



CITY OF ASHLAND



TREE COMMISSION AGENDA

June 5, 2014

CALL TO ORDER

6:00 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

APPROVAL OF MINUTES

Approval of April 3, 2014 regular meeting minutes. *(There was no meeting on May 8, 2014 due to a lack of quorum.)*

PUBLIC FORUM

Welcome Guests

TYPE I REVIEWS

PLANNING ACTION: PA-2014-00193
SUBJECT PROPERTY: 460 Schofield Street
APPLICANT: Kerry Kencairn
OWNER: Denise Gall
DESCRIPTION: A request for a Minor Land Partition approval to divide the property located at 460 Schofield Street into two parcels. The new parcel will be accessed via Monte Vista Street. The Community Development Director has determined the proposed development is not subject to the Development Standards for Hillside Lands because the slope of the property, based on the natural grade is less than 25 percent. The applicant has submitted a slope analysis establishing the natural grade of the property is less than 25 percent. The request also includes a Tree Removal Permit request to remove five trees. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential;
ZONING: R-1-7.5; **ASSESSOR'S MAP:** 39 1E 05BD **TAX LOTS:** 301

PLANNING ACTION: PA-2014-00458
SUBJECT PROPERTY: 233 Granite Street
APPLICANT: Richard Wagner
OWNERS: Kris and Heidi Jacobson
DESCRIPTION: A request for a Solar Variance for the property located at 233 Granite Street. The property to the north at 227 Granite Street has agreed to the proposed shading. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential;
ZONING: R-1-10; **ASSESSOR'S MAP:** 39 1E 08DA; **TAX LOT:** 1300;

PLANNING ACTION: PA-2014-729
SUBJECT PROPERTY: 182 Scenic Drive
APPLICANT: Jon Bauer
DESCRIPTION: A request for a Land Partition to create two lots for the property located at 182 Scenic Drive. Also included are requests for a Physical & Environmental Constraints Review Permit because the property being partitioned involves hillside lands with slopes of 25 percent or greater, and a Conditional Use Permit to allow the existing home on

Parcel 1 to exceed the Maximum Permitted Floor Area (MPFA) allowed within the Historic District by approximately 4.4 percent. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 08AA; **TAX LOTS:** 6800 & 6801.

PLANNING ACTION: PA-2014-793
SUBJECT PROPERTY: 56 Third Street
APPLICANTS: Murray & Yoko Huggins
OWNER: Barbara Allen
DESCRIPTION: A request for a Conditional Use Permit to operate a two-unit hotel/motel for the property located at 56 Third Street. *(A similar request was previously approved as PA #99-063 but has since expired.)*
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09 BD ; **TAX LOT:** 1200

TYPE II REVIEWS

PLANNING ACTION: 2014-00734
SUBJECT PROPERTY: 1163 Iowa Street
APPLICANT: Ayala Properties, LLC
DESCRIPTION: A request for Site Review and Outline Plan approval under the Performance Standards Options Chapter 18.88 for a four unit, five lot multi-family developments for the property located at 1163 Iowa Street. A Tree Removal Permit is requested to remove three trees greater than six-inches in diameter at breast height on the site. The existing single family residence on the site will be incorporated into the development as Lot #1.
COMPREHENSIVE PLAN DESIGNATION: High Density Multi-Family Residential; **ZONING:** R-3; **ASSESSOR'S MAP #:** 39 1E 10 CB; **TAX LOT:** 5500.

DISCUSSION ITEMS

Arbor Day Debriefing
Earth Day Debriefing
Reschedule Next Tree Commission Meeting?

ITEMS FROM COMMISSIONERS

Liaison Reports

- Anne Thayer, Parks Liaison
- Carol Voison, City Council Liaison

ADJOURNMENT

Next Meeting: July 3, 2014 (?)

**CITY OF
ASHLAND
TREE COMMISSION MINUTES
May 8, 2014**

CALL TO ORDER –Ashland Tree Commission meeting was unable to be convened as there was no quorum present. The meeting was canceled at 6:15 p.m. when the required third member had not yet arrived.

Commissioners Present	Council Liaison
Ken Schmidt	Carol Voisin - ABSENT
Gregg Trunnell - ABSENT	Staff Present
Russ Neff - ABSENT	Derek Severson - Staff liaison
Casey Roland	Anne Thayer - Parks liaison

Respectively submitted by Associate Planner Derek Severson



**CITY OF
ASHLAND
TREE COMMISSION MINUTES
April 3, 2014**

CALL TO ORDER –Ashland Tree Commission meeting was called to order at 6:11 p.m. on April 3, 2014 in the Siskiyou Room in the Community Development and Engineering Services Building located at 51 Winburn Way, Ashland, Oregon.

Commissioners Present	Council Liaison
Ken Schmidt	Carol Voison - ABSENT
Gregg Trunnell	Staff Present
Russ Neff	Michael Pina - Staff liaison
Casey Roland	Anne Thayer - Parks liaison

APPROVAL OF MINUTES

Schmidt motioned, Roland seconded to approve the March 6, 2014 regular meeting minutes and the motion carried unanimously.

WELCOME GUESTS & PUBLIC FORUM

Christopher John, owner and arborist of Canopy Arbor Care was in attendance interested in joining the tree commission.

PLANNING ACTION REVIEW

PLANNING ACTION: PA-2014-00 251
SUBJECT PROPERTY: 30 South First Street
APPLICANT: Oregon Shakespeare Festival
DESCRIPTION: A request for Site Review approval to allow renovation of the existing OSF Scene Production Facility, a historic contributing building at 30 South First Street, into a Rehearsal Center. Also included is a request for a Tree Removal Permit to allow the removal of eight trees over six-inches in diameter-at-breast-height (d.b.h.)
COMPREHENSIVE PLAN DESIGNATION: Downtown Commercial; **ZONING:** C-1-D;
ASSESSOR’S MAP: 39 1E 09BD; **TAX LOTS:** 5200

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The request is for a Site Review approval renovate an existing historic building from the scene shop to a rehearsal center; and to allow the removal of eight trees over six-inches in diameter-at-breast-height (d.b.h.). There are eight existing trees on the southeast side of the existing building which are likely to require removal, including: three 20-inch junipers; a 12-inch juniper; an 18-inch juniper; a 14-inch fir; and two ten-inch walnuts. While the applicants desire to retain all of the site’s trees, the locations of these trees relative to the existing building and mechanical equipment mean that the proposed exterior renovations and energy upgrades are likely to necessitate their removal. The applicants are accordingly requesting Tree Removal Permits to authorize the removal of these eight trees, although as building permit and utility plans are finalized the applicants will endeavor to preserve as many of these eight trees as practical in achieving the desired upgrades. After reviewing the application at its April 2014 regular meeting, the Tree Commission recommended approving the application as submitted, but



provided to recommendations for conditions of approval: 1) that mitigation for the trees removed shall be in accordance with AMC 18.61.084; and 2) that a revised landscape and irrigation plan be submitted with building permit materials, specifically indicating which trees are to be removed and how mitigation is to be addressed. Roland motioned, and Trunnell seconded, that the application be approved as submitted, with the changes as recommended to the staff advisor including the need to address parking landscaping and tree requirements in the final landscape plan.

PLANNING ACTION: PA-2014-00266
SUBJECT PROPERTY: 27 East Hersey Street
APPLICANT: City of Ashland Parks & Recreation Department
DESCRIPTION: A request for a Site Review approval to construct a new neighborhood park along Ashland Creek for the property located at 27 East Hersey Street. Also included are requests for a Physical & Environmental Constraints Review Permit because the site lies within floodplain corridor lands; a Limited Use Permit to place a new public sidewalk within the Water Resource Protection Zone; and Exceptions to Street Standards to allow a portion of the new sidewalk along Hersey Street to be installed curbside to accommodate preservation of an existing fig tree, and to allow a maintenance access drive to be placed closer than 75 feet from the nearest adjacent driveway on a collector street. *(The application also involves the removal of two cherry street trees to accommodate sidewalk installation along the Hersey Street frontage; street tree removals do not require Tree Removal Permits under the Land Use Ordinance.)*
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-5;
ASSESSOR'S MAP: 39 1E 04; **TAX LOTS:** Map 04CD Lots 800, 806 & 3700; Map 04CA Lots 2709, 4500 & 5000

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The current request is for a Site Review approval to construct a new neighborhood park along Ashland Creek that includes the removal and replanting of three street trees, in addition to significant plantings throughout the park. Because these trees are located within dedicated public right-of-way, they are subject to the Street Tree Removal Permit process, which is an administrative review and not part of the land use action. After reviewing the application at its regular meeting in April of 2014, the Commission noted that the street tree specimens proposed for planting along Hersey Street (four Shumard Oaks and one Valley Oak) were well-selected and appropriate given the riparian setting, despite being a deviation from the recommended street tree guide, therefore recommended that it be approved. Neff motioned, Schmidt seconded, that the application be approved as submitted, in the addition to a revised landscape and irrigation plan be submitted with final approval from the staff advisor.

PLANNING ACTION: PA-2014-00280
SUBJECT PROPERTY: 245 Tolman Creek Rd.
APPLICANT: Bruce Ziegler / A to Z Tree Service
DESCRIPTION: A Tree Removal request to remove five hazard Poplar trees adjacent to an identified possible wetland, for the property located at 245 Tolman Creek Road.
COMPREHENSIVE PLAN DESIGNATION: Low-Density Multi-Family; **ZONING:** R-2;
ASSESSOR'S MAP: 39 1E 11CD **TAX LOTS:** 1900

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The application proposes to remove five poplar trees greater than six-inches Diameter at Breast Height (DBH) in the southwest corner of the property, just north of a possible



wetland, and along an irrigation ditch running along the property's west boundary line. Three of the trees are within the 30-foot protection zone for the possible wetland. The applicant's findings note that these three trees are completely dead, and due to the species being known for dropping limbs, pose a hazard to both the a nearby apartment building and the YMCA park area adjacent to the property. The remaining two tree's roots have grafted together across the open irrigation ditch, and created a damn blocking water flow and causing flooding of nearby apartment buildings. After deliberating the request at their April 3, 2014 regular meeting, the Tree Commission recommended removal with a condition that mitigation trees shall be healthy, deciduous trees planted elsewhere on the property, irrigated regularly, and heavily mulched. Neff motioned, Roland seconded, that the application be approved as submitted, with the changes as recommended to the staff advisor.

PLANNING ACTION: PA-2014-00284
SUBJECT PROPERTY: 1065 Siskiyou Blvd.
APPLICANT: David Jones
DESCRIPTION: A Tree Removal request to remove three trees (one Pear and two Cottonwoods) at the property located at 1065 Siskiyou Blvd.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1;
ASSESSOR'S MAP: 39 1E 10CC **TAX LOTS:** 5200 & 5400

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The application proposes to remove two Cottonwoods and one dead Pear tree, located internal to the property. The two Cottonwoods are approximately 35-feet tall, and completely dead; one of which is placed directly over a plumbing line behind one of the buildings. The applicant's findings note that Cottonwoods are not appropriate in residential settings, especially in tight, outdoor seating areas. The applicant proposes to mitigate the removed trees with a combination of Dogwood and Birch trees throughout the property, in nearby locations. The City of Ashland Tree Commission reviewed the proposal at their April 3, 2014 regular meeting, and in deliberating the request, the commission found that the mitigation proposed is appropriate. Schmidt motioned, Neff seconded, that the application be approved as submitted.

PLANNING ACTION: PA-2014-00370
SUBJECT PROPERTY: 73-75 Garfield Street
OWNER/APPLICANT: Robert L. Brent
DESCRIPTION: A request for a Tree Removal Permit to remove a Catalpa Tree behind unit #75B at the Greenwood Apartments for the property located at 73-75 Garfield Street. The tree removal is requested under the Hazard Tree Removal provisions of the Tree Preservation and Protection Ordinance as the tree is causing damage to the foundation of the building.
COMPREHENSIVE PLAN DESIGNATION: High Density Multi-Family Residential;
ZONING: R-3; **ASSESSOR'S MAP:** 39 1E 10BC **TAX LOTS:** 3200.

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The applicant proposes to remove a decaying Catalpa Tree behind unit #75B. The applicant's tree care professional, Absolute Tree Care, provided materials indicating that the tree should be removed under the hazard provisions of the Tree Ordinance as it is causing damage to the foundation of the building. the tree is planted in a narrow planting strip under the eaves of the unit, between the building and an adjacent walkway, and virtually the full width of the planting



strip, and is growing into the building and very near its eave, posing a hazard to the structure's continued integrity. The City of Ashland Tree Commission reviewed the proposal at their April 3, 2014 regular meeting and were supportive of the request. Roland motioned, and Trunnell seconded, that the application be approved as submitted.

PLANNING ACTION: PA-2014-00372
SUBJECT PROPERTY: 35 S. Pioneer
APPLICANT: OSF
DESCRIPTION: A Tree Removal request to remove a hazardous 15-inch Red Maple tree located within the "Bricks" area located at 35 S. Pioneer.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1-2;
ASSESSOR'S MAP: 39 09BB **TAX LOTS:** 14000

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The applicant proposes to remove a 15-inch Red Maple located within the western landscape island adjacent to the Bowmer Theater. The certified arborist report, submitted by Willie Gingg of Southern Oregon Tree Care, inspected the trees and noted that a significant portion of the tree had yet to bud out, indicating those branches were dead. The report concludes that with a heavily used pedestrian space directly beneath the dead branches, that the risk of injury to people is too great, therefore recommends removal and replacement of a smaller tree in the same location. The City of Ashland Tree Commission reviewed the proposal at their April 3, 2014 regular meeting. In deliberating the request, the Commission agreed with the arborist statement that this particular tree needs to be removed, however noted that Red Maples are traditionally thin skinned and susceptible to reoccurring damages to the bark by irrigation lines and sun scold. Therefore, the Commission recommended that a *Tupelo* (Sour Gum), Swamp White Oak, or Northern Red Oak would be good replacement trees in the same area without significant disturbance to the existing railing. Additionally, the Commission recommends that a minimum caliper of 2.5-inch caliper tree be chosen as the replacement tree. Russ motioned, Schmidt seconded, that the application be approved as submitted, with the applicant considering an alternate species as the mitigation tree.

PLANNING ACTION: PA-2014-00385
SUBJECT PROPERTY: 1323 Lee Street
APPLICANT: Susan Goodman / Nautilus Design Studio
DESCRIPTION: A request for a Site Design Review Permit approval for multi-family development for two new dwelling units, including one converted structure, in addition to the main unit, both less than all less than 500 square feet; an exception to the Site Design and Use Standards to buffering requirements between parking spaces and a residential unit; and an Exception to the Street Standards for a curbside sidewalk.
COMPREHENSIVE PLAN DESIGNATION: High-Density Multi-Family; **ZONING:** R-3;
ASSESSOR'S MAP: 39 1E 10CC **TAX LOT:** 1500

Piña gave a brief report outlining the nature of the request. Site visits conducted by all, no ex parte contacts. The application proposes two additional residential units less than 500 square feet, and no tree removals. The application does however request an exception to the Site Design and Use standards to protect two, well established trees along the east property line. In reviewing the application, the Tree Commission at their April 3, 2014 meeting noted that a size- and specie-specific landscape plan was not submitted along with application materials, therefore were unable to provide comments on the landscaping proposed. Although, in considering the



exception proposed, that paving within the tree protection zone be permeable to allow water percolate to the roots of the protected trees. Roland motioned, and Trunnell seconded, that the application be approved as submitted, with the recommendation that a size- and specific-landscape and irrigation plan, showing paving materials as recommended, be submitted at time of building permit with final approval from staff advisor.

DISCUSSION ITEMS

Arbor Day Events - The Commission discussed the upcoming Arbor Day events, including Earth Day and Tree Planting at Ashland Christian Fellowship. Staff will provide the Commission information on coordinating with each during the weekend.

Oregon Community Trees - OCT meeting on June 5, 2014. Topic is on getting more volunteer effort in our communities for tree maintenance, as well as risk assessment. Both staff liaisons Piña and Thayer attended last year, and found the conference informative and inspiring.

Meeting adjourned at 8:17 pm

Respectively submitted by Assistant Planner Michael Piña



NOTICE OF APPLICATION

PLANNING ACTION: 2014-00193

SUBJECT PROPERTY: 460 Schofield Street

APPLICANT: Kerry Kencairn

OWNER: Denise Gall

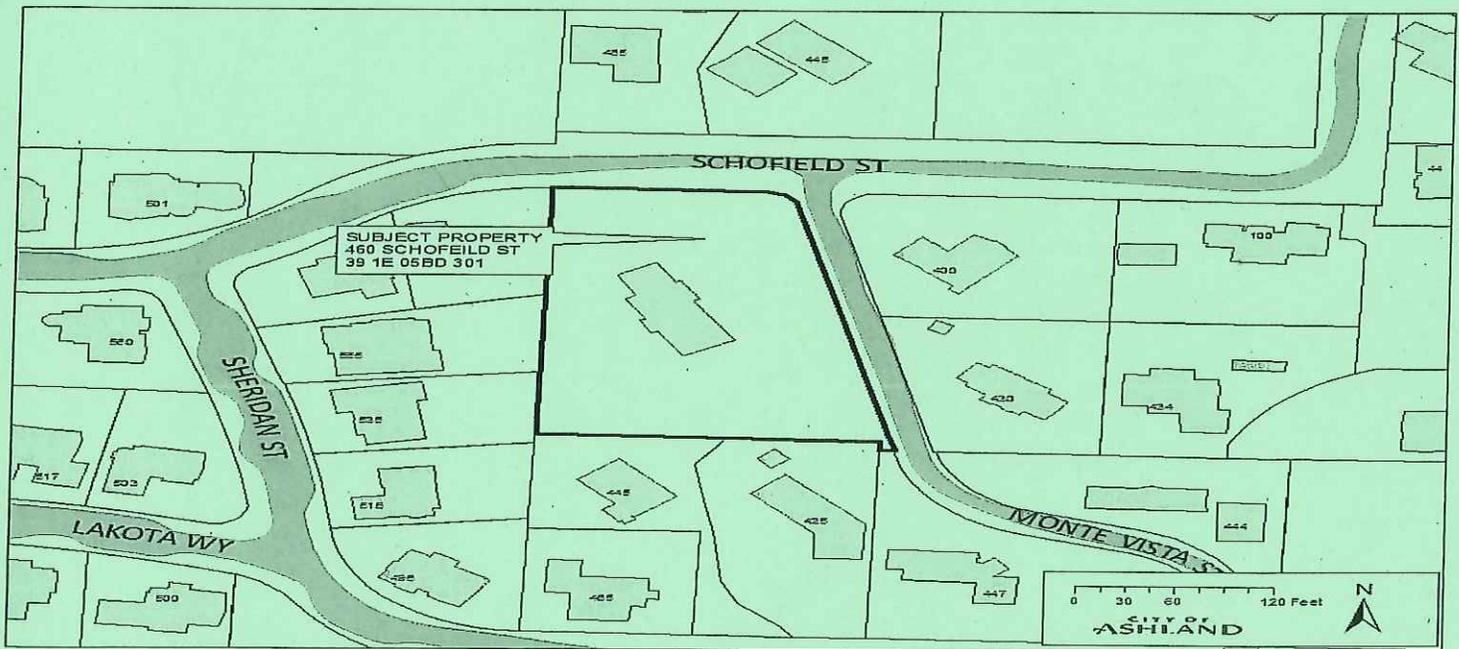
DESCRIPTION: A request for a Minor Land Partition approval to divide the property located at 460 Schofield Street into two parcels. The new parcel will be accessed via Monte Vista Street. The Community Development Director has determined the proposed development is not subject to the Development Standards for Hillside Lands because the slope of the property, based on the natural grade is less than 25%. The applicant has submitted a slope analysis establishing the natural grade of the property is less than 25%. The request also includes a Tree Removal Permit request to remove five trees.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5;

ASSESSOR'S MAP: 39 1E 05BD **TAX LOTS:** 301.

NOTICE OF COMPLETE APPLICATION: May 30, 2014

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 13, 2014



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

Application for a Minor Land Partition and Physical and Environmental Constraints Permit

Zoning R1- 7.5 P Single Family Residential
Lot Size 1.10 acres (47,709 Sq ft)

Project Location:

460 Schofield St
Ashland, OR 97520
391E05BD LOT 301

Owner:

Denise Gall
PO BOX 624
Ashland, OR 97520

Surveyor:

Polaris Land Surveying, LLC
PO Box 459
Ashland, OR 97520
Phone: 541-482-5009

Landscape Architecture/Planning:

Kerry KenCairn
KenCairn Landscape Architecture
545 A Street, Suite 3
Ashland, OR 97520
Phone: 541-488-3194

Applicable Ordinances Addressed:

18.20 R-1 Single-Family Residential District
18.61 Tree Preservation & Protection
18.62 Physical & Environmental Constraints
18.76 Partitions
18.92 Off Street Parking

Plans Provided:

Project Cover Sheet – PL 1.0
Site Plan – PL 1.1
Detail site Plan – PL 1.2
Street Tree Plan – PL 1.3
Slope Analysis Plan – PL 2.0
Grading and Drainage Plan – PL 3.0
Erosion Control and Plant Plan – PL 4.0
Average Original Slope Plan – PL 5.0
Tree Inventory and Protection Plan – L1.0
Solar Compliance Exhibit – AS1.0
Preliminary Platt – SV-1

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18.20 R-1 Single-Family Residential District

18.20.040 General Regulations

A. Minimum lot area: Basic minimum lot area in the R-1 zone shall be five thousand (5,000) square feet, except six thousand (6,000) square feet for corner lots. R-1 areas may be designed for seventy-five hundred (7,500), or ten thousand (10,000) square foot minimum lot sizes where slopes or other conditions make larger sizes necessary. Permitted lot sizes shall be indicated by a number following the R-1 notation which represents allowable minimum square footage in thousands of square feet, as follows:

The existing lot is 47,709 sq ft. after the proposed partition, the new Lot A will be 30,696 sq. ft. and the new Lot B will be 16,740 sq. ft. (see PL 1.0 and PL 1.1)

Complies: The proposed lot sizes comply with these requirements.

