is screened in accordance with the applicable landscape and screening standards of chapter 18.4.4.

4. **Open Space.** Open space shall meet all of the following standards.
- A minimum of 20 percent of the total lot area is required as open space.
  - Open space(s) shall have no dimension that is less than 20 feet unless otherwise granted an exception by the hearing authority. Connections between separated open spaces, not meeting this dimensional requirement, shall not contribute toward meeting the minimum open space area.
  - Shall consist of a central space, or series of interconnected spaces.
  - Physically constrained areas such as wetlands or steep slopes cannot be counted towards the open space requirement.
  - At least 50 percent of the cottage units shall abut an open space.
  - The open space shall be distinguished from the private outdoor areas with a walkway, fencing, landscaping, berm, or similar method to provide a visual boundary around the perimeter of the common area.



g. Parking areas and driveways do not qualify as open space.

Figure 18.2.3.090 Cottage Housing Conceptual Site Plans

5. **Private Outdoor Area.** Each residential unit in a cottage housing development shall have a private outdoor area. Private outdoor areas shall be separate from the open space to create a sense of separate ownership.
- Each cottage unit shall be provided with a minimum of 200 square feet of usable

*private outdoor area. Private outdoor areas may include gardening areas, patios, or porches.*

b. *No dimension of the private outdoor area shall be less than 8 feet.*

**6. Common Buildings, Existing Nonconforming Structures and Accessory Residential Units.**

a. **Common Buildings.** *Up to 25 percent of the required common open space, but no greater than 1,500 square feet, may be utilized as a community building for the sole use of the cottage housing residents. Common buildings shall not be attached to cottages.*

b. **Carports and garage structures.** *Consolidated carports or garage structures, provided per 18.2.3.090.C.3.b, are not subject to the area limitations for common buildings.*

c. **Nonconforming Dwelling Units.** *An existing single-family residential structure built prior to the effective date of this ordinance (date), which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain. Existing nonconforming dwelling units shall be included in the maximum permitted cottage density. 1,000 square feet of the habitable floor area of such nonconforming dwellings shall be included in the maximum floor area permitted per 18.2.3.090C.2.a. Existing garages, other existing non-habitable floor area, and the nonconforming dwelling's habitable floor area in excess of 1,000 square feet shall not be included in the maximum floor area ratio.*

d. **Accessory Residential Units.** *New accessory residential units (ARUs) are not permitted in cottage housing developments, except that an existing ARU that is accessory to an existing nonconforming single-family structure may be counted as a cottage unit if the property is developed subject to the provisions of this chapter.*

**7. Storm Water and Low-Impact Development.**

a. *Developments shall include open space and landscaped features as a component of the project's storm water low impact development techniques including natural filtration and on-site infiltration of storm water.*

b. *Low impact development techniques for storm water management shall be used wherever possible. Such techniques may include the use of porous solid surfaces in parking areas and walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and rain barrels.*

c. *Cottages shall be located to maximize the infiltration of storm water run-off. In this zone, cottages shall be grouped and parking areas shall be located to preserve as much contiguous, permanently undeveloped open space and native vegetation as*

*reasonably possible when considering all standards in this chapter.*

**8. Restrictions.**

- a. *The size of a cottage dwelling may not be increased beyond the maximum floor area in subsection 18.2.3.090.C.2.a. A deed restriction shall be placed on the property notifying future property owners of the size restriction.*

7) The Planning Commission, following proper public notice, held a public hearing on January 14, 2020 at which time testimony was received and exhibits were presented. Subsequent to the closing of the public hearing, the Planning Commission approved the application subject to conditions pertaining to the appropriate development of the site.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

**SECTION 1. EXHIBITS**

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits lettered with an "M"

**SECTION 2. FINDINGS & CONCLUSIONS**

2.1 The Planning Commission finds that it has received all information necessary to make a decision based on the staff report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that the proposal for Outline Plan approval, Final Plan approval, Site Design Review approval, and a Cottage Housing Development meets all applicable criteria for Outline Plan approval described in AMC 18.3.9.040.A.3; for Final Plan approval described in AMC 18.3.9.040.B.5; for Site Design Review described in AMC 18.5.2.050; and for a Cottage Housing Development described AMC 18.2.3.090.