B. Minimum lot width:

Interior Lots	50 feet
Corner Lots	60 feet
All R-1-7.5 lots	65 feet

Lot B has a smaller minimum lot width at the back of the lot. The average lot width is 81'-5" which exceeds the minimum requirement.

LOT A

Lot area after partition	30,969 sq ft
Average Width	163'-7"
Average Depth	187' 8"
Minimum Width	131'
Minimum Depth	166'
Maximum Width	187'
Maximum Depth	210'

LOT B

Lot area after partition	16,740 sq ft
Average Width	81'-5"
Average Depth	166'
Minimum Width	53'
Minimum Depth	80.5'
Maximum Width	109'
Maximum Depth	210'

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C. Lot Depth: All lots shall have a minimum depth of eighty (80) feet, and a maximum depth of one hundred fifty (150) feet unless lot configuration prevents further development of the back of the lot. Maximum lot depth requirements shall not apply to lots created by minor land partitions.

This lot is created by a minor land partition and maximum lot depth requirements do not apply.

D. Standard Yard Requirements: Front yards shall be a minimum of, 15 feet excluding garages. Unenclosed porches shall be permitted with a minimum setback of eight feet or the width of any existing public utility easement, whichever is greater, from the front property line. All garages accessed from the front shall have a minimum setback of 20' from the front property line; side yards, six feet; the side yard of a corner lot abutting a public street shall have a ten foot setback; rear yard, ten feet plus ten feet for each story in excess of one story. In addition, the setbacks must comply with Chapter 18.70 which provides for Solar Access. (Ord. 2097 S5, 1980; Ord. 2121 Se, 1981, Ord. 2752, 1995)

The Existing Home complies with all set back requirements.

Proposed Home Front yard set back is 34'. Side yard set back is 6 feet or greater. Rear yard is greater than 10'. There is no garage, cars are parked in front of home.

E. Maximum Building Height: No structure shall be over thirty-five (35) feet or two and one-half (2 1/2) stories in height, whichever is less. Structures within the Historic District shall not exceed a height of 30 feet.

Proposed Home Complies: Building height does not exceed 35 feet

F. Maximum Coverage: Maximum lot coverage shall be forty-five (45%) percent in an R-1-7.5.

Lot A After the proposed partition will contain 20%

Lot B After the proposed partition with the conceptual home as an example of intent will contain 21% Lot Coverage.

18.61 Tree Preservation & Protection

18.61.025 Heritage Trees

There are no Heritage Trees adjacent to or on this property.

18.61.035 Exempt Tree Removal Activities

F. Removal of trees within the Wildfire Lands area of the City, as defined on adopted maps, for the purposes of wildfire fuel management, and in accord with the requirements of the Physical and Environmental Constraints Chapter- 18.62.

The project does not fall in the Wildfire Overlay Zone.

18.61.042 Approval & Permit Required

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A person who desires to remove a tree, not otherwise exempted in 18.61.035, shall first apply for and receive one of the following tree removal permits before tree removal occurs:

A. TREE REMOVAL - EMERGENCY PERMIT:

Not Applicable

B. TREE REMOVAL - VERIFICATION PERMIT:

1. If a site has received development approval through a planning action consistent with the standards of this chapter, then a Verification Permit shall be required for those trees approved for removal through that process. To obtain a verification permit, an applicant must clearly identify on the property the trees to be removed by tying pink tagging tape around each tree and submitting a site plan indicating the location of the requested trees. Vegetation 4" to 6" DBH that is to be removed shall also be marked with pink tagging tape. The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application. The Staff Advisor will then verify that the requested trees match the site plan approved with the planning action. The City shall require the applicant to mitigate for the removal of each tree pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the original development permit.

This project will require a verification permit. The trees are all tagged with an aluminum tag that corresponds to the numbering system on the tree protection plan (sheet L 1.0). We are proposing the removal of 5 trees, a grouping of evergreens that are where the proposed driveway would be developed. These trees range in size from 6" to 9" and though healthy were planted too close together for ultimate health and size potential. At this time, there are no mitigation trees identified. When the house proposal comes forward for planning approval it is understood that the trees will be removed at that time and the applicant will have to propose mitigation trees as part of the new application.

2. Verification permits shall be required prior to the issuance of a building permit for the subject property.

The application will require a verification permit.

18.61.050 Plans Required

A. An application for all Tree Removal and Tree Topping Permits shall be made upon forms prescribed by the City. The application for a Tree Removal Permits shall contain:

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a. The number, size, species and location of the trees proposed to be removed or topped on a site plan of the property.

Sheet L 1.0 has a complete map and inventory of all trees on the property and those trees within 15 feet of the property line. All trees are numbered and identified by size, species, health and preservation or removal intention. Trees to be removed are identified with an X, there are five (5) trees proposed for removal.

b. The anticipated date of removal or topping.

At this time, the application is for a lot partition only. When the actual house application is approved, a date for tree removal will be determined once approval for the project has been secured.

c. A statement of the reason for removal or topping.

Any trees identified for removal in this project are either within and/or adjacent to the proposed driveway.

d. Information concerning proposed landscaping or planting of new trees to replace the trees to be removed, and

When the house proposal comes forward for planning approval it is understood that the trees will be removed at that time and the applicant will have to propose mitigation trees as part of the new application.

e. Evidence that the trees proposed for removal or topped have been clearly identified on the property for visual inspection.

The trees on this property have metal tags with the same identification numbers that appear on the plans.

18.61.200 Tree Protection

Tree Protection as required by this section is applicable to any planning action or building permit.

A. Tree Protection Plan Required.

1. A Tree Protection Plan approved by the Staff Advisor shall be required prior to conducting any development activities including, but not limited to clearing, grading, excavation, or demolition work on a property or site, which requires a planning action or building permit.

2. In order to obtain approval of a Tree Protection Plan; an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:

A Tree Protection and Removal Plan has been submitted as part of this application, See Sheet L 1.0

B. Tree Protection Measures Required.

A Tree protection and removal plan has been submitted as part of this application, See Sheet L 1.0

18.62 Physical & Environmental Constraints

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In the Pre-application responses it was noted that a Slope analysis could eliminate the need for a P and E. There are 2 drawings submitted that address slope. One is a slope analysis of the current situation, which does contain slopes over 25% (sheet PL 2.0) the second graphic shows the topography overlaid on the existing condition, and shows that the slopes over 25% were (for the most part) created when the pad was formed for the main house. This project contains slopes greater than 25% throughout the project area. However, these slopes are a result of the grading accommodating the construction of the original structure and do not represent the natural grade of the site. The proposed new lot contains very little land over 25% and even less of land in its natural condition over 25%. This application proposes that the overlay of the Physical and Environmental constraints permit is not required or advisable for this application.

18.70 Solar Access

A Solar Envelope and calculations for the proposed building are attached as sheet AS1.0.

The solar relationship of the existing home to remain on Lot A is not altered by this application.

18.76 Partitions

18.76.020 Preliminary Step

The applicant shall submit to the Planning Department a preliminary map of the proposed partition.

The preliminary map has been submitted as part of this application.

18.76.030 Preliminary Map Requirements

A preliminary map has been provided by Polaris Land Surveying.

18.76.050 Preliminary Approval by the Planning Commission

An application for a preliminary partition shall be approved when the following conditions exist:

A. The future use for urban purposes of the remainder of the tract will not be impeded. This partition would constitute the final build out of this property. Its creation will not impede future development but allow for infill to this area.

B. The development of the remainder of any adjoining land or access thereto will not be impeded.

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This partition would constitute the final build out of this property. Its creation will not impede future development but allows for infill to this area.

C. The tract of land has not been partitioned for 12 months.

This property has not been involved in any planning activity for over 1 year.

D. The partitioning is not in conflict with any law, ordinance or resolution applicable to the land.

The proposed partition is legal.

E. The partitioning is in accordance with the design and street standards contained in the Chapter 18.88, Performance Standards Options. (Ord 2836 S8, 1999)

Because of recent LID improvements, the original dimensions of the pre partitioned lot, and the existing ROW widths, the improvements are not to City standards, there are no sidewalks on Monte Vista, and no curb side parking.

F. When there exists adequate public facilities, or proof that such facilities can be provided, as determined by the Public Works Director and specified by City documents, for water, sanitary sewers, storm sewer, and electricity.

This proposed parcel is adjacent to all existing services. All utilities are available from Monte Vista Drive.

G. When there exists a 20-foot wide access along the entire street frontage of the parcel to the nearest fully improved collector or arterial street, as designated in the Comprehensive Plan. Such access shall be improved with an asphaltic concrete pavement designed for the use of the proposed street. The minimum width of the street shall be 20-feet with all work done under permit of the Public Works Department.

Because of recent LID improvements, the original dimensions of the pre partitioned lot, and the existing ROW widths, the improvements are not to City standards, there are no sidewalks on Monte Vista, and no curb side parking.

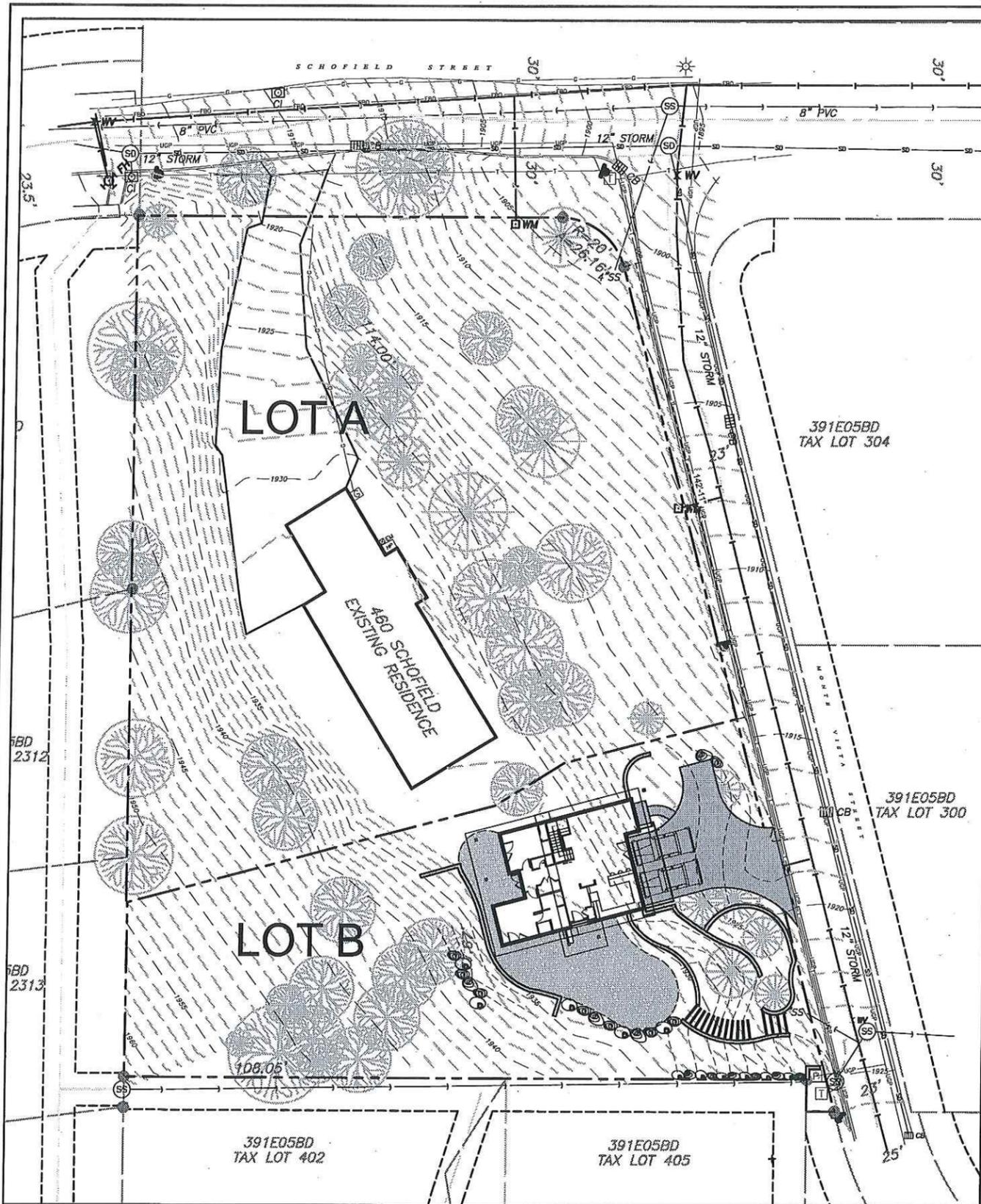
H. Where an alley exists adjacent to the partition, access may be required to be provided from the alley and prohibited from the street.

There is no alley adjacent to the partition.

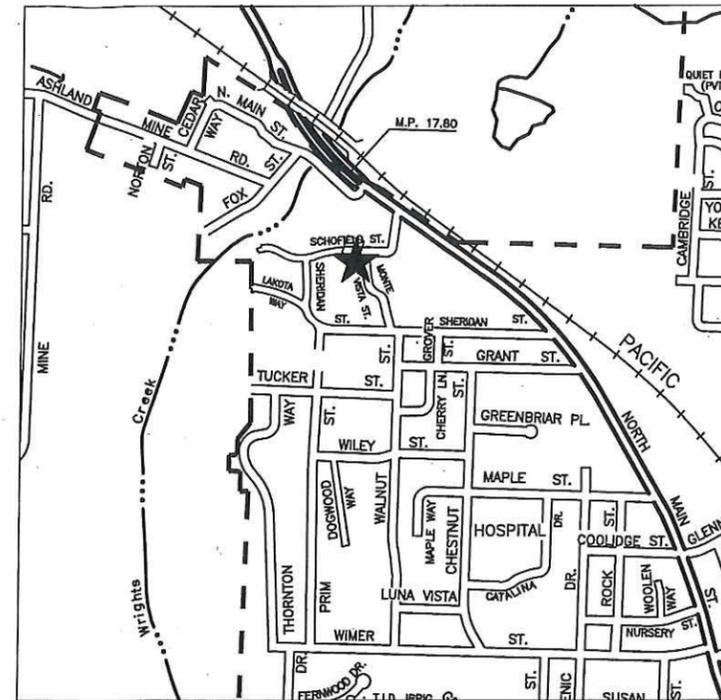
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City of Ashland⁷



PROJECT SITE 1" = 40'



VICINITY 1" = 100'

PROJECT INFORMATION

OWNERS: DENISE GALL
 460 SCHOFIELD ST
 ASHLAND, OREGON 97520
 PHONE: (541)

BUILDING DESIGN: CARLOS DELGADO ARCHITECT
 217 FOURTH STREET
 ASHLAND, OREGON 97520
 PHONE: 541 552-9502

LANDSCAPE ARCHITECTURE
 PLANNING: KERRY KENCAIRN
 KENCAIRN LANDSCAPE ARCHITECTURE
 545 A STREET SUITE 3
 ASHLAND, OREGON 97520
 PHONE: 541 488-3194

LOCATION: 460 SCHOFIELD ROAD
 LOT SIZE: 1.01 ACRES (47,709 S.F.)
 AFTER SPLIT
 LOT A 30,696 S.F.
 LOT B 16,740 S.F.

ZONING: R-1-7.5 SINGLE FAMILY RESIDENTIAL

CONTENTS:

PLANNING/SITE
 PL 1.0 COVER SHEET
 PL 1.1 SITE PLAN
 PL 1.2 DETAIL SITE PLAN
 PL 1.3 TREE PLAN
 PL 2.0 SLOPE ANALYSIS
 PL 3.0 GRADING AND DRAINAGE
 PL 4.0 EROSION CONTROL - PLANTING/IRRIGATION
 PL 5.0 AVERAGE ORIGINAL SLOPE EXHIBIT
 L.1 TREE PROTECTION AND REMOVAL PLAN



Revision Date:
 Drawn By: PL
 Scale 1" = 40'-0"

Helvoigt Residence
 460 Schofield St
 Ashland, OR 97520

MAY 2, 2014
 City of Ashland
PL1.0

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

KenCairn
 Landscape Architecture

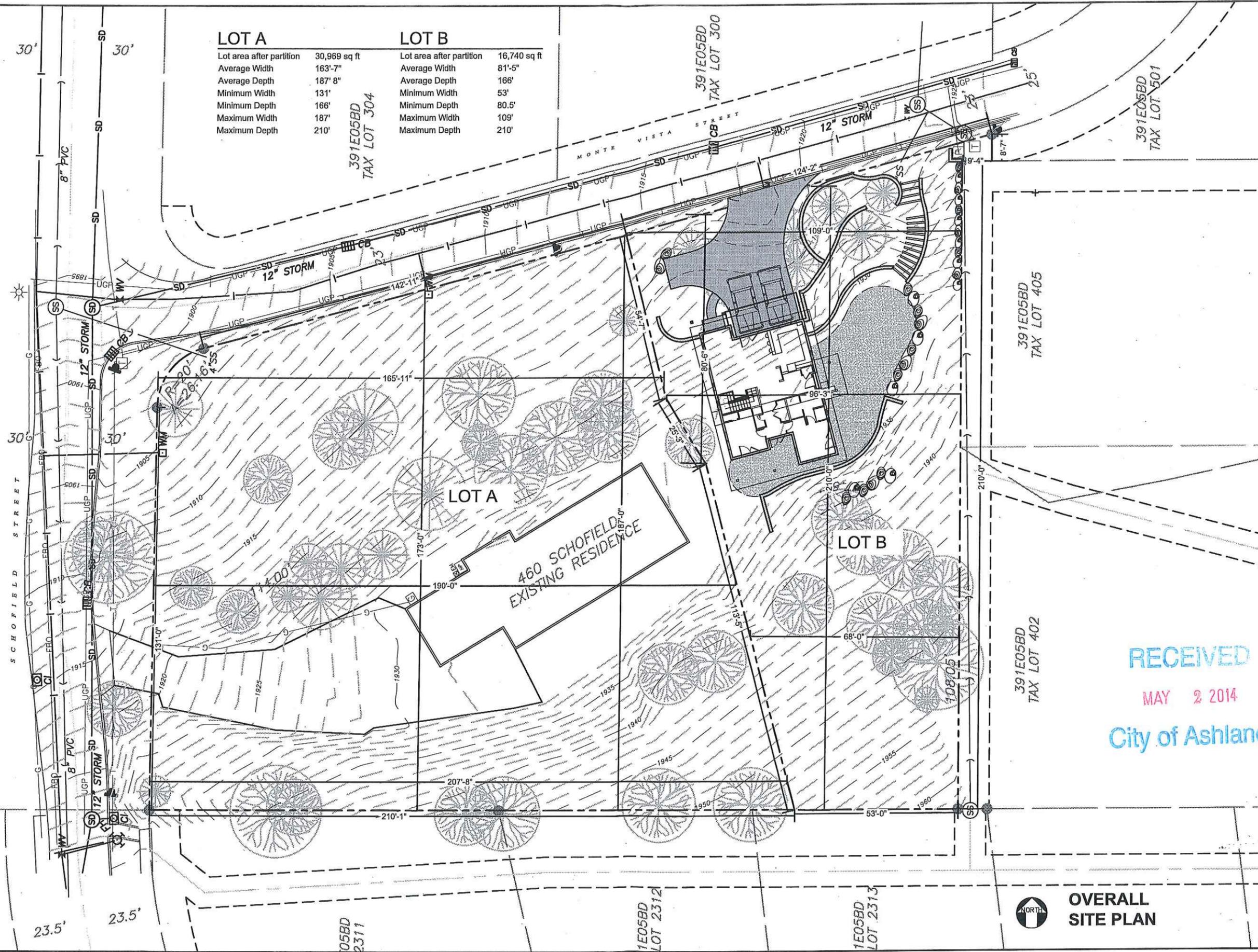


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LOT A		LOT B	
Lot area after partition	30,969 sq ft	Lot area after partition	16,740 sq ft
Average Width	163'-7"	Average Width	81'-5"
Average Depth	187'-8"	Average Depth	166'
Minimum Width	131'	Minimum Width	53'
Minimum Depth	166'	Minimum Depth	80.5'
Maximum Width	187'	Maximum Width	109'
Maximum Depth	210'	Maximum Depth	210'



391E05BA
TAX LOT 1082

391E05BA
TAX LOT 1083

391E05BA
TAX LOT 1700

391E05BD
TAX LOT 304

391E05BD
TAX LOT 300

391E05BD
TAX LOT 501

391E05BD
TAX LOT 405

391E05BD
TAX LOT 402

05BD
LOT 2311

1E05BD
LOT 2312

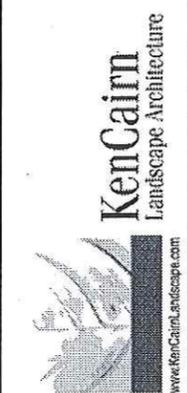
1E05BD
LOT 2313

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OVERALL
SITE PLAN

Tel: 541.486.3194
Fax: 541.552.9512
Cell: 541.601.5559
Ashland, OR 97520
kerry@kencainlandscapes.com



Revision Date:

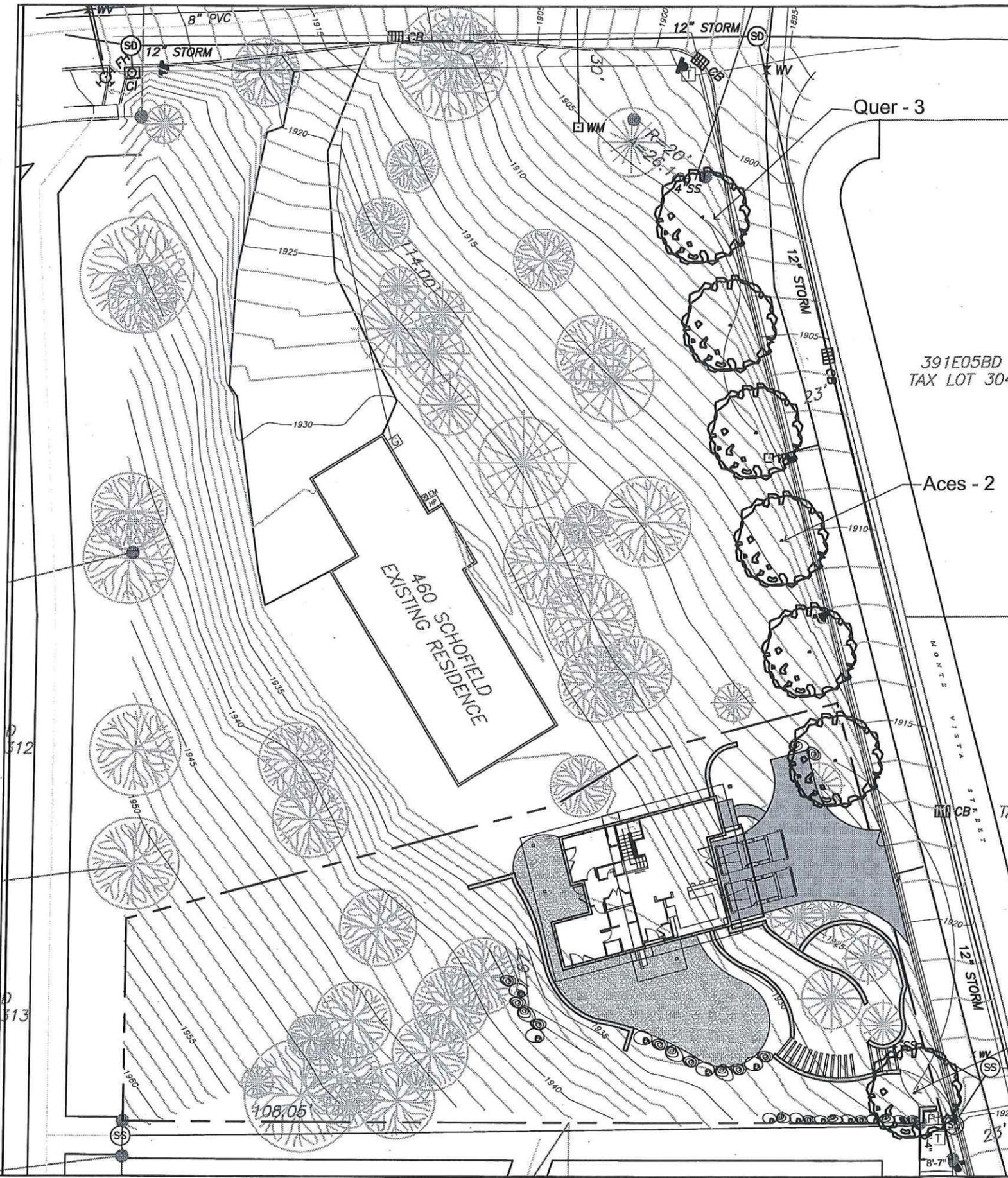
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Helvoigt Residence
460 Schofield St
Ashland, OR 97520

FEBRUARY 5, 21014

PL1.1



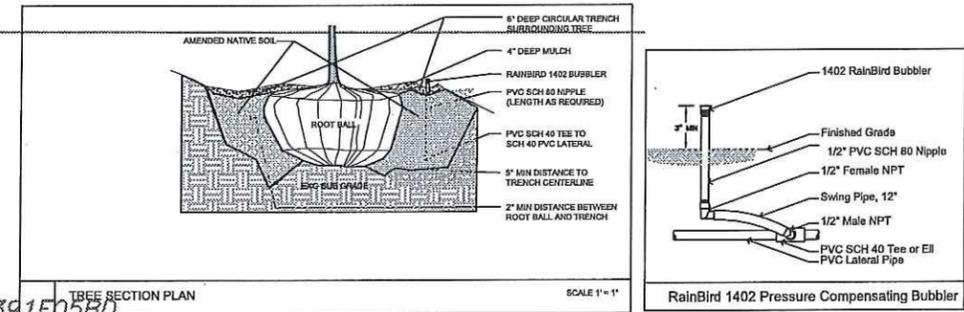
TREE LEGEND

Aces	Acer saccharum 'Bonfire'	Bonfire Sugar Maple	1.75 cal
Quer	Quercus rubra	Red Oak	1.75 cal
Zels	Zelkova serrata 'Green Vase'	Green Vase Zelkova	1.75 cal.

TREE IRRIGATION

ALL TREE WILL BE IRRIGATED USING BUBBLERS. TREES ON PARENT LOT WILL BE PLANTED AS A CONDITION OF THE SIGNING OF THE FINAL PLAT. TREES ON PARENT LOT WILL BE IRRIGATED OFF OF EXISTING POINT OF CONNECTION ON A DEDICATED VALVE. TREES ON THE NEW LOT WILL NOT BE PLANTED TILL THE NEW LOT IS DEVELOPED. TREES ON THE NEW LOT WILL BE IRRIGATED AS PART OF THE NEW IRRIGATION SYSTEM WHICH WILL BE DESIGNED AS PART OF THE FINAL PLAN SET FOR THE NEW HOME.

Aces - 2 TREES RECEIVE THREE BUBBLERS PER TREE. LATERAL LINES TO BUBBLERS ARE 3/4" SCHEDULE 40 PVC. FOLLOW INSTALLATION DETAIL BELOW.



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TREE PLAN

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



Revision Date:
Drawn By: KK
Scale 1" = 25'-0"

Helvoigt Residence
460 Schofield St
Ashland, OR 97520

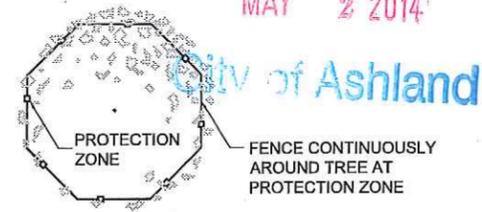
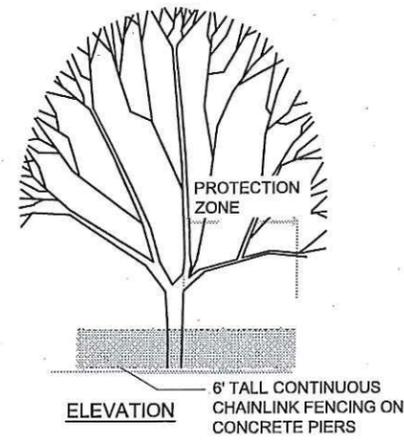
MAY 2, 2014
PL1.3



#	Species	DBH	Crown Radius	Height	Radius TPZ	Health	Notes
1	WHITE OAK	11"	15'	35'	35'	Good	Multi trunk (2)
2	WHITE OAK	13"	18'	40'	40'	Good	Multi trunk (4)
3	DOUGLAS FIR	8"	5'	35'	15'	Fair	Thin, not enough light
4	BLACK OAK	8"	8'	30'	12'	Fair	Some dead branches
5	BLACK OAK	13"	15'	35'	20'	Good	
6	BLACK OAK	13.5"	15'	30'	20'	Good	
7	BLACK OAK	11"	18'	35'	25'	Good	Half-crown, north side
8	WHITE OAK	15.5"	20'	35'	25'	Good	Multi trunk (2)
9	BLACK OAK	7"	5'	25'	10'	Good	Multi trunk(2); lg. base, narrow crown
10	DOUGLAS FIR	16"	12'	40'	25'	Fair	Thin
11	WHITE OAK	12"	20'	40'	25'	Fair	Some dead branches
12	BLACK OAK	11"	15'	35'	20'	Fair	Some dead branches
13	BLACK OAK	12"	15'	30'	20'	Fair	Some dead branches
14	BLACK OAK	8"	8'	25'	16'	Fair	Some dead branches; mistletoe
15	BLACK OAK	10.5"	15'	30'	20'	Good	Some dead branches; mistletoe
19	PEACH	10"	10'	15'	10'	Poor	Multi trunk; diseased
20	PONDEROSA PINE	7"	5'	15'	10'	Good	
21	PONDEROSA PINE	8"	6'	18'	12'	Good	
22	PONDEROSA PINE	7"	5'	15'	10'	Good	
23	SEQUOIA	13"	5'	28'	10'	Good	
24	DOUGLAS FIR	9"	10'	20'	15'	Good	
25	WALNUT	8"	15'	18'	15'	Fair	Some dead branches
26	MADRONE	11"	8'	35'	16'	Good	
27	DOUGLAS FIR	19"	15'	35'	20'	Good	
28	ASH	14"	15'	25'	15'	Fair	Some dead branches
29	ASH	14"	5'	25'	15'	Poor	
30	PLUM	7"	15'	20'	15'	Good	Multi trunk
31	PINE	8"	12'	15'	N/A	Good	Remove
32	PINE	9"	14'	18'	N/A	Good	Remove
33	PINE	9"	14'	18'	N/A	Good	Remove
34	JUNIPER	6"	12'	15'	N/A	Good	Remove
35	PINE	9"	14'	18'	N/A	Good	Remove
36	PINE	6"	12'	15'	N/A	Good	Remove
37	PINE	6"	12'	15'	N/A	Good	Remove

--- TREE PROTECTION FENCING

X REMOVAL



TREE PROTECTION DETAILS

SPECIFICATIONS FOR TREE PRESERVATION DURING CONSTRUCTION:

- Before beginning work, the contractor is required to meet with the landscape architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- Fences must be erected to protect trees to be preserved as shown in diagram. Fencing shall be 6' tall temporary chain link panels installed with metal connections to all panels area integrated, these fences shall be installed so that it does not allow passage of pedestrians and/or vehicles through it. Fences define a specific protection zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the permission of the landscape architect.
- Construction trailers and traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree roots.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
- Additional tree pruning required for the clearance during construction must be performed by a qualified arborist and not by construction personnel.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- If injury should occur to any tree during construction, the tree consultant should evaluate it as soon as possible so that appropriate treatments can be applied. All damage caused by construction to existing trees shall be compensated for, before the project will be considered complete.
- The project Landscape Architect must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
- All trees shall be irrigated on a schedule to be determined by the landscape architect. Irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
- Before grading, pad preparation, or excavation for the foundations, footings, walls, or trenching, any trees within the specific construction zone shall be root pruned 1 foot outside the tree protection zone by cutting all roots cleanly at a 90 degree angle to a depth of 24 inches. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly at a 90 degree angle to the root with a saw. Place damp soil around all cut roots to a depth equaling the existing finish grade within 4 hours of cuts being made.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6 inch depth.
- Spill from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris piles shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced area. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
- Do not raise the soil level within the drip lines to achieve positive drainage, except to match grades with sidewalks and curbs, and in those areas, feather the added topsoil back to existing grade at approximately 3:1 slope.
- Exceptions to the tree protection specifications may only be granted in extraordinary circumstances with written approval from the landscape architect.

TREE PROTECTION PLAN

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

KenCairn
Landscape Architecture

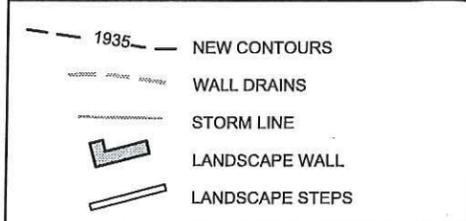
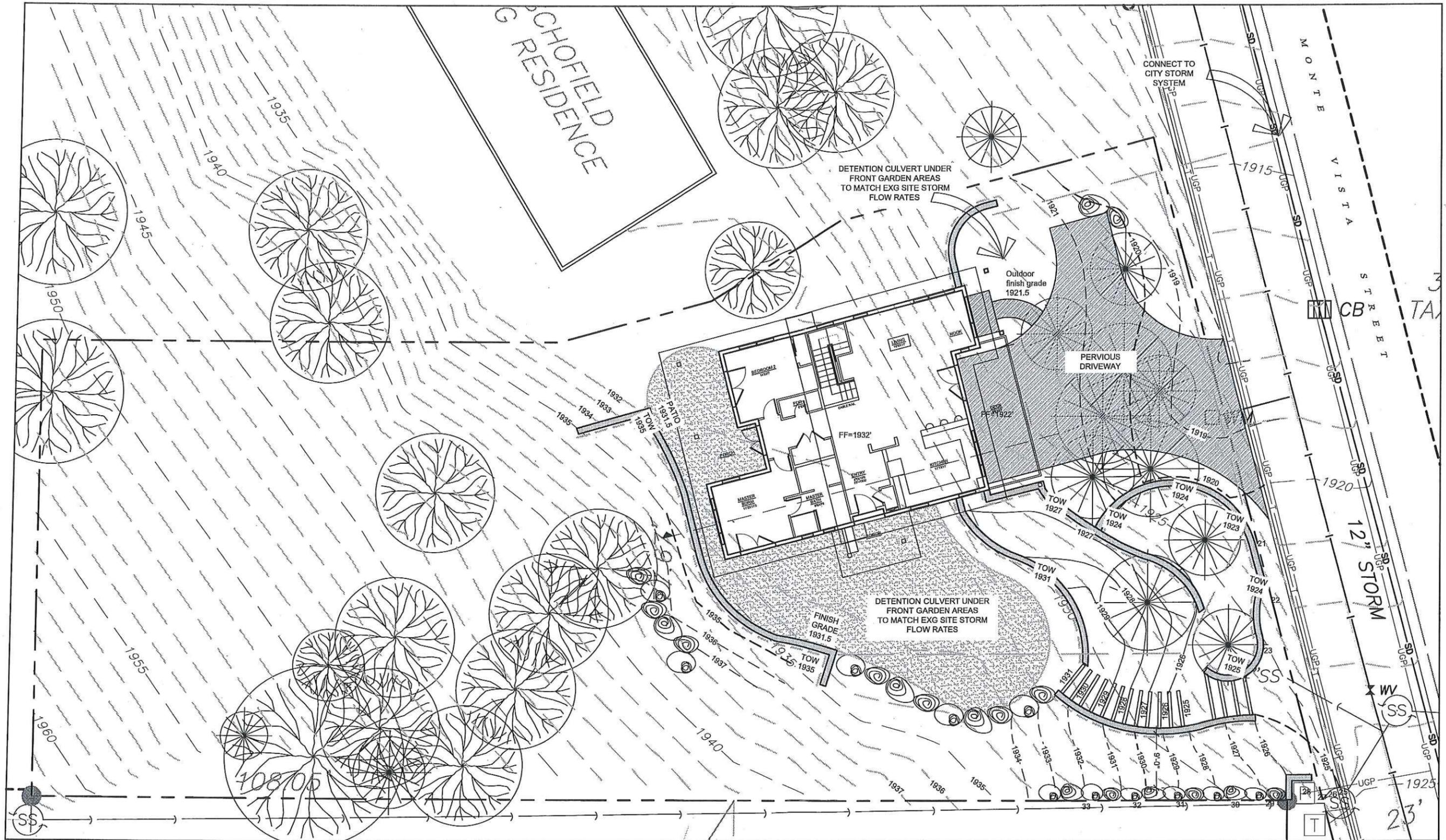
REGIS TERED
STATE OF OREGON
REG. # 493
Kerry KenCairn
11/12/99
LANDSCAPE ARCHITECT

Revision Date: _____
Drawn By: PL
Scale 1" = 30'-0"

Helvoigt Residence
460 Schofield St
Ashland, OR 97520

FEBRUARY 5, 2014

L1.0



GRADING AND DRAINAGE PLAN

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Revision Date:
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Helvoigt Residence
460 Schofield St
Ashland, OR 97520

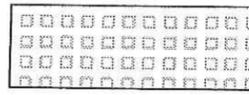
FEBRUARY 5, 2014

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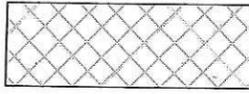


KenCairn
Landscape Architecture

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



HYDROSEED AREA TO BE REVEGETATED WITH NATIVES
STANDARD HYDROSEED MIX
Hard Fescue, Micro Clover, Tall Fescue, White Yarrow, w/ wood fiber mulch, tackifier, slow-release fertilizer, & mycorrhizal



HYDROSEED AREAS TO BE PLANTED WITH ORNAMENTALS IN FUTURE
STANDARD HYDROSEED MIX
REGREEN



PERMANENT HYDROSEED AREAS
STANDARD HYDROSEED MIX
Hard Fescue, Micro Clover, Tall Fescue, White Yarrow, w/ wood fiber mulch, tackifier, slow-release fertilizer, & mycorrhizal

PLANT LIST FOR REVEGETATION TERRACES

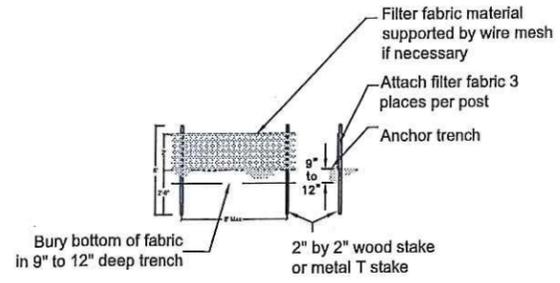
- Acer circinatum
- Acer palmatum
- Gautheria shallon
- Mahonia Repens
- Rubus pentabalous

PLANT LIST FOR ORNAMENTAL LANDSCAPE

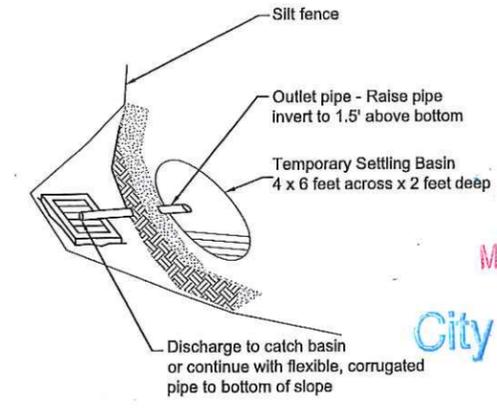
- Acer circinatum
- Acer palmatum
- Arbutus unedo compacta
- Ceanothus 'Point Reyes'
- Gautheria shallon
- Lonicera pileata
- Mahonia Repens
- Rhododendron spp

IRRIGATION NOTES

Planting and Irrigation information is provided for future implementation. Hydroseed species have been selected to flourish without supplemental water. Street Trees, Ornamental Landscape, and Revegetation species will be irrigated with a drip system from the City water supply. See drip irrigation details provided.