2.3 The Planning Commission concludes that the proposal satisfies all applicable criteria for Outline Plan approval.

The first approval criterion for Outline Plan approval is that, *“The development meets all applicable ordinance requirements of the City.”* The Commission finds that the proposal meets all applicable ordinance requirements, is requesting no Variances or Exceptions, and that this criterion has been satisfied.

The second approval criterion for Outline Plan approval is that, *“Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.”* The Commission notes that staff have indicated the following based on discussions with city utility departments:

**Water, Sewer, Electricity and Urban Storm Drainage**

**Water** – The Public Works Department has indicated that the property is currently served by a 12-inch water main in Tolman Creek Road. The water meter for the existing residence is at the curb along Tolman Creek Road, and two new water meters are illustrated as being placed at the driveway from Chapman Lane to serve the proposed new cottage units. The Public Works Department has indicated that the existing lines have the ability to provide capacity for the proposed development.

**Sanitary Sewer** - The Public Works Department has indicated that property is currently served by an eight-inch sanitary sewer main within the adjacent Tolman Creek Road right-of-way which connects to a line in the existing public utility easement that runs along the north property line, and that all of the individual units are able to be served from this main.

**Electricity** – The Electric Department has indicated that they have approved the project’s electric service plan, and that the applicant will be fully upgrading services to the site with a new three-pack meter base at the southwest corner of the property to be served underground via a new trench out to the transformer on Chapman Lane.

**Urban Storm Drainage** - The Public Works Department has indicated that property is currently served by an 18-inch storm sewer main in the adjacent Tolman Creek Road right-of-way which connects to a line in the existing public utility easement that runs along the north property line, and that all of the individual units are able to be served from this main. The applicant has proposed to install a 24-foot by eight-foot rainwater garden to detain roof drainage on site, with overflow into the storm drain system, as a low-impact approach to on-site detention and treatment.

Conditions have been included below requiring that final utility, grading and drainage plans and associated civil engineering drawings be provided for review and approval prior to site work or the issuance of building or excavation permits.

**Police & Fire Protection**

The applicant indicates that the property is now served by the Ashland Police Department (APD), and the proposal will not have an impact on the ability of APD to serve the property or the broader city. Existing fire hydrants are in place at the corner of the Tolman Creek Road and Chapman Lane, and at the corner of Tolman Creek Road and Spring Hill Drive. The application notes that none of the units is more than 150-feet from where a fire truck would park, and as such a fire truck turn-around will

not be necessary, and that the structures are less than 24-feet in height and no fire truck work area will be necessary. A condition has been included below to require that the applicants address the requirements of the Fire Department including but not limited to approved addressing, fire apparatus access, fire hydrant distance and fire flow, as part of the permit drawing submittals.

**Paved Access and Adequate Transportation**

Compliance with street standards is addressed under the appropriate criterion later in this section. With regard to paved access to and throughout the property and adequate transportation, the subject property directly fronts on Tolman Creek Road, a two-lane avenue/major collector street which was fully improved through a Local Improvement District in 2003. In addition, the property has an access easement through the property to the south, enabling a driveway connection to Chapman Lane, a lesser order street. Three small cottages do not generate enough vehicle trips to trigger a Traffic Impact Analysis and can be readily accommodated in the adjacent street system.

The site plan provided identifies existing facilities available in the adjacent rights-of-way along with proposed connections, meter placements, on-site stormwater detention placement, and the necessary utility extensions. The Planning Commission finds that based on the conceptual plans and details from the various service providers, adequate key city facilities are available within the adjacent rights-of-way and will be extended by the applicant to serve the proposed development. Conditions have been included below to require that final electric service, utility and civil plans be provided for the review and approval of the Staff Advisor and city departments in conjunction with the permit approval and plat review, and that infrastructure be installed by the applicants, inspected and approved prior to the signature of the final survey plat.