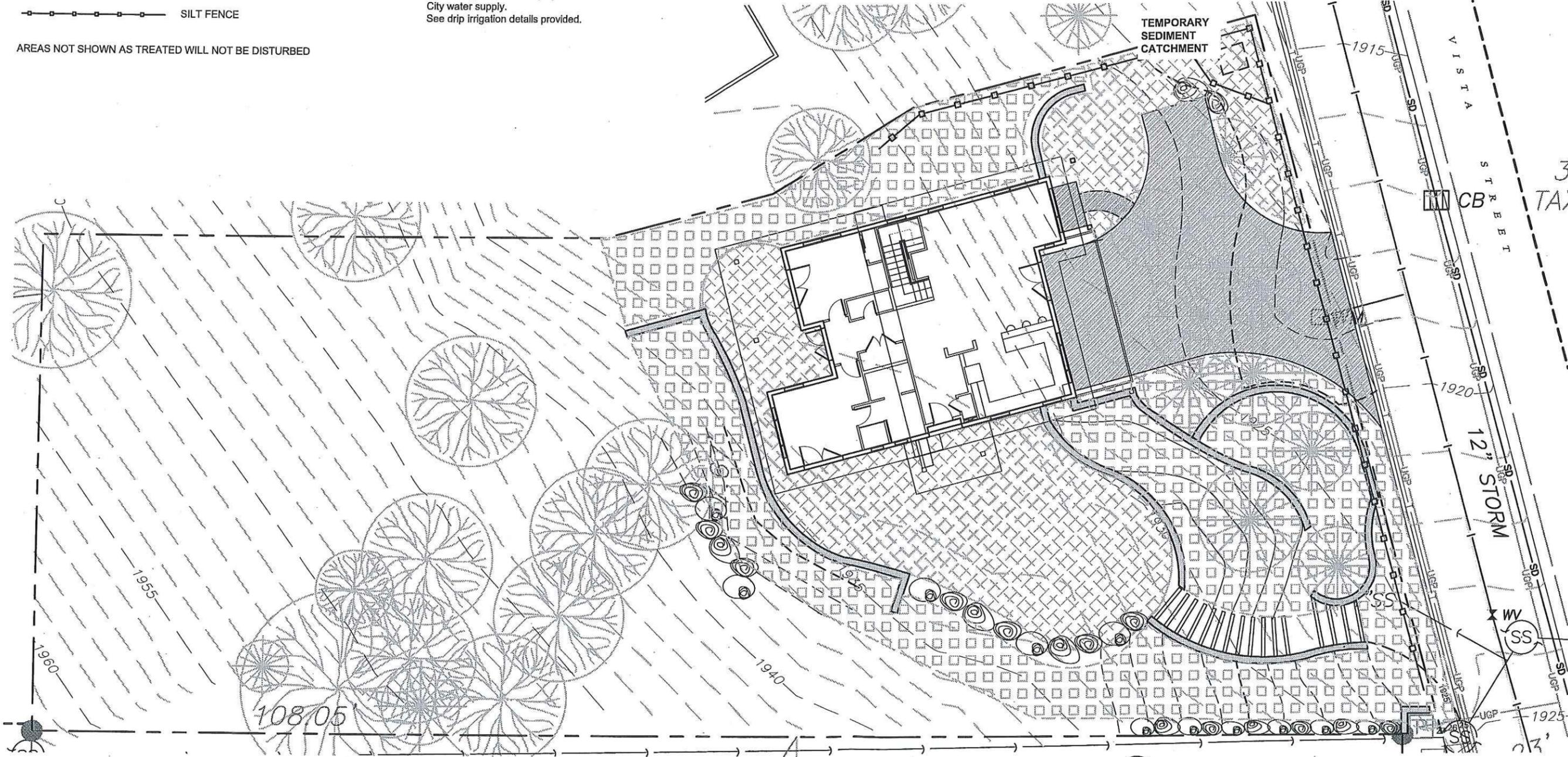
SILT FENCE CONSTRUCTION
NOT TO SCALE



TEMPORARY SEDIMENT CATCHMENT
NOT TO SCALE

MAY 2 2014
City of Ashland

—●—●—●—●—●— SILT FENCE
AREAS NOT SHOWN AS TREATED WILL NOT BE DISTURBED



Revision Date:
Drawn By: PL
Scale 1" = 16'-0"

Helvoigt Residence
460 Schofield St
Ashland, OR 97520

FEBRUARY 5, 2014

PL4.0

Tel: 541.488.3194
Fax: 541.552.9512
Cell: 541.601.5559
www.kencairlandscape.com

KenCairn
Landscape Architecture



NOTICE OF APPLICATION

PLANNING ACTION: 2014-00458

SUBJECT PROPERTY: 233 Granite Street

APPLICANT: Richard Wagner

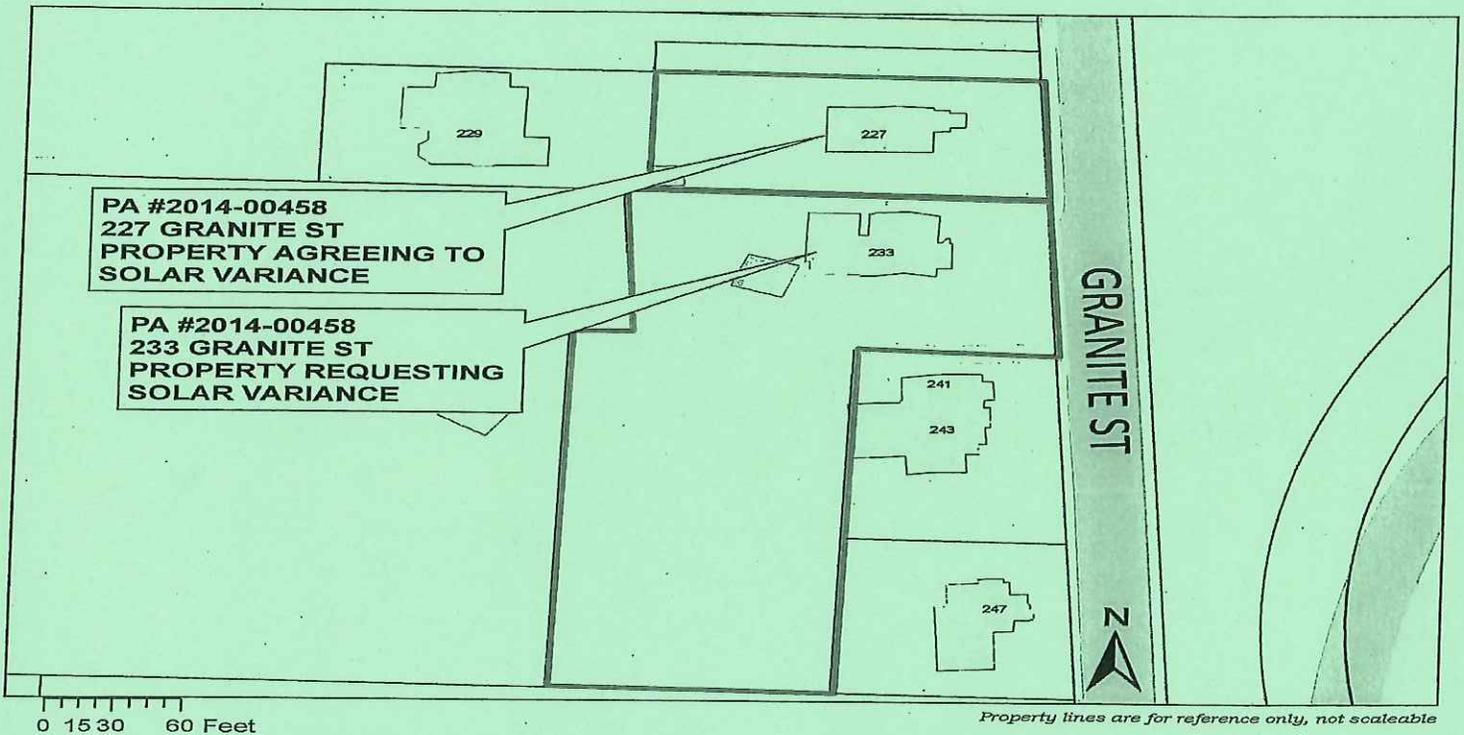
OWNER: Kris and Heidi Jacobson

DESCRIPTION: A request for a Solar Variance for the property located at 233 Granite Street. The property to the north at 227 Granite Street has agreed to the proposed shading. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP:** 39 1E 08DA; **TAX LOT:** 1300.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 5, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Lithia Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 28, 2014

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 11, 2014



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

SOLAR WAIVER CRITERIA

18.70.060.B.2 Approval Criteria

2. The Staff Advisor finds that:
 - a. The variance does not preclude the reasonable use of solar energy on the site by future buildings; and
 - b. The variance does not diminish any substantial solar access which benefits a habitable structure on an adjacent lot.
 - c. There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere.

RICHARD WAGNER ARCHITECT

315 Avery Street, Ashland, Oregon 97520 • (541) 482-5482; • rwa2surf@mind.net

Date: March 21, 2014; w/ Addendum (5/19/14)
To: Planning Director, Planning Department, City of Ashland
Re: Solar Access Waiver: Findings for:
233 Granite Street
Ashland, Oregon

To Whom It May Concern:

Findings:

18.70.060 Variances

- A. Variances to this Chapter shall be processed as a Type I procedure, except that variances granted under subsection B of this Section may be processed as a Staff Permit. (Ord. 2484 S3, 1988)
- B. A variance may be granted with the following findings being the sole facts considered by the Staff Advisor:
1. Included with the City's release/application form.
 2. a. **The variance does not preclude the reasonable use of solar energy on the site by future buildings:** The neighboring property owners to the north (227 Granite Street, Richard & Mary Mastain) are completely in agreement with the Solar Variance request. The neighboring site to the north is a relatively standard residential site (see plot plan attached) with the proposed new building shading the property approximately 3% beyond the allowable shadow from a 6' fence at the property line, and only in one specific portion of the site. Therefore this proposal does not preclude the reasonable use of solar energy on the site (See additional comments in 2. c., below). When compared to the existing shadow from the existing house to be replaced, the neighboring property will see a substantial gain in solar access of which the neighboring property owners not only benefit, but also look forward to. Overall, this criterion has been met as the request of a 3% variance is very reasonable and does not preclude the reasonable use of solar energy on the site by future buildings.

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2. b. The variance does not diminish any substantial solar access which benefits a habitable structure on an adjacent lot: The allowable shaded area, as provided for by Lot Classification, Solar Setback Standard A, and the allowable 6' fence for the entire south property line, as shown on the attached Plot Plan, shades the property more than 5 times that of the additional shadows created by the proposed structure of the property requesting the Solar Waiver, and does not affect the habitable structure whatsoever. We have, in addition, shifted the proposed structure from its original location 5 additional feet to the south, and reduced its finish floor elevation 3 feet below the existing structure's current finished floor elevation, to further reduce the shadow cast on to the property agreeing to the Solar Waiver. Therefore, this proposed building's shadow does not diminish any solar access to the habitable structure on the adjacent lot (See additional comments in 2. c., below). Again, the proposal is actually a substantial improvement when compared to the existing house's shadow, but nevertheless, the new house's shadow does not fall onto the adjacent house and therefore does not diminish any solar access onto the adjacent habitable structure as specified under this criterion.

2. c. There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere: In addition to statements given in (a.) and (b.) above, regarding the *reasonable and substantial use of solar energy*, and the minimizing of any shadows created by the proposed construction to substantial solar access, it must be noted as illustrated in the solar shade diagram, that this adjacent site has and will maintain the majority of its existing access to solar energy. While the site agreeing to the Solar Waiver is a relatively standard sized lot (.31 Ac.), the new shadow produced from the proposed construction will allow the remaining solar access of 97% of the total lot area, and therefore fulfills the purpose and intent of this ordinance. Also of note, the existing structure on the northerly property, will not be affected as to its potential for collecting solar energy on its south facing roof areas will remain 100% open to natural solar access. The proposed residence design requesting the solar waiver does not reasonably interfere with nor diminish the economic value of solar gain falling on the existing residence, nor will it reduce the use of solar energy systems, now or in the future. (See 18.70.010 Purpose and Intent - below).

The purpose of the Solar Access Chapter is to provide protection of a reasonable amount of sunlight from shade from structures and vegetation whenever feasible to all parcels in the City to preserve the economic value of solar radiation falling on structures, investments in solar energy systems, and the options for future uses of solar energy.

It must also be noted here that with regards to the potential redevelopment of the site to the north (property agreeing to the Solar Variance) that its existing residence was significantly remodeled with upgraded systems and included a substantial addition only ten years ago (approx.) which would not only discourage this structure's demolition, but most likely not comply with the justification criteria under current municipal codes/ordinances were redevelopment to be considered. Additionally there are extremely significant mature Pine

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and Cedar trees in this potential building area which would additionally prevent, or at least logically deter any development in the area where the proposed shading would occur (see Plat Plan – Exhibit B)

Lastly, the proposed development of the site requesting the Solar Access Waiver faces the unique and somewhat unusual circumstances of a restricted building-site area due to: 1) an established ingress and egress easement serving six other residences above the subject property which impacts the livability of the property due to dust, noise, vibration, etc., 2) the topography and significant tree canopy of the remaining area of the property are unique which limit the buildable area of the subject property. In order to further reduce the proposed shadow, these natural features would most likely be impacted which the applicants and surrounding neighbors would prefer to retain, 3) Although the existing house is to be removed, the property owners are attempting to keep with the highest and best use aspects of an historically established residential neighborhood. The demolition of the existing house was found to be warranted by the Demolition Review Committee for a variety of reasons, but the replacement house is intended to respect the Granite Street streetscape with a similar façade and setting. The proposed building design has incorporated a classic 2-story Shingle-style home, with a Garage to the rear and is doing so while keeping within the existing, established building area.

Overall, the subject site has its own uniqueness with regards to these issues and together the intent and purpose of this ordinance, solar access standards, goals and policies are upheld.

END OF FINDINGS

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City of Ashland

229

SOLAR ACCESS WAIVER PLOT PLAN - EXHIBIT B

REQUESTING PROPERTY: 233 GRANITE STREET

GRANTING PROPERTY: 227 GRANITE STREET

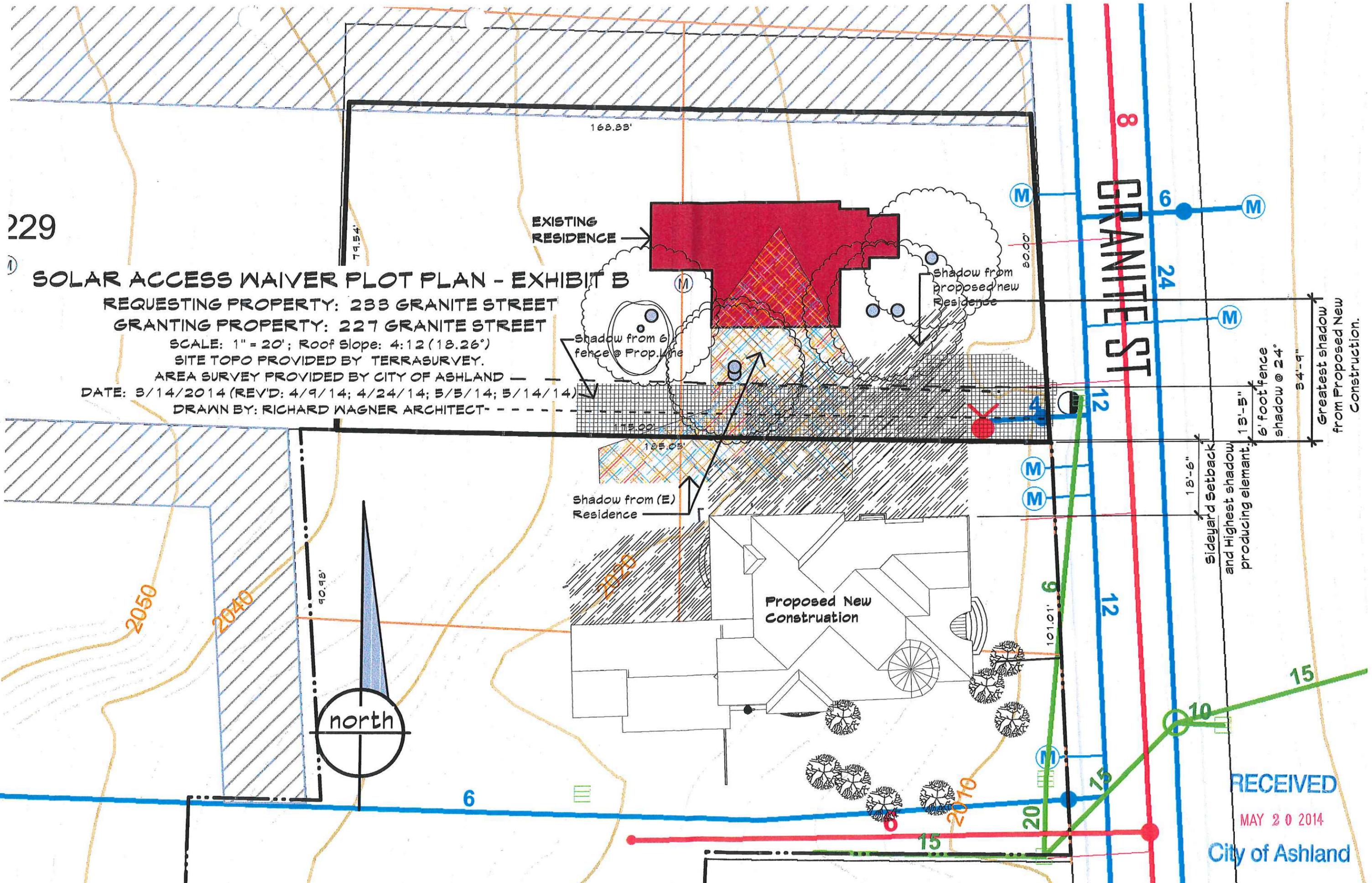
SCALE: 1" = 20'; Roof Slope: 4:12 (18.26°)

SITE TOPO PROVIDED BY TERRASURVEY.

AREA SURVEY PROVIDED BY CITY OF ASHLAND

DATE: 3/14/2014 (REV'D: 4/9/14; 4/24/14; 5/5/14; 5/14/14)

DRAWN BY: RICHARD WAGNER ARCHITECT



RECEIVED
MAY 20 2014
City of Ashland

Greatest shadow from Proposed New Construction.

13'-5" 6' foot fence shadow @ 24° 54'-9" Sideyard Setback and Highest shadow producing element. 13'-6" 9'-6"



NOTICE OF APPLICATION

PLANNING ACTION: PA-2014-729

SUBJECT PROPERTY: 182 Scenic Drive

OWNER/APPLICANT: Jon Bauer

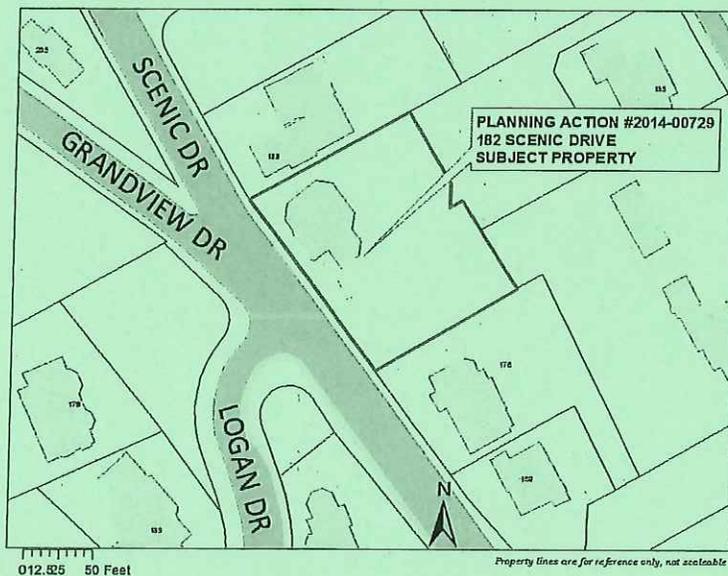
DESCRIPTION: A request for a Land Partition to create two lots for the property located at 182 Scenic Drive. Also included are requests for a Physical & Environmental Constraints Review Permit because the property being partitioned involves hillside lands with slopes of 25 percent or greater, and a Conditional Use Permit to allow the existing home on Parcel 1 to exceed the Maximum Permitted Floor Area (MPFA) allowed within the Historic District by approximately 4.4 percent. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 08AA; **TAX LOTS:** 6800 & 6801.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 4, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 5, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Lithia Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 22, 2014

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 5, 2014



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

MINOR LAND PARTITION CRITERIA - Section 18.76.050 Preliminary Approval

An application for a preliminary partition shall be approved when the following conditions exist:

- A. The future use for urban purposes of the remainder of the tract will not be impeded.
- B. The development of the remainder of any adjoining land or access thereto will not be impeded.
- C. The tract of land has not been partitioned for 12 months.
- D. The partitioning is not in conflict with any law, ordinance or resolution applicable to the land.
- E. The partitioning is in accordance with the design and street standards contained in the Chapter 18.88, Performance Standards Options. (ORD 2836, 1999)
- F. When there exists adequate public facilities, or proof that such facilities can be provided, as determined by the Public Works Director and specified by City documents, for water, sanitary sewers, storm sewer, and electricity.
- G. When there exists a 20-foot wide access along the entire street frontage of the parcel to the nearest fully improved collector or arterial street, as designated in the Comprehensive Plan. Such access shall be improved with an asphaltic concrete pavement designed for the use of the proposed street. The minimum width of the street shall be 20-feet with all work done under permit of the Public Works Department.
 1. The Public Works Director may allow an unpaved street for access for a minor land partition when all of the following conditions exist:
 - a. The unpaved street is at least 20-feet wide to the nearest fully improved collector or arterial street.
 - b. The centerline grade on any portion of the unpaved street does not exceed ten percent.
 2. Should the partition be on an unpaved street and paving is not required, the applicant shall agree to participate in the costs and to waive the rights of the owner of the subject property to remonstrate both with respect to the owners agreeing to participate in the cost of full street improvements and to not remonstrate to the formation of a local improvement district to cover such improvements and costs thereof. Full street improvements shall include paving, curb, gutter, sidewalks and the undergrounding of utilities. This requirement shall be precedent to the signing of the final survey plat, and if the owner declines to so agree, then the application shall be denied.
- H. Where an alley exists adjacent to the partition, access may be required to be provided from the alley and prohibited from the street. (ORD 2951, 2008)

FLAG PARTITIONS - Section 18.76.060 Preliminary Approval of Flag Partitions.

Partitions involving the creation of flag lots shall be approved by the Planning Commission if the following conditions are satisfied:

- A. Conditions of the previous section have been met.
- B. Except as provided in subsection 18.76.060.K, the flag drive for one flag lot shall have a minimum width of 15 feet, and a 12 foot paved driving surface. For drives serving two lots, the flag drive shall be 20 feet wide, with 15 feet of driving surface to the back of the first lot, and 12 feet, respectively, for the rear lot. Drives shared by adjacent properties shall have a width of 20 feet, with a 15 foot paved driving surface.

Flag drives shall be constructed so as to prevent surface drainage from flowing over sidewalks or other public ways. Flag drives shall be in the same ownership as the flag lots served. Where two or more lots are served by the same flag drive, the flag drive shall be owned by one of the lots and an easement for access shall be granted to the other lot or lots. There shall be no parking 10 feet on either side of the flag drive entrance.

Flag drive grades shall not exceed a maximum grade of 15%. Variances may be granted for flag drives for grades in excess of 15% but no greater than 18% for no more than 200'. Such variances shall be required to meet all of the criteria for approval as found in 18.100.

Flag drives serving structures greater than 24 feet in height, as defined in 18.08.290, shall provide a Fire Work Area of 20 feet by 40 feet within 50 feet of the structure. The Fire Work Area requirement shall be waived if the structure served by the drive has an approved automatic sprinkler system installed.

Flag drives and fire work areas shall be deemed Fire Apparatus Access Roads under the Oregon Fire Code and subject to all requirements thereof.

When required by the Oregon Fire Code, flag drives greater than 150 feet in length shall provide a turnaround as defined in the Performance Standards Guidelines in 18.88.090. The Staff Advisor, in coordination with the Fire Code Official, may extend the distance of the turnaround requirement up to a maximum of 250 feet in length as allowed by Oregon Fire Code access exemptions.

- C. Each flag lot has at least three parking spaces situated in such a manner as to eliminate the necessity for backing out.
- D. Curb cuts have been minimized, where possible, through the use of common driveways.
- E. Both sides of the flag drive have been screened with a site-obscuring fence, wall or evergreen hedge to a height of from four to six feet, except in the front yard setback area where, starting five feet from the property line, the height shall be from 30 to 42 inches in the remaining setback area. Such fence or landscaping shall be placed at the extreme outside of the flag drive in order to ensure adequate fire access.
- F. The applicant has executed and filed with the Planning Department an agreement between applicant and the city for paving and screening of the flag drive. Such an agreement shall specify the period within which the applicant, or agent for applicant, or contractor shall complete the paving to standards as specified by the Director of Public Works and screening as required by this section, and providing that if applicant should fail to complete such work within such period, the City may complete the same and recover the full cost and expense thereof from the applicant. An agreement shall also provide for the maintenance of the paving and screening to standards as indicated in this section and the assurance that such maintenance shall be continued.
- G. A site plan has been approved by the Planning Commission. The site plan shall be approved provided the regulations of the zoning and subdivision titles are satisfied. Such a site plan shall contain the map requirements listed in Section 18.76.050 and the following information:
 1. The location of driveways, turnarounds parking spaces and useable yard areas.
 2. The location and type of screening.
 3. For site plans of a flag lot, the building envelope shall be identified.
- H. No more than two lots are served by the flag drive.

- I. For the purpose of meeting the minimum lot area requirement, the lot area, exclusive of the flagpole area, must meet the minimum square footage requirements of the zoning district.
- J. Flag lots shall be required to provide a useable yard area that has a minimal dimension of 20 feet wide by 20 feet deep. As used in this chapter, the term "useable yard area" means a private yard area which is unobstructed by a structure or automobile from the ground upward.
- K. Flag lots adjacent to an alley shall meet all of the requirements of this section, except that:
 1. Vehicle access shall be from the alley only where required as a condition of approval;
 2. No screening and paving requirements shall be required for the flagpole;
 3. A four foot pedestrian path shall be installed within the flag pole, improved and maintained with either a concrete, asphalt, brick, or paver block surface from the street to the buildable area of the flag lot;
 4. The flag pole width shall be no less than eight feet wide and the entrance of the pole at the street shall be identified by the address of the flaglot clearly visible from the street on a 4" X 4" post 3½ feet high. The post shall be painted white with black numbers 3 inches high running vertically down the front of the post. For flagpoles serving two or more dwellings, the addresses of such dwellings shall be on a two feet by three feet white sign clearly visible from the street with three inch black numbers.

PHYSICAL & ENVIRONMENTAL CONSTRAINTS - 18.62.040.1 Criteria for Approval

A Physical Constraints Review Permit shall be issued by the Staff Advisor when the Applicant demonstrates the following:

1. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
2. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
3. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum permitted development permitted by the Land Use Ordinance. (ORD 2808, 1997; ORD 2834, 1998; ORD 2951, 2008)

CONDITIONAL USE PERMITS - 18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

- A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
- B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.
- C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:
 1. Similarity in scale, bulk, and coverage.
 2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 3. Architectural compatibility with the impact area.
 4. Air quality, including the generation of dust, odors, or other environmental pollutants.
 5. Generation of noise, light, and glare.
 6. The development of adjacent properties as envisioned in the Comprehensive Plan.
 7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

Jon and Barbara Bauer
182 Scenic Drive
Ashland, OR 97520

tel 541-488-8246
jon@bauerflyreel.com

May 1, 2014

City of Ashland
Planning Division
51 Winburn Way
Ashland, OR 97520

Application for Minor Land Partition (MLP), Physical and Environmental Constraints Permit (P&E), and Conditional Use Permit (CUP) to exceed MPFA with existing single family home.

Comprehensive Plan Designation: Single Family Residential; Zoning: R-1-7.5; Assessor's Map # 39 1E 08AA; Tax Lot: 6800 and 6801.

Applicant: Jon and Barbara Bauer

The Minor Land Partition proposal is to return the existing parcel at 182 Scenic Drive back into two parcels in the city's view. The original two lots, both held by the same ownership, were required to be consolidated into one parcel due to a set back encroachment created by an addition to the existing home on Tax Lot 6800 in 1990. We had Jackson County put them back into the original two tax lots in 2009, Tax Lot 6800 and Tax Lot 6801. In 2010 we had submitted a application for a boundary line adjustment but discovered that a land partition would be required because of the lot consolidation requirement of the 1990 addition permit. The proposed partition would realign the common property line between these two lots resulting in new lot dimensions for both lots and eliminating the encroachment issue, see Tentative Map. Proposed Parcel 1 (TL 6800) would contain 10,955 sq. ft. and would retain the existing residence. Proposed Parcel 2 (TL 6801) would contain 7,563 sq. ft. and would be a vacant parcel.

The subject property is located on the downhill (east) side of Scenic Dr., between Manzanita St. and Nob Hill. Parcel 1 would retain the existing residence and patio intact, unchanged. The vacant Parcel 2 would have a building envelope further to the southeast on the lower portion of the lot, enhancing its relationship to the existing residence and the neighbor to the south at 176 Scenic Drive (TL 6300) by staggering their distance to Scenic Drive. Parcel 2 would have pedestrian access via the 22.0 feet of frontage on Scenic Dr. and would be served by an existing driveway easement, 92-02926 attached Exhibit A, extending from the southeast corner of Parcel 2 across the southeast portion of 176 Scenic Dr. connecting to the Bush St. right-of-way, then south to Scenic Drive. The flag drive access reduces potential congestion at the stop sign on Scenic Dr. at Logan Dr. The proposed Parcel 2 configuration would provide improved privacy, views, light and air circulation for all three properties (182 Scenic Dr., Parcel 2 and 176 Scenic Dr.).

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City of Ashland

Minor Land Partition

The proposed partition of the existing parcel would return the property to two parcels which is consistent with the neighborhood and the goal for "infill" within the city limits. Two of the four adjoining properties to the subject property are flag lots and several of the properties in the neighborhood between Manzanita St., Almond St. & Nob Hill are flag lots or served by alley ways.

The Tentative Map indicates that proposed Parcel 1 would contain 10,955 sq. ft. and would have a average lot width of 90.97 ft. ($[131.5 \text{ ft.} \times .46 = 60.49 \text{ ft.}] + [56.87 \text{ ft.} \times .54 = 30.71 \text{ ft.}] = 90.97 \text{ ft.}$) which is less than the depth of 130 ft and greater than the 65 ft. width minimum. Parcel 2 would contain 7,5763 sq. ft. and would have a average lot width of 67.06 ft. ($[24.75 \text{ ft.} \times .3969 = 9.82 \text{ ft.}] + [94.5 \text{ ft.} \times .1048 = 9.90 \text{ ft.}] + [95.0 \times .4983 = 47.34 \text{ ft.}] = 67.06 \text{ ft.}$) which is less than the depth of 117.4 ft. and greater than the 65 ft. width minimum.

In accordance with AMC 18.70.050.A, it is determined that Parcel 2 has a north facing negative slope of 17.35% (east line -16% and west line -18.7%) and a north-south lot dimension of 125.9 ft. (east lot dimension 140.3 ft. and west lot dimension 111.5 ft.). Using Formula II it is calculated that the minimum north-south lot dimension is 110.5 ft. ($21 - 6 / .445 - .1735 = 55.25 \text{ ft.}$) which is less than fifty (50%) percent of the lot's north-south dimension of 125.9 ft.

This Minor Land Partition will not impede future use for urban purposes of the remainder of the tract or development of the remainder of adjoining land or access to the adjoining land. The subject property has not been partitioned in the previous 12 months. The partition is not in conflict with any law, ordinance or resolution applicable to the land.

According to City utility officials there are adequate public services available for the existing residence on Parcel 1 and the potential development of proposed vacant Parcel 2. New connections to Parcel 2 for electrical, water and gas would enter the property at the south corner from Scenic Dr. I met with Steve Walker from the City Water Quality Division on-site to verify the water connection from the water main in Scenic Dr. and the meter location at the south property corner. I met with Dave Tygerson from the City Electric Department on-site to verify the electrical service connection from the existing power pole in the south corner of the parcel. The existing electrical service to 176 Scenic Dr. would be split in a "tombstone" at the base of the power pole and then connect to the future electrical service panel when the parcel is developed. The sanitary sewer lateral connection is to the north via a 10 foot sanitary sewer easement, 87-06038 attached Exhibit B, crossing TL 6403 and sanitary sewer easement, 79-02778 attached Exhibit C, crossing TL 6700 and TL 6701 connecting to the main in Laurel St. According to the City sewer lateral connections record dated 10-5-87 the lateral is stubbed out on TL 6801, attached Exhibit D.

Flag Partition

The flag drive extends on a level grade from the southeast corner of Parcel 2 across the southeast portion of 176 Scenic Dr. connecting to the Bush St. right-of-way, (this is an unimproved portion of the Bush St. right-of-way that extends from Almond St. to Scenic Dr. which is not developed as a city street, but used for driveway accesses). The property to the south, 176 Scenic Dr. (TL 6300) is a flag lot extending a 20 foot wide

leg to the Bush St. right-of-way for driveway access. The original partition creating this lot, PA 92-112 (see map Exhibit E), shows the existing 12 foot driveway easement sharing this access to the Bush St. right-of-way. In 2007 the building envelope for 176 Scenic Dr. was moved closer to Scenic Dr., PA 2007-00089, which also moved the driveway to 176 Scenic Dr. westerly splitting off from the shared flag drive with TL 6801. This split occurs about 9 feet prior to the north end of the 20 foot wide flag drive leg and crosses the northeast side of 160 Scenic Dr. (TL 6200), see map Exhibit F. It appears this was necessary to attain a driveway grade of less than 15% to the new building envelope. This parcel was fully developed in 2008. From the point that the two driveways join to the point they reach Scenic Dr. via the Bush St. right-of-way there will be 15 feet of paved driving surface. From the point that they split to each residence there will be 12 feet of paved driving surface to each residence. The driveway from Scenic Dr. to TL 6801 does not exceed a 15% grade at any point. Attached are the Ashland Fire & Rescue Pre-Application Comments, Exhibit F. I met with Fire Marshal Margueritte Hickman and reviewed the report. It was indicated that All Fire Apparatus Access would be from the frontage on Scenic Dr. which provides ample fire apparatus access and has a fire hydrant with sufficient flow directly across the street. No fire apparatus access would be attained via the driveway access. It was indicated that there are two options: If the buildings furthest point is 150 feet or less from the curb on Scenic Dr. then the structure would be accessed via approved pathways and stairs. If the furthest point is greater than 150 feet, the building would be required to install a approved automatic fire sprinkler system.

The proposed building envelope location indicated on the Tentative Map provides adequate room for 3 to 4 parking spaces (allowing for 2 spaces in the garage) with sufficient turn around room to eliminate the necessity for backing out. The existing flag driveway to 176 Scenic Dr. is paved, screened and connected to a approved storm drainage system, according to PA 2007-00089. The flag driveway to proposed Parcel 2 is graded and has a base rock/decomposed granite surface extending from the point the paved drive splits into two driveways. Upon completion of a building on Parcel 2 the driveway would be improved with a paved driving surface connected to the storm drainage system. The southeast side of the flag drive is currently screened by almond trees, when improved if this isn't sufficient it would need to be screened according to AMC 18.76.060. The proposed site plan provides more than the required useable yard area, (20 feet wide by 20 feet deep), on the southern and eastern portions of Parcel 1 and to the north of the proposed building envelope of Parcel 2.

Physical and Environmental Constraints Permit

The proposed Minor Land Partition is on Hillside Lands which requires a Physical and Environmental Constraints permit. The subject parcel slopes down from Scenic Drive and has been disturbed throughout the years by the construction of Scenic Drive, construction of the existing home and construction of the patio that extends to the south across entire width of TL 6801 to the south east property line. The slope from Scenic down to the patio and foot print of the existing residence is steep (greater than 35%), primarily due to the construction of Scenic Drive. At the base of the patio retaining wall there is a raised grade created by fill from the wall footing extending about 15 feet down the slope before the grade returns to it natural slope. This is where the proposed building envelope is located.

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There are two topographic maps completed on the proposed parcel, both by Hoffbuhr & Associates. The first one in 1989 prior to the building addition and patio construction across TL 6801 which disturbed the natural slope of the property and the second one on March 28, 2014 in preparation for this proposed partition. Both verify a slope of less than 35% for the existing building envelope on proposed Parcel 1 (33% to 34%) and proposed building envelope on proposed Parcel 2 (30% to 32%). This conclusion is consistent with the Staff opinion expressed in PA 2007-00089 (176 Scenic Dr.) and the geotechnical study prepared by Marquess & Associates on March 7, 2013.

According to the geotechnical evaluation prepared by Rick Swanson, P.E., G.E. of Marquess & Associates, the lower portion of the property below the patio wall is generally smooth and "appears well-suited for development". Based on this geotechnical study there are no signs of hillside instability or erosion on the subject property or surrounding properties. The geotechnical study concludes that there does not appear to be any geologic/geotechnical conditions on the lot that would preclude stable construction of a residence, report attached Exhibit G.

The proposed building envelope would extend down slope 42.5 ft. terminating at the existing driveway grade, about 12 ft. from the (lower) northeast property line. It would be parallel and setback 6 ft. from the southeast property line, extending 62.0 ft. to the northwest leaving a 26.8 ft. setback to the northwest property line. The proposed 2,635 sq. ft. building envelope is entirely on natural grade and does not encompass any trees with a d.b.h. greater than 6 inches. The building envelope currently contains two old almond trees and one old apple tree which are in poor condition and will be removed this summer. There are five trees on the subject parcel sized from 10 inches to 15 inches diameter at breast height. None of these trees will be disturbed by the development of the parcels.

The impacts of future development of the parcel have been considered and adverse impacts minimized. The proposed building envelope is well situated in relation to the existing driveway to minimize the amount of grade cut slopes needed to accommodate a garage slab and stepped foundation. The building envelope would retain 65% of the parcel in a natural state, exceeding the requirements of AMC 18.62.080.B.3. All drainage from the building would be captured by the driveway storm drain system in accordance with AMC 18.62.080.C. The building envelope is designed and located to maximize tree conservation as required in AMC 18.62.080.D.3. Future building development on the parcel will be reviewed for compliance with the building location and design standards set forth in AMC 18.62.080.E.

Conditional Use Permit

In accordance with AMC 18.20.040.G, the maximum permitted floor area of proposed Parcel 1 would be 2,828.96 square feet [$10,955 \times .68 \times .38 = 2,830.772$]. There are no proposed changes to the existing residence which is 2,956 square feet, or 125.228 square feet over the MPFA, by 4.4%.

The existing house configuration has been in place for 23 years with no exterior changes. The existing square footage of the house is inline with the neighborhood as indicated here: 188 Scenic 2,501 sq. ft., 176 Scenic 2,779 sq. ft., 165 Almond 3,372 sq. ft., 185 Almond 2,667 sq. ft., 209 Almond 1,819 sq. ft., 219 Almond 3,238 sq. ft., 170 Logan 3,613 sq. ft., 179 Logan 4,860 sq. ft. and 189 Logan 3,081 sq. ft. The

existing house is architecturally compatible, has a similar foot print and bulk with the neighborhood. The proposed Parcel 1 with the existing house 4.4% over the MPFA will have no impact on the established neighborhood or future neighborhood development.

Attached is the following:

1. Tentative Map - Land Partition
2. Exhibit A - Driveway Easement
3. Exhibit B - Sanitary Sewer Easement
4. Exhibit C - Sanitary Sewer Easement
5. Exhibit D - Sewer Lateral Map
6. Exhibit E - PA 92-112 Map
7. Exhibit F - PA 2007-00089 Map
8. Exhibit G - Ashland Fire & Rescue Pre-Application Comments
9. Exhibit H - Geotechnical Report

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City of Ashland



PLANNING ACTION #2014-00729
182 SCENIC DRIVE
SUBJECT PROPERTY

SCENIC DR

GRANDVIEW DR

LOGAN DR

205

185

188

176

160

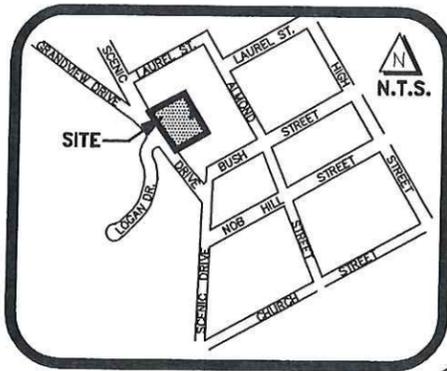
179

189

0 10 20 30 Feet

Property lines are for reference only, not scaleable

VICINITY MAP



BRAD & CAROL
KNICKERBOCKER
188 SCENIC DRIVE
TL 6700

**LAND PARTITION
TENTATIVE PLAN**

Located in:
the N.E. 1/4 of Section 8 (8AA)
in Township 39 S., R1E., W.M.,
City of Ashland,
Jackson County, Oregon
Tax Lot 6800

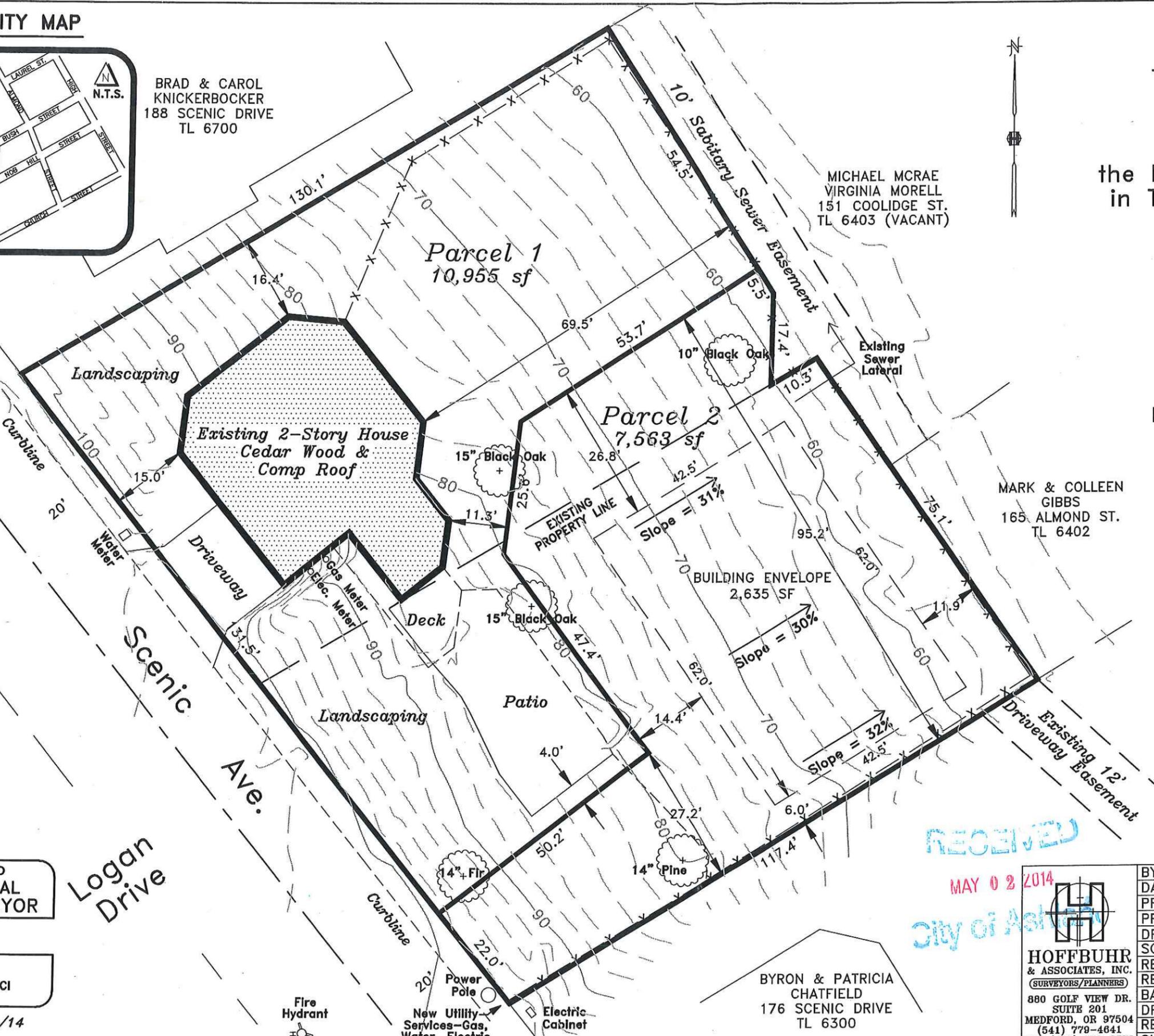
April 2, 2014

APPLICANT/OWNER

Bauer Revocable Living Trust
182 Scenic Dr.
Ashland, Oregon 97520
541-488-8246

SURVEYING

Hoffbuhr & Assoc., Inc.
880 Golfview Drive Ste. 201
Medford, Oregon 97504
541-779-4641



MICHAEL MCRAE
VIRGINIA MORELL
151 COOLIDGE ST.
TL 6403 (VACANT)

MARK & COLLEEN
GIBBS
165 ALMOND ST.
TL 6402

BYRON & PATRICIA
CHATFIELD
176 SCENIC DRIVE
TL 6300

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MAY 02 2014
City of Ashland

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/14

BY: DAVID MINNECI	LS 2349
DATE:	APRIL 2, 2014
PROJECT:	
PROJECT NO.	06-221
DRAWING FILE NO.	06221TENT.DWG
SCALE:	1" = 20'
REVISION NO.	
REVISION DATE:	
BASIS OF BEARING:	
DRAWN BY:	DMM
REVIEWED BY:	
SHEET 1 OF 1	

**HOFFBUHR
& ASSOCIATES, INC.**
(SURVEYORS/PLANNERS)
880 GOLF VIEW DR.
SUITE 201
MEDFORD, OR 97504
(541) 779-4641
FAX (541) 770-2573



NOTICE OF APPLICATION

PLANNING ACTION: 2014-00793

SUBJECT PROPERTY: 56 Third St.