The third criterion for approval of an Outline Plan is that, *“The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.”* The Planning Commission finds that that the existing natural features on the property are limited to two large stature trees, and that they are identified in the plans and have been included in open spaces and unbuildable areas. A 20-inch Ponderosa Pine is within the proposed common open space, and a 41-inch Sequoia is not in an area of construction impacts. Both are to be protected in keeping with applicable standards.

The fourth criterion for approval of an Outline Plan is that, *“The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.”* The Planning Commission finds that the development will not prevent adjacent land from being developed with the uses envisioned by the Comprehensive Plan.

The fifth approval criterion is that, *“There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.”* The Planning Commission finds that a “Covenants, Conditions and Restrictions (CC&R’s)” document will be provided to address maintenance of open spaces and common areas as part of the final survey plat review, and that the existing easement already in place to serve the commonly-owned parking addresses maintenance of

the driveway from Chapman Lane. Conditions requiring that draft CC&R's be included with the final survey plat submittal for final review and approval of the Staff Advisor have been included below. Based on the foregoing, the Commission concludes that the proposal complies with the fifth approval criterion.

The sixth criterion is that, "*The proposed density meets the base and bonus density standards established under this chapter.*" AMC Table 18.2.3.090.C.1 Cottage Housing Development Density addresses the permissible number of cottages for a cottage housing development in the R-1-5 zoning district providing that one cottage per 2,500 square feet of lot area is allowed, with a maximum number of 12 cottages. The Planning Commission finds that the 7,500 square foot property here will accommodate three cottages ( $7,500/2,500 = 3$ ) and three are proposed which complies with the allowed Cottage Housing Development Density. Based on the foregoing, the Commission concludes that the proposal complies with the sixth approval criterion.

The final Outline Plan approval criterion is that, "*The development complies with the Street Standards.*" The subject property fronts on Tolman Creek Road, which is a two-lane avenue or major collector in this vicinity. City standards envision six- to ten-foot sidewalks, five- to eight-foot parkrow planting strips, a six-inch curb, eight- to nine-foot parking bays, six-foot bike lanes, and ten- to ten-and-a-half-foot travel lanes on each side. The city-standard cross-section includes a 32- to 33-foot curb-to-curb paved width within a 59- to 86-foot right-of-way, *dependent on the on-street parking configuration*. The existing curb-to-curb paved width along the frontage is approximately 32 feet, and the right-of-way width along the corridor is 60 feet. There are curbside sidewalks, curbs, gutters, parking in bays, bike lanes and two travel lanes in place along the property's frontage. The application notes that sidewalks were installed curbside with an Exception under the 2003 Tolman Creek Road Local Improvement District (LID), as provided in the Street Design Standards in AMC 18.4.6.040.A.2:

*All streets [shall] have parkrows and sidewalks on both sides.... Exceptions could result in construction of meandering sidewalks, sidewalks on only one side of the street, or curbside sidewalk segments instead of setback walks. Exceptions should be allowed when physical conditions exist that preclude development of a public street, or components of the street. Such conditions may include... limited right-of-way when improving streets through a local improvement district (LID).*

With the existing frontage improvements in place completed under the 2003 Tolman Creek LID, the applicant is not proposing any frontage improvements along Tolman Creek Road. Vehicular access to the site is to be from an access easement through the property to the south via a shared driveway out to Chapman Lane. The Commission finds that the existing street improvements were completed through an LID and that the proposal complies with city street standards.

The Planning Commission concludes that as detailed above and with the conditions discussed, the proposal complies with the requirements for Outline Plan subdivision approval under the Performance Standards Options chapter.

2.4 The Planning Commission finds that the Final Plan approval request has been made concurrently with the Outline Plan approval request, and as such there will be no variation between Outline Plan and Final Plan approvals.