APPLICANTS: Murray & Yoko Huggins

OWNER: Barbara Allen

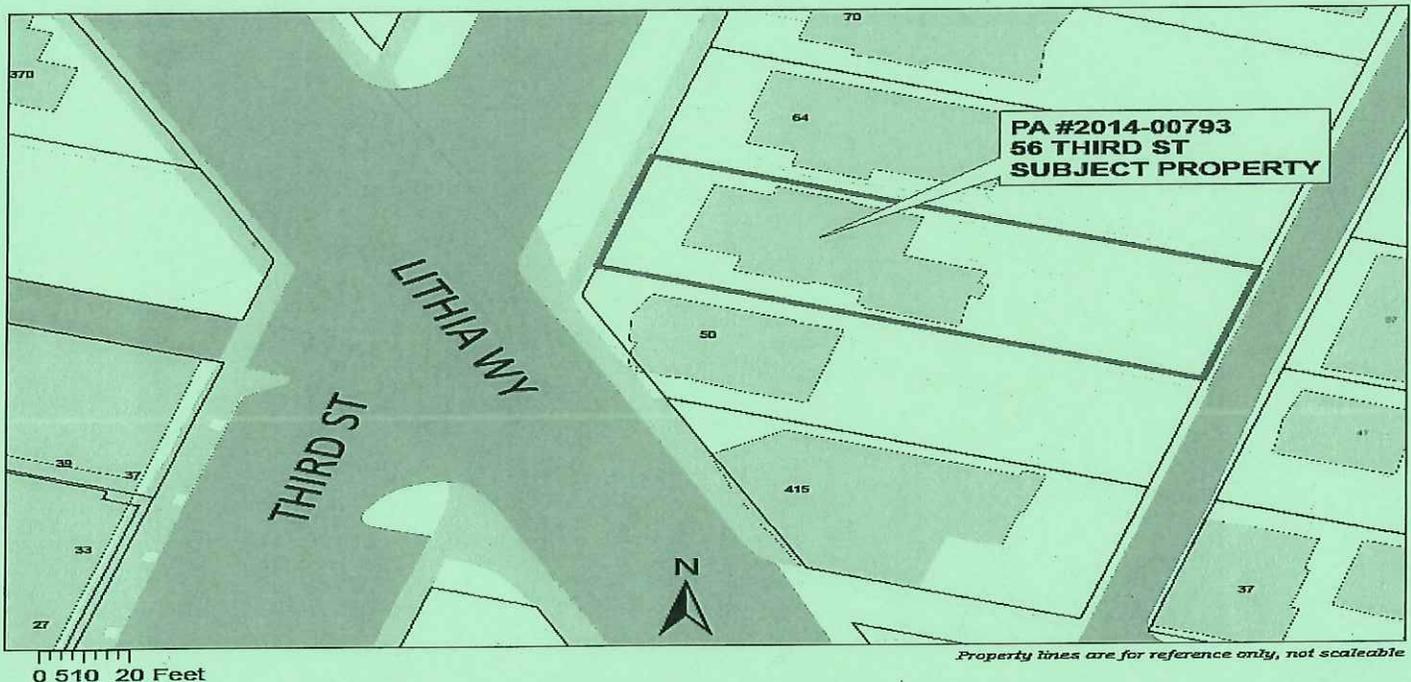
DESCRIPTION: A request for a Conditional Use Permit to operate a two-unit hotel/motel for the property located at 56 Third Street. (A similar request was previously approved as PA #99-063 but has since expired.)
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09 BD ; **TAX LOT:** 1200.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 4, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 5, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Lithia Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 21, 2014

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 4, 2014



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

CONDITIONAL USE PERMITS

18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

- A. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
- B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.
- C. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone:
 1. Similarity in scale, bulk, and coverage.
 2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 3. Architectural compatibility with the impact area.
 4. Air quality, including the generation of dust, odors, or other environmental pollutants.
 5. Generation of noise, light, and glare.
 6. The development of adjacent properties as envisioned in the Comprehensive Plan.
 7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

Conditional Use Permit

Narration. Submitted by,

Murray Huggins

50 valley view Drive

Medford, Oregon 97504

RECEIVED

MAY 12 2014

City of Medford

Property Name and address:

Casa Bella

56 3rd Street

Ashland, OR 97520

Description: 2 unit Vacation Rental. Providing lodging to visitors to Ashland.

In conformance with all standards and zoning , 1820 zoning allows for conditional use permit

C 1 lot Commercial Use.

The building and location meet with the capacity to operate. Meets with water, sewer, access, electricity, storm drainage and parking.

Parking meets with criteria. Parking is located at the back of 56 3rd street, off the alley and includes 3 parking spaces.

The lot is accesible to foot traffic and is located near to city bus pick up –drop off locations.

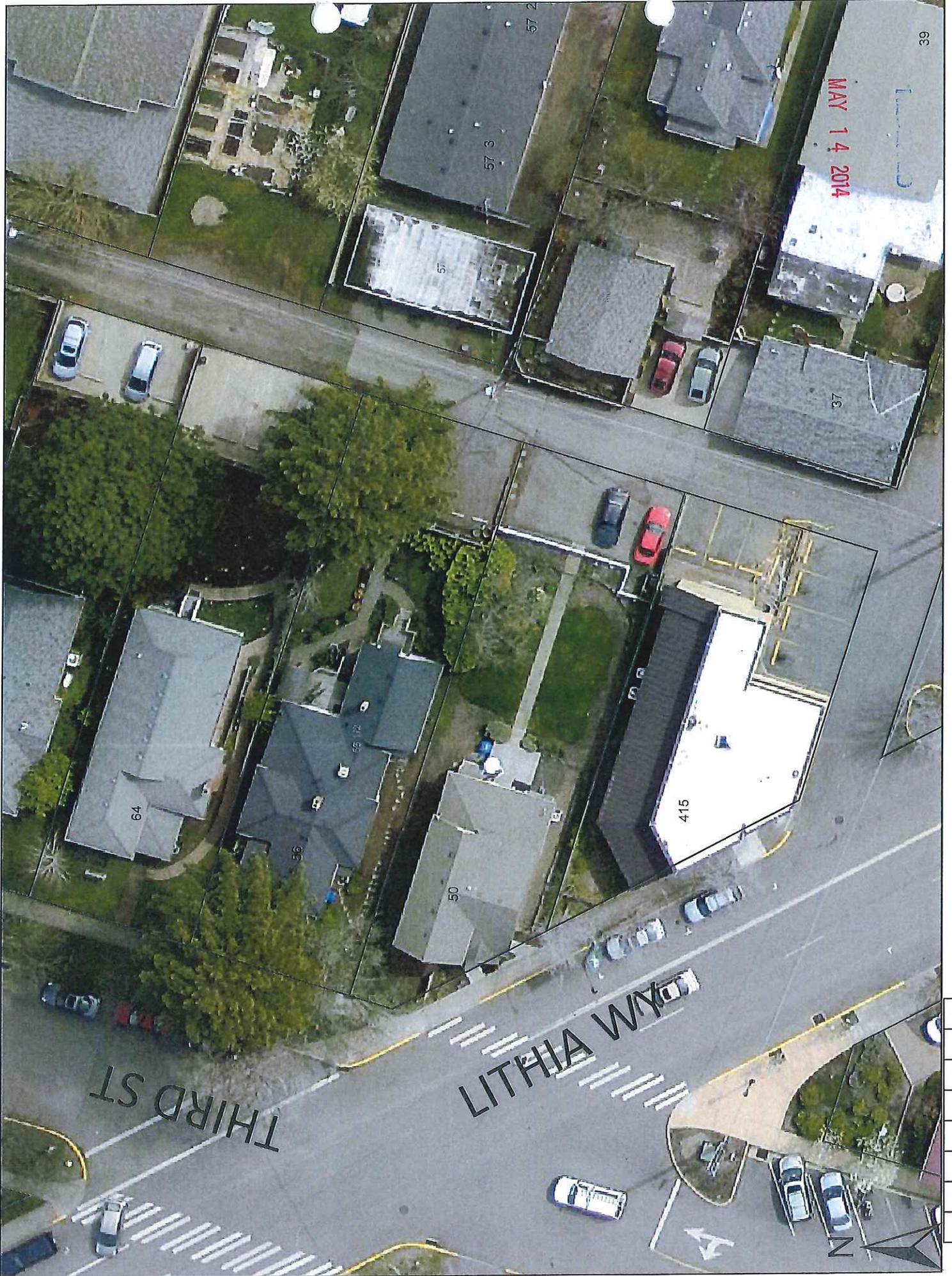
Meets with designated area for bike parking and includes a U bar and cover and accomodates 2 bikes.

By offering a vacation rental we intend to maintain a professional and well kept environment. We intend to encourage visitors to our community and we will meet with all necessary requirments and to include all licensing.

We currently hold a business license with the city of Ashland. Registration no. BL-002060

Building has been inspected by the city Fire Marshal and meets with all safety requirements.

We do not intend the use of a commercial sign.



Property lines are for reference only, not scaleable

0 15 30 45 60 Feet

3RD STREET

FRONT WALKWAY



GATE

FENCE

Bicycle Parking

FENCE

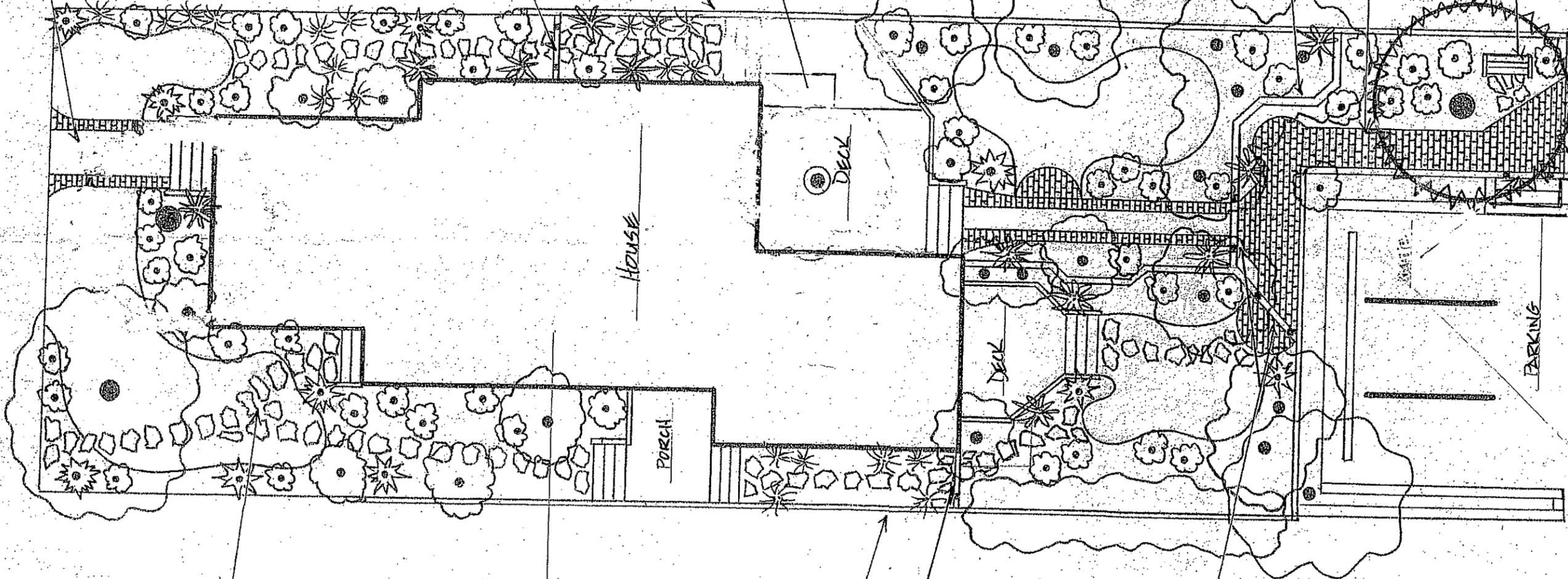
BRICK PATH

BENCH

Wooden divider
Trash can

ALLEY

PARKING



STONE PATH

PORCH

FENCE

GATE

GATES

DECK

DECK

HOUSE

PREPARED
MAY 12, 2014

City of ...
...



PLANNING ACTION: 2014-00734

SUBJECT PROPERTY: 1163 Iowa Street

OWNER/APPLICANT: Ayala Properties, LLC

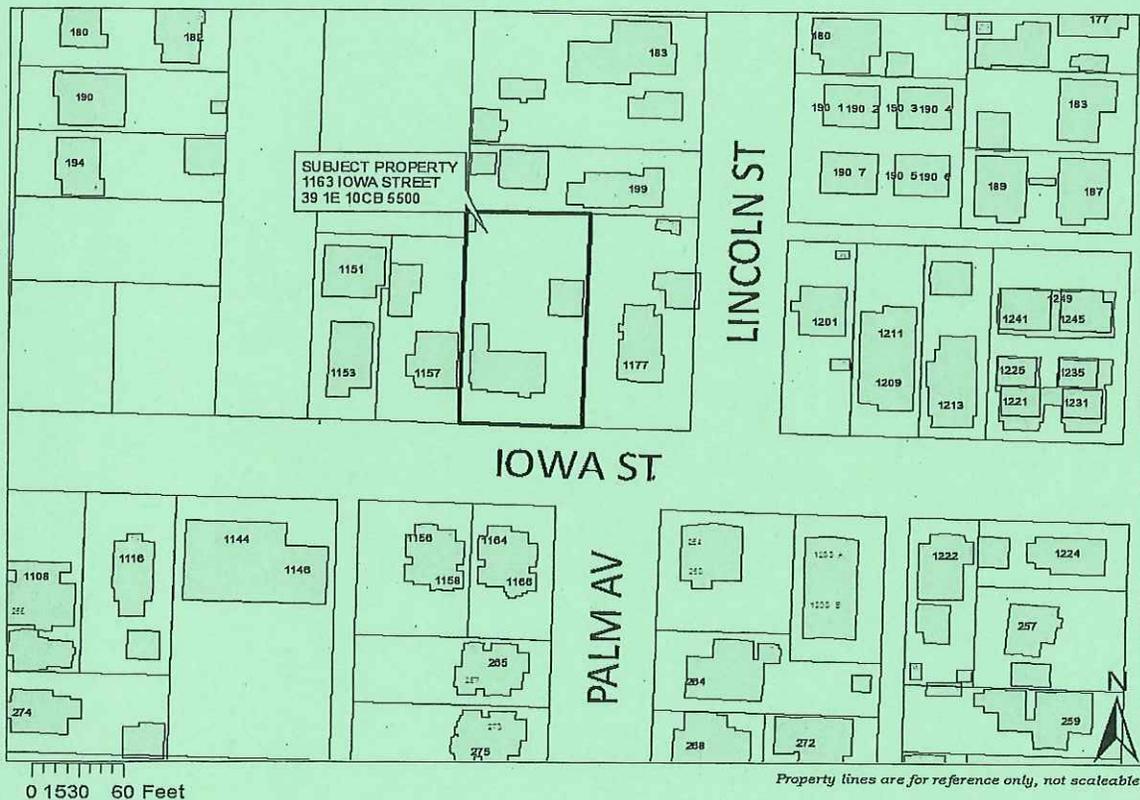
DESCRIPTION: A request for Site Review, Outline and Final Plan approval under the Performance Standards Options Chapter 18.88 for a four unit, five lot multi-family developments for the property located at 1163 Iowa Street. A Tree Removal Permit is requested to remove three trees greater than six-inches in diameter at breast height on the site. The existing single family residence on the site will be incorporated into the development as Lot #1.

COMPREHENSIVE PLAN DESIGNATION: High Density Multi-Family Residential; **ZONING:** R-3;

ASSESSOR'S MAP #: 39 1E 10 CB; **TAX LOT:** 5500.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 5, 2014 at 6:00 PM** in the Community Development and Engineering Services building (Lithia Room) located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: June 10, 2014 at 7:00 PM, Ashland Civic Center



Property lines are for reference only, not scaleable

Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.72.070 Criteria for Approval

The following criteria shall be used to approve or deny an application:

- A. All applicable City ordinances have been met or will be met by the proposed development.
- B. All requirements of the Site Review Chapter have been met or will be met.
- C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
- D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

OUTLINE PLAN APPROVAL

18.88.030.A.4 Criteria for Approval

The Planning Commission shall approve the outline plan when it finds the following criteria have been met:

- a. That the development meets all applicable ordinance requirements of the City of Ashland.
- b. 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.
- c. 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.
- d. That the development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
- e. 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.
- f. That the proposed density meets the base and bonus density standards established under this Chapter.
- g. The development complies with the Street Standards.

(ORD 2836, 1999)

FINAL PLAN APPROVAL

18.88.030.B.5 Criteria for Final Approval

Final plan approval shall be granted upon finding of substantial conformance with the outline plan. Nothing in this provision 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. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan shows that:

- a. The number of dwelling units vary no more than ten (10%) 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 (10%) percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Title.
- c. The open spaces vary no more than ten (10%) 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 (10%) percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this Title 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.

(ORD 2836, 1999)

TREE REMOVAL

18.61.080 Criteria for Issuance of Tree Removal - Staff Permit

An applicant for a Tree Removal Permit shall demonstrate that the following criteria are satisfied. The Staff Advisor may require an arborist's report to substantiate the criteria for a permit.

- A. Hazard Tree: The Staff Advisor shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal.
 1. A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights of way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.
 2. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.
3. Tree that is Not a Hazard: The City shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates all of the following:
 1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Ashland Land Use Ordinance requirements and standards, including but not limited to applicable Site Design and Use Standards and Physical and Environmental Constraints. The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and
 2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks; and
 3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. Nothing in this section shall require that the residential density be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the Ashland Land Use Ordinance.
 4. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.

(ORD 2951, 2008; ORD 2883, 2002)

Madara Design Inc

Landscape Architecture,
Design & Consultation

541-664-7055

2994 Wells Fargo Rd

Central Point, Or 97502

madaradesign@yahoo.com

ARBORIST: THOMAS MADARA

Client: Laz Ayala
Property Site:
1163 Iowa Street
Ashland, Oregon 97520

April 24, 2014

This report is in reference to a site visit to assess the condition of a number of trees on the property at the address listed above and several trees on the property line with the adjoining property immediately to the East, at 1177 Iowa St.. This report references a survey provided by Polaris Land Survey to define the location of trees being assessed. This report also refers to a number of photos that support the observations.