2.5 The Planning Commission concludes that the proposal satisfies all applicable criteria for Site Design Review approval.

The first approval criterion addresses the requirements of the underlying zone, requiring that, *“The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.”* The Planning Commission finds that the building and yard setbacks and other applicable standards have been evaluated to ensure consistency with the applicable provisions of part 18.2, and all regulations of the underlying R-1-5 zoning will be satisfied.

The second approval criterion deals with overlay zones, and requires that, *“The proposal complies with applicable overlay zone requirements (part 18.3).”* The Planning Commission finds that the property is within the Performance Standards Option (PSO) overlay zone, which requires that all developments other than partitions or individual dwelling units be processed under Chapter 18.3.9., and that the proposal involves a three-unit cottage housing development and four-lot subdivision for which the applicant has requested Outline and Final Plan approval under the PSO Overlay Chapter 18.3.9. The Planning Commission finds that this criterion is satisfied.

The third criterion addresses the Site Development and Design Standards, requiring that *“The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.”* The Planning Commission finds that the proposal complies with the applicable Site Development and Design Standards including provisions for access management, building orientation, parking configuration, etc. and that the various plans have been prepared based on these standards and the recently adopted Cottage Housing ordinance. With regard to the parking requirements in AMC 18.4.3, cottage housing units less than 800 square feet require one off-street parking space be provided per unit. The applicant proposes to provide two off-street parking spaces for the three proposed cottage units proposed here, with the third required space to be provided via an on-street credit for the frontage along Tolman Creek Road. Bicycle parking is to be provided with covered U-racks in a structure adjacent to the common area which will need to meet the requirements of AMC 18.4.3.070.C.1. The Planning Commission finds that all required parking has been provided through two off-street and one on-street spaces. The Planning Commission concludes that the third criterion has been satisfied.

The fourth approval criterion addresses city facilities, specifically requiring that, *“The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.”* The Planning Commission finds that adequate capacity of city facilities, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property, and that these items are addressed in detail in the Outline Plan discussion in section 2.3 above. The Commission concludes that this criterion has been satisfied.

The final criterion for Site Design Review approval addresses "Exception to the Site Development and Design Standards." The Planning Commission finds that the proposal does not include any Exceptions to the Site Development and Design Standards, and as such this criterion does not apply.

The Planning Commission concludes that as detailed above and with the conditions discussed, the proposal complies with the requirements for Site Design Review approval.

2.5 The Planning Commission finds that concludes that the proposal satisfies all applicable standards specific to Cottage Housing Development.

The Planning Commission finds that the project involves the duplexing of an existing single family residence and the construction of a small third unit at the rear of the property, and will help to provide needed housing types while having minimal impact to the surrounding neighborhood.

The Planning Commission finds that no design standard Exceptions or Variances are proposed. The proposal complies with the allowed development density, floor area ratio, height and lot coverage standards, with three cottages proposed for a 7,500 square foot parcel and a combined floor area ratio of 0.23. All of the proposed cottages are less than 800 square feet in gross habitable floor area, with a combined average floor area of approximately 509 square feet. The existing residence is a single-story building, and the proposed new cottage is to have a peak height of 17-feet above grade, where the cottage housing standards allow roof peaks up to 25 feet from grade. Lot coverage is noted at 39.9 percent where up to 50 percent coverage is allowed.

The Commission further finds that the building separation between the existing structure and the new cottage is greater than the six-foot minimum.

A condition has been included below to requires that the CC&R's detail fencing limitations to demonstrate compliance with the limitations of the fence code and will not exceed four feet on interior areas adjacent to open space.

The Commission finds that the proposed cottage housing development is within an established neighborhood with Tolman Creek Road along the property frontage fully improved and a broader gridded street system largely in place and meeting block length standards in the vicinity.