There are three trees near the existing sidewalk just south of the one story house. The two that are most Westerly are unimpacted by any planned development. The Eastern most Sweet Gum (25") is a healthy specimen that will have some (10%) of its root zone affected by the proposed development. That impact will be limited in that most of the portions being impacted are already under an existing driveway. Some roots may need to be pruned to accommodate the new driveway base material. (Sweetgum 1 & 2 Photo)

There are three trees that do to proposed construction, will need to be removed. They are noted as a 5" Apple, a 12" Apple and a 16" Apple. In particular the 16" Apple is mostly dead with only one main branch still alive. The other two are very old and of limited value. (Apple 1 Photo)

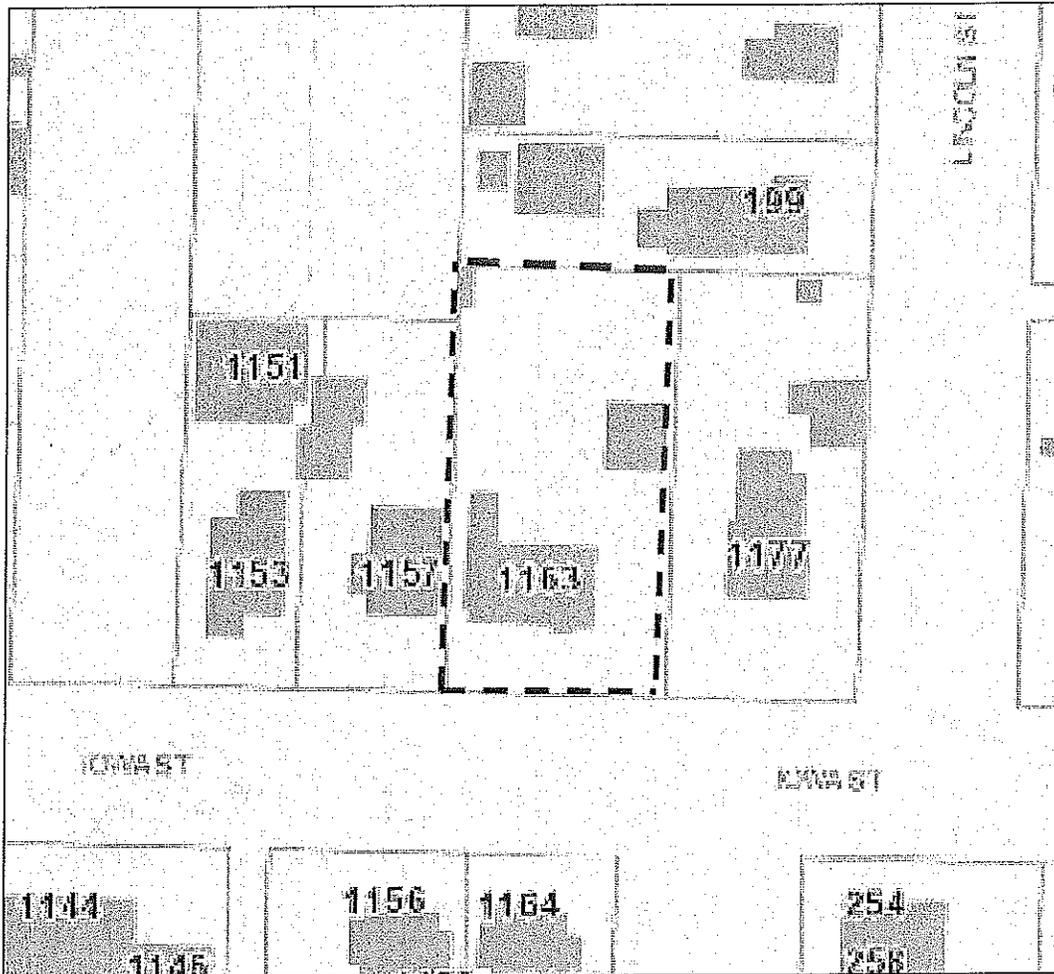
There are two trees noted as 36" Deciduous and 18" Pine bordering the Eastern property line. The Pine is a Scotch Pine that at some point in its life was clearly broken off at about 12' from the ground. It has grown many years since then and developed 3 co-dominant leaders. All of which branch out of the main trunk on one side. Although removing the center of the 3 leaders would lighten the canopy, this tree will never have a natural form and has no significant historical value. (Pine 1,2 & 3 Photo)

The 36" Deciduous tree is a Box Elder. My opinion is that this is a hazard tree and should be removed immediately for safety reasons. It has numerous dead and broken branches suspended within the canopy that are weighing down other weak branches. All of these are subject to falling at anytime. They have the potential of causing physical harm to people or property. This tree is near death. There are no strong individual branches. There are many portions of the canopy showing no new growth and in most locations where there is new season foliage it is from suckers near the trunk. The main trunk itself has massive sections of rot as do many of the branches. It is overgrown with ivy. This tree should be removed. (Elder 1,2,3,4,5, & 6 Photo)

International Society of Arboriculture, License Number PN-6204A
Oregon State Landscape Architect Board, License Number 528
Oregon Landscape Contractors License, License Number 11416

MAY 02 2014

**PROJECT DESCRIPTION AND FINDINGS OF FACT
FOR A SITE REVIEW PERMIT, TREE REMOVAL PERMIT AND
FOUR-LOT OUTLINE & FINAL PLAN SUBDIVISION
FOR THE PROPERTY AT 1163 IOWA STREET**



SUBMITTED TO

**CITY OF ASHLAND PLANNING DEPARTMENT
ASHLAND, OREGON**

SUBMITTED BY

**URBAN DEVELOPMENT SERVICES, LLC
485 W. NEVADA STREET
ASHLAND, OREGON**

MAY 02 2014

MAY 2ND, 2014

ADDRESS & LEGAL DESCRIPTION:

1163 Iowa Street, Ashland, OR 97520
391E10CB Tax Lot #5500

PROJECT INFORMATION:

APPLICANTS:

Laz Ayala
604 Fair Oaks Court
Ashland, OR 97520
Tel: 541-944-9561

LAND USE PLANNING:

Urban Development Services, LLC
485 W. Nevada Street
Ashland, OR 97520
Tel: 541-482-3334

CIVIL ENGINEERING:

Construction Engineering Consultants
P.O. Box 1724
Medford, Oregon 97501
Tel: 541-779-5268

LANDSCAPE ARCHITECT:

Madera Design, Inc
2994 Wells Fargo Road
Central Point, OR 97502
Tel: 541-664-7055

SURVEYOR:

Polaris Land Survey
P.O. Box 459
Ashland, Oregon 97520
Tel: 541-482-5009

CERTIFIED ARBORIST:

Madera Design, Inc
2994 Wells Fargo Road
Central Point, OR 97502
Tel: 541-664-7055

STRUCTURAL ENGINEER:

Structural Integrity, LLC
724 Main Street
Klamath Falls, Oregon 97601
Tel: 541-884-1081

DESIGNER:

Lindemann Design, LLC
550 W. Nevada Street
Ashland, OR 97520
Tel: 503-866-4742

ATTORNEY OF RECORD:

Alan Harper, Attorney at Law
130 "A" Street
Ashland, OR 97520
Tel: 541-659-9401

COMPREHENSIVE PLAN DESIGNATION:

Single Family Residential

ZONING DESIGNATION:

R-3' High Density Multi-Family Residential

LOT & HOUSE DATA:

Tax Lot 5500: .29 acres
House: 1,124 sq. ft.
Garage: 488 sq. ft.

BASE DENSITY (R-3 Zone):

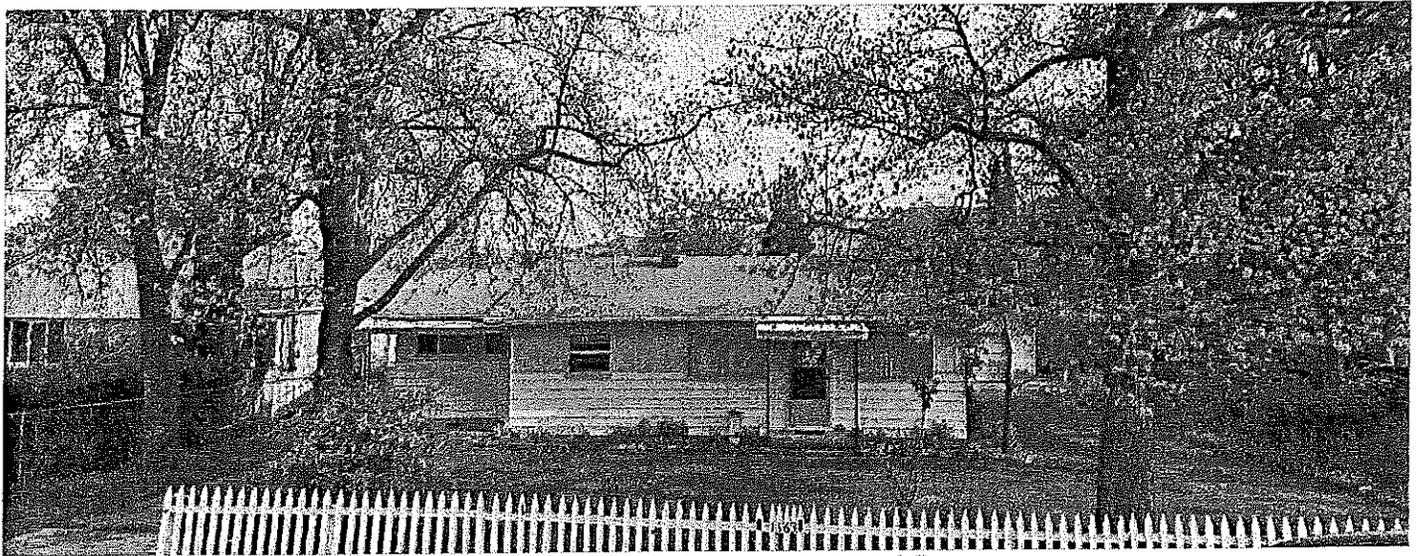
Base Density: 20 units per acre (20 units X .29 acres) = 5.8 units
Minimum Density (80% less fractional coverage) = 4.64 (4)
Proposed Density (includes existing house): = 4 units

MAY 08 2014

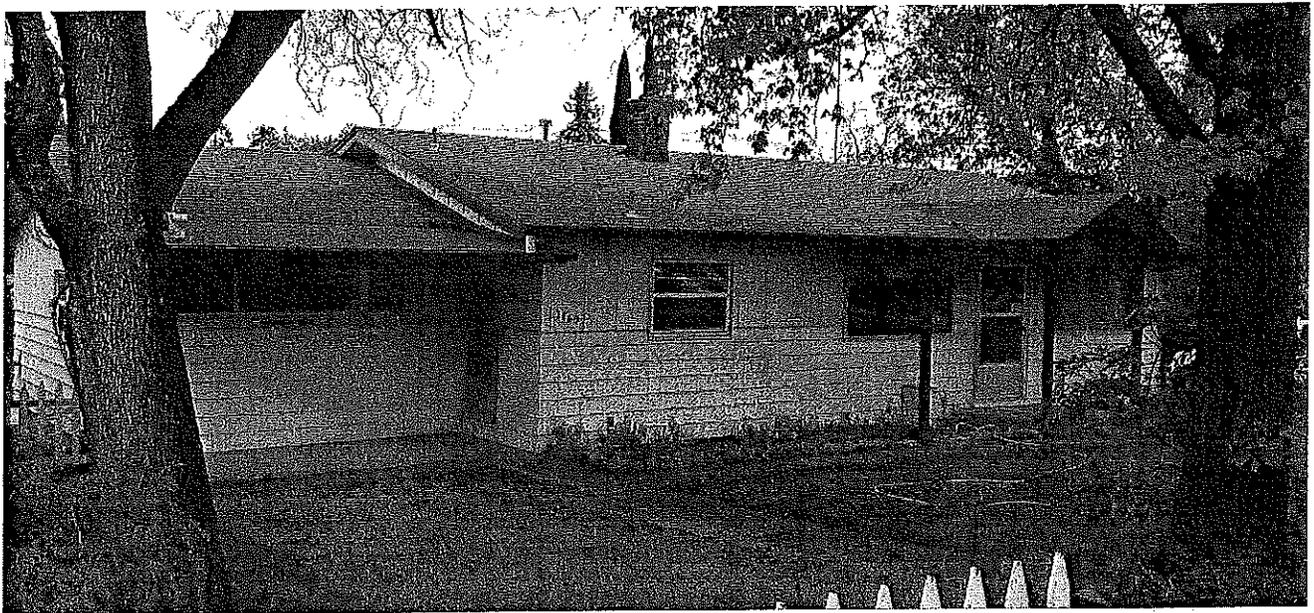
APPLICABLE ORDINANCES:

- R-3 High Density Multi-Family Residential, Chapter 18.28
- Tree Preservation & Protection, Chapter 18.61
- Solar Access, Chapter 18.70
- Site Design & Use Standards, Chapter 18.72
- Performance Standards Option, Chapter 18.88
- Off-Street Parking, Chapter 18.92

PLANNING ACTION: The applicants wish to obtain approval of a Performance Standards Option Subdivision (Outline Plan & Final Plan) for a four-lot subdivision. The application includes a request for a Site Review Permit for review and approval of the project's building design and site planning details as well as a Tree Removal Permit to remove two Apple Trees at the rear of the property and one Box Elder along the east property line.



1163 Iowa Street (before recent remodel)



1163 Iowa Street (after recent remodel)

MAY 02 2014

[Handwritten signature]

DESCRIPTION OF PROPERTY: The site is located at 1163 Iowa Street, between North Mountain Avenue and Lincoln Street. The property is rectangular in shape with an existing house located at the front of the parcel, approximately 30' from the back of an existing sidewalk along Iowa Street. The neighborhood is a mixture of single-family residents, townhomes and apartments. The property and its surrounding are zoned R-3, High Density Multi-Family. The property is .299 acres in size with a base density of 5.98 units. The site slopes approximately 4.5% to the north and has three trees greater than 6" dbh along the front property line and the neighboring property to the east has two trees greater than 6" dbh within three feet of the property (east of primary driveway).

The property has been in its current condition since the late 1940's when its parent subdivision formed the parcel. The site's existing house is three-bedrooms with 1,124 square feet in area, constructed in 1949 according to the Jackson County Assessor's Department. A detached garage, roughly 488 square feet, sits behind and to the side of the existing house with its concrete driveway extending directly out to Iowa Street.

PROJECT PROPOSAL & DETAILS: The proposal is for a four-unit Performance Standards Option Subdivision, Site Review Permit and Tree Removal Permit. The proposal includes retaining the existing house and adding three new townhomes, each on their own independent lots, at the rear of the property. The townhome units will be accessed via a flag driveway extending from Iowa Street where the existing garage sits. The house was recently remodeled and included sewer and water line repairs along Iowa Street.

Outline & Final Plan: The proposal includes a simultaneous approval for an Outline and Final Plan Subdivision in accordance with AMC 18.88.030 A.1, to subdivide the parcel into four (4) lots consisting of the existing detached residence on Lot #1 and three additional lots to the rear – Lots #2, #3 and #4.

Base Density: The Jackson County Assessor's Department maps show the property as having 189' of depth and .30 acres in size. However, after a survey was completed, the actual depth of the property appears to be 159' and its overall acreage .299 acres. Based on these measurements, the lot's base density, based on AMC 18.88.040, is 5.8 dwelling units with a minimum 80% density provision, based on 18.28.040 A, of 4.64 units or *four (4).

** NOTE: The base density calculations are critical to the preservation of the existing house which the applicant and consulting team believe is important as it retains an existing resource, reduces potential impact to the site's trees and preserves the streetscape. The applicant further contends any additional density on the subject parcel would require the home's demolition in order to accommodate additional density.*

Purpose & Intent: The applicant contends the preservation of the house addresses the Purpose and Intent of Chapter 18.88 as the home could be demolished in accordance with AMC Chapter 15.02, in order to increase the site's permitted density and/or enlarge the proposed units for more flexible design options. However, when evaluating the various policies of the City's Comprehensive Plan and the importance of minimizing unnecessary waste, preserving a functional resource and retaining the existing Iowa Street streetscape, the applicant and team contend the application as proposed, without Variances or Exceptions, is the most benefitting to the community and addresses the Purpose and Intent of the Municipal Code and Comprehensive Plan.

Conceptual Master Plan: The applicant has evaluated the neighborhood's context which includes a mixture of housing types ranging from single-family residential to multi-family apartments, townhomes and condominiums. Further, the area includes a number of business professional offices, commercial conditional uses, the Ashland High School and the school's student parking lot all of which are within close proximity to the subject site. In the applicant's opinion, the area remains in transition from once a quiet single family neighborhood to now a multi-family / business professional area consistent with its High Density Multi-Family zoning designation.

That said, the applicants have attempted to work with the adjoining property owners to the east, 1177 Iowa Street (Tax Lot #5400), to consider a shared driveway and utility corridor off Lincoln Street that will “one day” accommodate that property’s eventual redevelopment (Tax Lot #5400 is also zoned R-3 with a base density of 5.2 dwelling units). The shared driveway would extend from Lincoln Street along the north property line and serve both properties. The eventual development pattern of Tax Lot #5400 would obviously be consistent with the City’s Site Design and Use Standards which require parking to “generally” be screened in the back or side and the orientation of the buildings facing the street (Lincoln Street). Note: The master plan referenced herein is “conceptual” in nature and has not been formally drafted.

However, because the development timing of Tax Lot #5400 is unknown and the applicant is unsure as to when development may begin, the applicant has at least attempted to establish the foundation and groundwork to create a more logical and prudent development pattern between the two lots. To this end, the applicants hope the Planning Commission and staff realize the applicant’s efforts as well as the challenges master planning has when the applicant has no control of the adjoining properties.

Townhouse Architecture: According to the design team (Structural Engineer, Designer and Planner) the townhomes are designed in a Contemporary Northwest style and include warm materials and colors with unique components for flair. The units include clear story windows to not only allow light to cascade down through the units, but also provide privacy between neighboring units. The units are relatively narrow making floor planning challenging, but vaulted living spaces provide volume and drama.

Existing House Improvements: Since the proposal’s pre-application meeting, the applicant has remodeled the existing residence, including interior and exterior improvements. The interior improvements included updating bathroom and kitchen fixtures as well as various repairs. The exterior changes included enhancing the home’s front stoop to help improve the home’s appearance along the street. A new pedestrian connection is proposed leading from the front door to the sidewalk along Iowa Street. The intent is to help enhance the “sense of entry” and improve streetscape appearance.

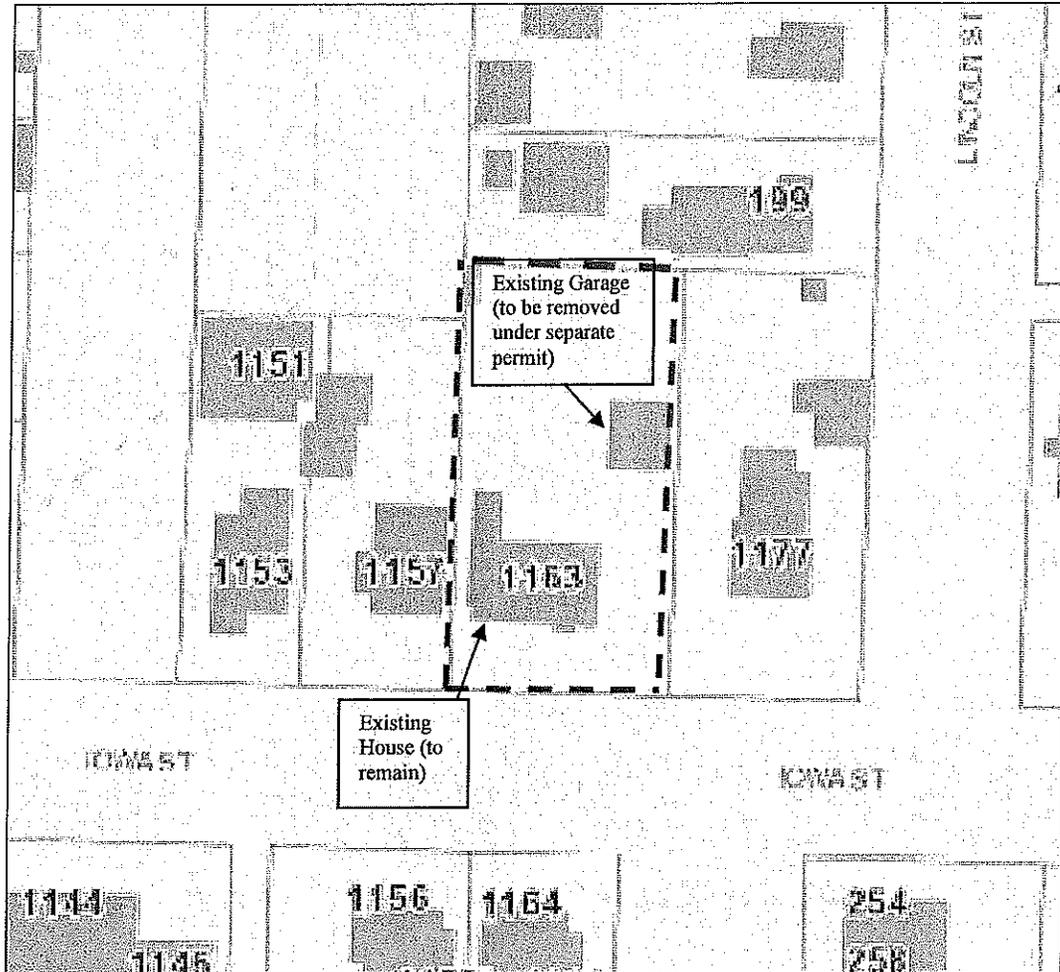
Unit Description:

- Lot #1: 1,124 square feet, two-bedroom (existing house);
- Lot #2: 1,111 square feet, three-bedroom
- Lot #3: 1,111 square feet, three-bedroom
- Lot #4: 1,277 square feet, three-bedroom

Solar Access: In accordance with AMC 18.70.050, the proposal addresses the City’s Solar Access Performance Standards by maintaining the shadow line of the attached three units to be no greater than what a six foot fence would shadow along the project’s north property line. Further, the applicant has provided a Solar Envelope for the existing house to ensure its shadow does not cast any higher than 4’ onto the south wall of the adjacent structure (Lot #2). The solar envelope is being proposed to ensure the purpose of the solar access codes is incorporated and in particular, the house is retained. Specifically, the house’s location on the property is forcing a variety of design factors that eventually limit the ability of the design team. However, with the envelope, it is allowing the design team to reasonably accommodate the planned housing and, in particular, a floor plan that is universally accommodating for both small and medium sized families. Overall, the applicant contends the preservation of the house and the incorporation of the solar envelope is a mutual benefit.