The Commission finds that the driveway and parking area proposed meet the vehicle area design standards in AMC 18.4.3. Access to the site and parking will be from an existing shared driveway easement connecting across the property to the south to Chapman Lane. Two required parking off-street parking spaces are to be provided, and will be configured to allow cars to turn and exit to Chapman Lane in a forward manner and the third parking spaces is to be addressed through an on-street parking credit for the property's available frontage on Tolman Creek Road, where a parking bay is in place.

The Planning Commission finds that 21.57 percent of the site is proposed in open space, where a minimum of 20 percent is required. The proposed open space is provided in two connected areas with

no dimension is less than 20 feet one a 540 square foot space at the front of the property and the other a larger central space 1,075 square feet in area. All three of the proposed cottages directly abut the open space, and the open space is distinguished from private outdoor areas with a four-foot fencing to provide a visual boundary. Private open space areas, separate from the common open space, include garden areas, porches and patios to provide the requisite private outdoor areas.

The Commission finds that the development proposes an on-site water infiltration area in the form of a rain garden for Unit #3's roof drains along the north property line, and the back-up area and pathways are to be constructed on permeable materials to allow for retention, treatment and percolation on-site with overflow into an approved city facility. The cottages include a duplex created from the existing residence and a small stand-alone new cottage unit. The site layout includes consolidated parking to preserve open space, protect trees and reduce impervious surfaces.

Based on the foregoing, The Planning Commission concludes that, as detailed above and with the conditions discussed, the proposal is consistent with the Specific Cottage Housing Development Standards.

2.6 The Planning Commission finds that that the existing natural features on the property are two large stature trees, and that they are identified in the plans and have been included in open spaces and unbuildable areas. The 20-inch Ponderosa Pine is within proposed common open space, and the 41-inch Sequoia is not in an area of construction impacts and falls within an existing easement. Both are proposed to be protected in keeping with applicable standards using six-foot chain link fencing.

The Tree Commission reviewed the request and recommended approval of the application, with the recommendation that a final, revised Tree Protection Plan be included with additional language specifying those activities that are prohibited in tree protection zones (TPZ) as detailed in AMC 18.4.5.030.C.4-C.6, including that no construction activity occur within the TPZ, including but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parking of vehicles; that the TPZ remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off; and that no excavation, trenching, grading, root pruning, or other activity occur within the TPZ unless approved by the Staff Advisor.

The Planning Commission concludes that as detailed above and with the conditions included below to require tree protection verification prior to any site work, the proposal complies with the requirements for Tree Protection.

### **SECTION 3. DECISION**

3.1 Based on the record of the Public Hearing on this matter, the Planning Commission concludes that the proposal for Outline and Final Plan subdivision and Site Design Review approvals for a three-unit/four-lot Cottage Housing development is supported by evidence contained within the whole record.

The project involves the duplexing of an existing single family residence and the construction of a small third unit at the rear of the property, and will help to provide needed housing types while preserving the site's two existing large stature trees and having minimal impact to the surrounding neighborhood.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, we approve Planning Action #PA-T2-2019-00012. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2019-00012 is denied. The following are the conditions and they are attached to the approval:

1. That all proposals of the applicant shall be conditions of approval unless otherwise modified herein.
2. That any new addresses shall be assigned by City of Ashland Engineering Department. Street and subdivision names are subject to City of Ashland Engineering Department review for compliance with applicable naming policies, and the unit accessed via the driveway from Chapman Lane will need a Chapman Lane address.
3. That permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way, including but not limited to permits for new driveway approaches, utility installation or any necessary encroachments.
4. That a Tree Verification Permit shall be applied for and approved by the Ashland Planning Division prior to any site work including excavation, staging or storage of materials, or excavation permit issuance. The Tree Verification Permit is to inspect the installation of tree protection fencing for the two trees to be protected. Standard tree protection consists of chain link fencing six feet tall and installed in accordance with the requirements of AMC 18.4.5.030.B. No construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.
5. That the pedestrian circulation routes through the property shall be at least four feet in width.
6. That prior to building or excavation permit issuance or any site work:
  - a. Final electric service, utility, grading and erosion control drawings including but not limited to the water, sewer, storm drainage, electric, and driveway improvements shall be provided for the review and approval of the Planning, Building, Electric and Public Works/Engineering Departments. The final utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes, fire hydrants, sanitary sewer mains and services, manholes and clean-outs, and storm drainage pipes and catch basins. That final electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Any new transformers and cabinets shall be located in areas least visible from streets and outside of vision clearance areas, while considering the access needs of the Electric Department. Electric services shall be installed underground to serve all lots within the applicable phase prior to submittal of the final survey plat for review and signature. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be

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reviewed and approved by the Ashland Electric Department and Ashland Engineering Division prior to installation. Any required private or public utility easements shall be delineated on the civil plans. All civil infrastructure shall be installed by the applicants, inspected and approved prior to the submittal of the final survey plat for review and signature.

- b. Final site lighting details.
  - c. Final lot coverage calculations demonstrating how lot coverage is to comply with the applicable coverage allowances of the zoning district. Lot coverage includes all building footprints, driveways, parking areas and other circulation areas, and any other areas other than natural landscaping.
  - d. All easements including but not limited to public and private utilities, mutual access and circulation, and fire apparatus access shall be indicated on the plan submittal for review by the Planning, Engineering, Building and Fire Departments.
  - e. A final storm drainage plan shall detail the location and any necessary engineering for all storm drainage improvements associated with the project, and shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions. The storm drainage plan shall demonstrate that post-development peak flows are less than or equal to the pre-development peak flow for the site as a whole, and that storm water quality mitigation has been addressed through the final design.
  - f. Any final grading and erosion control plan.
  - g. A final size- and species-specific landscaping plan including irrigation details and details of the landscape materials to be planted shall be provided for the review and approval of the Staff Advisor. New landscaping shall comply with the General Fuel Modification Area requirements and shall not include plants listed on the Prohibited Flammable Plant List adopted by Resolution #2018-028.
  - h. That the applicable requirements of the Ashland Fire Department relating to fire hydrant distance, spacing and clearance; fire flow; fire apparatus access, approach, turn-around, and firefighter access pathway; approved addressing; fire sprinkler and extinguishers as applicable; limits on fencing and gates which would impair access; and wildfire hazard area requirements shall be satisfactorily addressed. Fire Department requirements shall be included in the permit drawings, and shall include a final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements of AMC 18.3.10.100.A.2.
7. A final survey plat shall be submitted for the review and approval of the Staff Advisor within 12 months and approved by the City of Ashland within 18 months of this approval. Prior to submittal of the final subdivision survey plat for review and signature:
- a. The final survey plat shall include a deed restriction notifying future property owners that the size of a cottage dwelling may not be increased beyond the maximum floor area in subsection 18.2.3.090.C.2.a. This size limitation shall also be addressed in the development CC&R's.
  - b. All easements including but not limited to public and private utilities, mutual access, and fire apparatus access shall be indicated on the final survey plat as required by the Ashland Engineering Division.

- c. That draft CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor prior to final plat signature. The CC&R's shall describe responsibility for the maintenance of all common use-improvements including parking areas, landscaping and storm water facilities. The cottage housing fencing limitations, floor area limitations and the prohibition on ARU's shall be clearly addressed in the CC&R's.
- d. The approved Tree Protection Plan and accompanying standards for compliance shall be noted in the CC&Rs. The CC&Rs must state that deviations from the plan shall be considered a violation of the Planning Application approval and therefore subject to penalties described in the Ashland Municipal Code.
- e. Subdivision infrastructure improvements including but not limited to utility installations and common area improvements shall be completed according to approved plans prior to submittal of the final survey plat for review and signature.
- f. Electric services shall be installed underground to serve all lots, inspected and approved. The electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
- g. That the sanitary sewer laterals and water services including connection with meters at the street shall be installed to serve all lots, inspected and approved.

  
\_\_\_\_\_  
Planning Commission Approval

February 11, 2020  
\_\_\_\_\_  
Date