Infrastructure: As noted previously and as illustrated on the attached Civil Engineering plan (Sheet 1), the site’s infrastructure and utilities will extend to and from Iowa Street via the direction of the project’s driveway. The existing house will retain its infrastructure connecting directly to Iowa Street (overhead power will be undergrounded during Phase II). The site’s existing trees will be avoided per the recommendations of the project Arborist, and where necessary, hand trenching for the utilities in critical root zones will occur.

Demolition: The demolition of the little garage will require approval from the Demolition Review Committee considering its size exceeds 500 sq. ft. The structure retains limited value to the site's overall development plan and its location impractical to consider keeping. It is the applicant's intention to retain the structure as long as possible in order to retain its utility value, but understands that prior to construction of the second phase, it will be required to be removed and a Demolition Permit obtained.



Tree Removal & Tree Preservation: Of the site's five trees in excess of 6" in diameter at breast height (dbh), three are proposed to be removed. The trees to be removed are a 12" and 16" dbh Apple trees within the rear of the property and a 36" Box Elder along the east property line. The Apple trees are older trees and located within or in close proximity to the construction zones. The Box Elder is considered hazardous and based on the Arborist's recommendation should be removed immediately. The trees to be saved are two Sweetgum Trees in excess of 20" dbh and a 23" dbh Ash tree each within the existing front yard. There is also an 18" Pine tree along the eastern property line of Tax Lot #5400 which is to be preserved in accordance with AMC 18.61.200 B. According to the project's Arborist, the trees along the eastern property line have been severely pruned and are not the greatest of specimens with one being hazardous. However, the applicants intend to replace and replant in the area of the Box Elder with more appropriate trees that provide benefits of screening and shade. The Pine tree, because it sits on the neighbor's side of the property line and although multiple efforts were made to try and connect with the neighbors to prune and/or possibly replace this particular tree at the applicant's expense, responses were not returned. As such, attempts have and will be made to minimize its disturbance.

MAY 08 2014

Landscaping Maintenance: The project is intended to be a Class I Homeowners Association with common landscaping to be maintained by the project's three attached townhome owners. The front house is intended to function independently (where possible) with its landscaping and yard maintenance being maintained by the property owner. The three townhome units will have their own private spaces within the rear yards to personally manage, but all other landscaping, including the landscaping along the east side of the driveway all landscaping along the frontage of the units will be maintained in-common and funds collected monthly to fund the irrigation and maintenance costs. All associated Homeowner Association documents will be provide at the time of the final plat.

Easements: The common property tract is intended to be owned and maintained in common by the three townhome owners. The common area tract includes landscaping, driveway, sidewalk and private utilities. The common area will include a blanket easement allowing for emergency service access, private utilities and private pedestrian access. The common property tract will also provide for pedestrian access and utility service needs for the existing house.

Fencing: The applicant intends to install new fencing along the perimeter of the property as well as privacy fencing between the units. The east side of the driveway will also be screened, 20' from the back of the front property line, with a row of plantings to help screen the driveway from the adjoining property (Tax Lot 5400).

Driveways: The subject property has two existing driveways the proposal intends to retain for both functional and aesthetic reasons. The driveway along the west property line is roughly eight feet wide and can only accommodate single parking space. The driveway is has minimal impact to the streetscape, but retains a significant value for the tenants of the existing house. If the driveway was to be removed, replacing its parking space would likely have to occur along the east side of the house and expand the driveway leading to an unnecessarily oversized driveway width.

The existing 11' driveway on the east side of the property is also proposed to remain, but widened to 15' and replaced with new materials capable of supporting 44,000 lbs. of weight to accommodate Fire Department vehicles. The driveway's details show a 15' driveway, setback 5' from the east property line, comprised of 10' of asphalt and 5' of concrete for an in-laid sidewalk.

Lot Coverage / Recreation: The property is .29 acres or 13,058 square feet in area. The property has a floor to area ratio of 41.9% and a lot coverage of 63% (75% is maximum). A total of 18% of the site is dedicated to recreational space, which includes areas of the front yard of 1163 Iowa Street and the rear yards of the townhome units (8% is minimum). The small pergola sitting area, at the end of the private driveway, is also counted as recreational area.

Landscaping: The project's landscaping has been designed by a local Landscape Designer who is also a licensed Arborist. The landscaping plan recognizes the site's three large trees at the front of the existing house and has required the project team to minimize disturbance, including landscape alterations. The areas at the perimeter of the property and around the townhomes have been designed with landscaping appropriate for the space, which include shade, screening and aesthetic plantings.

Phasing: The subdivision is intended to be phased into two. The first phase would be to separate the existing house and remove the small garage. The second phase would be to install the necessary infrastructure, underground existing overhead power, construct the three attached units and finalize the site's various improvements, including tree protection and planting. There are two primary reasons for the phasing which relate to logical financing and infrastructure planning, but it also allows additional time for the adjoining property owners to the east to reconsider either a partial infrastructure improvement or a simultaneous

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development consistent with the conceptual master plan as previously described. However, if there continues to be no desire, the development will occur as planned herein with the development served off of Iowa Street.

Parking (AMC 18.92.030 A.1(c) and (d)):

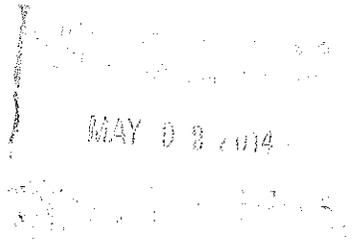
- Required:* 1 parking space per unit less than 500 sq. ft.
- 1.5 parking spaces per unit greater than 500 sq. ft.
- 1.75 parking spaces per 2 bedroom unit
- 2 parking spaces per 3 bedroom unit

- Provided:* Lot #1: 2 bedrooms = 2 spaces (existing house) – 1 existing driveway / 1 on-street credit
- Lot #2: 3 bedrooms = 2 spaces – 1 garage / 1 open driveway
- Lot #3: 3 bedrooms = 2 spaces – 1 garage / 1 open driveway
- Lot #4: 3 bedrooms = 2 spaces – 2 garage

Total Parking Required: 7.75 parking spaces
 Total Parking Provided: 8 parking spaces (7 on-site / 1 on-street credit)

Units #2 and #3 will have two parking spaces with one space within a garage and one second space open while Unit #4 will have a two space garage. The existing house will retain its single space along the western property line and another space is to be provided along the street as a “street-credit” as there are roughly two-plus parking spaces along the property’s frontage. The street credit makes logical sense in order to minimize unnecessary site disturbance and reduces lot coverage. Use of the existing driveway along the western property line also makes sense as to replace it elsewhere on-site would either diminish the site’s lot coverage, be placed in an area that impacts the streetscape, impacts existing mature trees or potentially reduces common landscape area.

Bicycle parking for the attached units are to be provided within each unit’s garage area as a wall or ceiling mounted space. Covered bike parking for the existing unit will be between the existing driveway along the west property boundary, between the driveway and the house, under the existing covered awning.



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FINDINGS OF FACT:

The required *findings of fact* have been provided to ensure the proposed project not only clarifies the applicant's request, but also meets the Outline & Final Plan submittal requirements and criteria as outlined in the Ashland Municipal Code (AMC), Section 18.88.030 A.5 and B.5. as well as the Site Review Permit and Tree Removal requirements and criteria noted Sections 18.72.070 and 18.61.080. *NOTE: For clarity, the following document has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, due to repetitiveness in the required findings of fact, there may be a number of responses that are repeated in order to ensure that the findings of fact are complete.*

AMC 18.88.030 A - SUBMITTAL REQUIREMENTS FOR AN OUTLINE PLAN:

1. Application for subdivision approval under this Chapter shall be accompanied by a proposed Outline Plan. For developments of less than 10 lots, the Outline Plan may be filed concurrently with the final Plan, as that term is defined in 18.88.030 B.4. For developments of 10 lots or more prior Outline Plan approval is mandatory.

A simultaneous application for an Outline and Final Plan is being filed as the total number of lots within the subdivision application is four.

2. A Type II procedure, as defined in this Ordinance, shall be used for the approval of the outline plan.

Applicants will follow all procedures as set fourth by the Ashland Municipal Code.

3. Contents. The contents for an outline plan shall be as follows:

a. A topographic map showing contour intervals of five (5) feet.

See attached Preliminary Map. The preliminary plan shows a one (1) foot contour in order to fully address grade relationship issues.

b. The proposed land uses and approximate locations of the existing buildings to be retained, the proposed structures on the site, the proposed and existing property lines and easements on the site, and existing buildings, structures, and trees greater than six (6) inches in diameter measured at breast height on the properties adjacent to the site, and all buildings within one hundred sixty (160) feet of the site boundaries.

See attached site plan exhibits for proposed land uses and building to be retained, property lines, trees, etc. A map showing buildings and neighborhood context within 160' of the site's boundaries is shown below. The entire neighborhood is zoned multi-family with the site and adjacent properties zoned R-3, Residential High Density. The context of the neighborhood is a mixture of single family homes on relatively larger lots with a mixture of multi-family apartments, condominiums and townhomes.

c. The locations of all proposed thoroughfares, walkways, and parking facilities.

d. Public uses, including schools, parks, playgrounds, open spaces and trails.

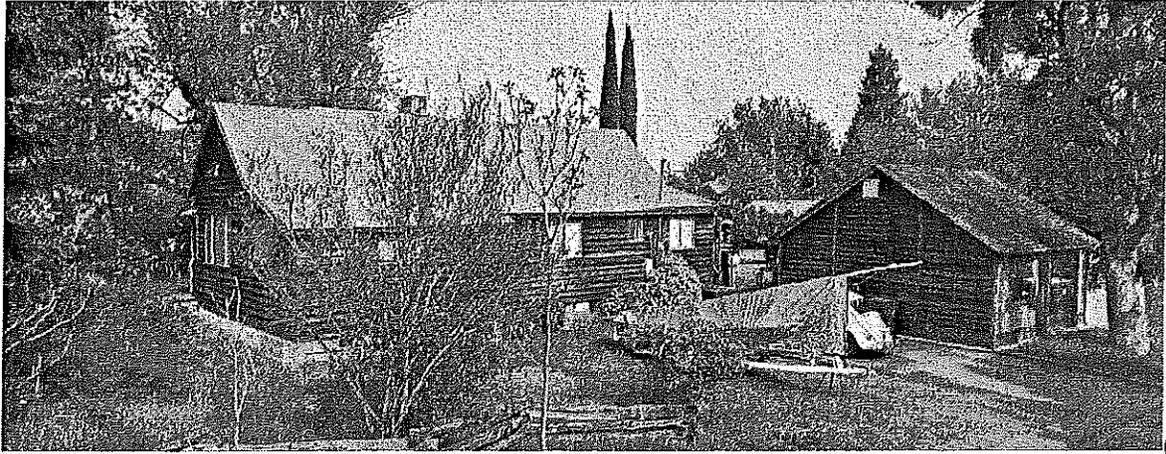
e. Public or private utilities.

g. The location of natural features such as rock outcroppings, marshes, wooded areas, and isolated preferable trees.

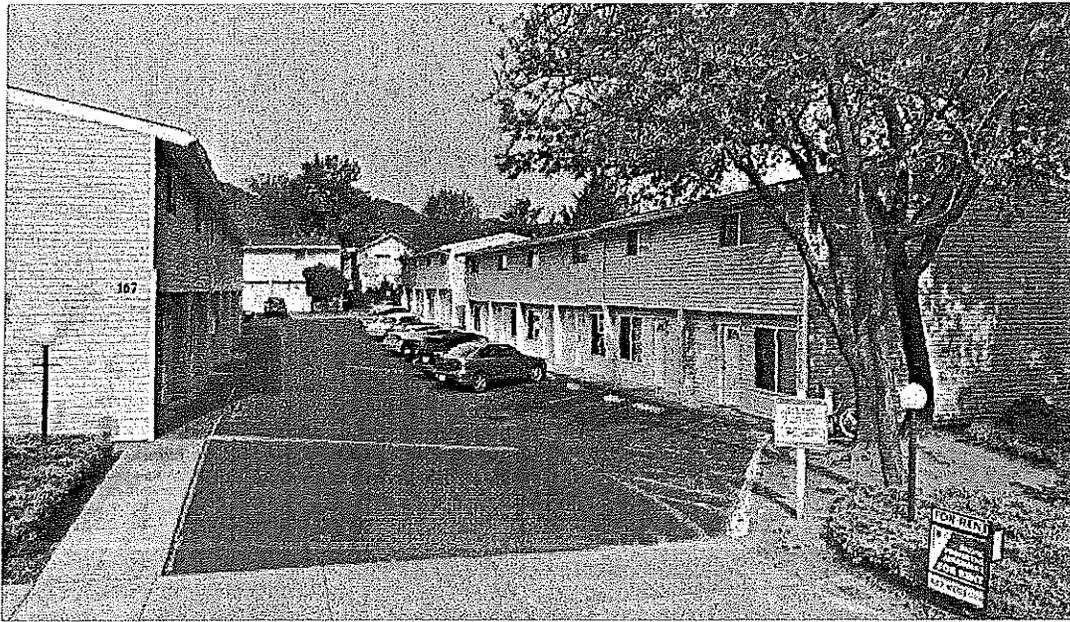
h. The location and direction of all watercourses and areas subject to flooding.

For items c – h see attached site plan exhibits.

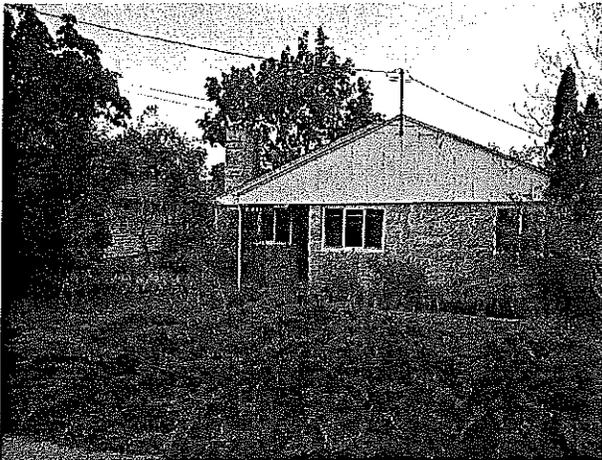
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(C)



(D)



(E)



(F)

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i. On lots which are to contain detached single-family dwellings, building envelopes shall be included on the outline plan which show the area and maximum height of improvements, including solar access and view protection where required.

The existing detached single-family dwelling is to remain. Its building envelope is identified on the site plan, but generally the only expansion area would be to the front of the house towards Iowa Street. The applicants have no intention to expand the house, but if expansion is desired by future property owners, the only logical location would be as identified. The existing single family dwelling's solar access will be restricted to the height illustrated on the elevations, which is to not exceed the height of the southern wall of the adjacent townhouse wall to the north (Unit #2) no greater than four feet.

j. Elevation of typical proposed structures. The elevation should be to scale and should include the approximate dimensions of the proposed structures and all attached exterior hardware for heating and cooling.

Elevations are attached and to scale. The elevations include the dimensions of the proposed structures and all attached exterior hardware for heating and cooling.

k. A written statement which will contain an explanation of:

- i. The character of the proposed development and the manner in which it has been designed to take advantage of the Performance Standards Concept.***
- ii. The proposed manner of financing.***
- iii. The present ownership of all the land included within the development.***
- iv. The method proposed to maintain common open areas, buildings and private thoroughfares.***
- v. The proposed time schedule of the development.***
- vi. The findings of the applicant showing that the development meets the criteria set forth in this Ordinance and the Ashland Comprehensive Plan.***

The proposed development has been designed to take advantage of the Performance Standards Options ordinance by retaining the existing house and designing the zone's required density of four units with minimal house and streetscape alteration. The new units are proposed to be compact urban units, suited for the site's central location near the areas services which include walking distance to an elementary, middle and high school. Further, the site is close to Southern Oregon University, shopping, parks and job opportunities. The units' designs are intended to be affordable and functional for small families who are most apt to use these services, but also attractive with small private amenities when compared to stereotypical multi-family housing (see Photo D above).

Conventional bank loans and personal investment capital will be used to finance the improvements.

There are no common areas or buildings that will require maintenance, other than the driveway area. Each property owner will be responsible for their private yards and within their delineated boundaries. The driveway and adjacent landscaping will be retained in common and maintained by the project's Home Owner Association which is intended to be a Class 1 Community. Final CC&R's addressing the maintenance of the continued maintenance of the private and common areas will be provided at time of the Final Plat.

The proposed development will occur in two phases, somewhat dependant on market conditions. The first phase would be to separate the existing house and remove the small garage. The first phase is expected to occur by the end of 2014. The second phase would be to install the necessary infrastructure, construct the three attached units and finalize the site's various improvements. There are two primary reasons for the phasing which relate to

logical financing and infrastructure planning, but it also allows additional time for the adjoining property owners to the east to reconsider either a partial infrastructure improvement or a simultaneous development consistent with the master plan as previously described. However, if there continues to be no desire, the development will occur as planned herein with the development served off of Iowa Street. The second phase is to occur in late 2015.

AMC 18.88.030 - SUBMITTAL REQUIREMENTS FOR FINAL PLAN:

B. Final Plan.

1. Procedure for approval. Type I procedure, as defined in this Title, shall be used for approval of final plans, unless an outline plan has been filed, in which case Type II procedure shall be used, and the criteria for approval of an outline plan shall also be applied.

The applicants are aware of the procedures as described above. The applicants are attempting to process the Outline and Final Plan application simultaneously in order to limit market swings and overhead costs.

2. The final plan may be filed in phases as approved on the outline plan.

As noted above, the application is for a simultaneous Outline and Final Plan approval. The subdivision will have two phases to reflect market conditions.

3. If the final plan or the first phase of the outline plan is not approved within eighteen (18) months from the date of the approval of the outline plan, then the approval of the plan is terminated and void and of no effect whatsoever. Extensions may be granted as a Type I procedure.

As stated previously, the applicants intend to finalize the first phase of the subdivision by the end of 2014, but not later than eighteen (18) months from the date of final approval. The applicant understands an extension is permissible as a Type I procedure if unknown circumstances occur and deemed necessary.

4. Contents. The final plan shall contain a scale map or maps and a written document showing the following for the development:

- a. A topographic map showing contour intervals of five (5) feet.***
- b. Location of all thoroughfares and walks, their widths and nature of their improvements, and whether they are to be public or private.***
- c. Road cross sections and profiles, clearly indicating the locations of final cuts and fills, and road grades.***
- d. The location, layout, and servicing of all off-street parking areas.***
- e. The property boundary lines.***
- f. The individual lot lines of each parcel that are to be created for separate ownership.***
- g. The location of easements for water line, fire hydrants, sewer and storm sewer lines, and the location of the electric, gas, and telephone lines, telephone cable and lighting plans.***
- h. Landscaping and tree planting plans with the location of the existing trees and shrubs which are to be retained, and the method by which they are to be preserved.***
- i. Common open areas and spaces, and the particular uses intended for them.***
- j. Areas proposed to be conveyed, dedicated, reserved or used for parks, scenic ways, playgrounds, schools or public buildings.***
- k. A plan showing the following for each existing or proposed building or structure for all sites except single-family, detached housing which meets the parent zone setbacks:***
 - i. Its location on the lot and within the Planned Unit Development.***
 - ii. Its intended use.***

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iii. The number of dwelling units in each residential building.

iv. On lots which are to contain detached single-family dwellings, building envelopes shall be included on the final plan which show the area and maximum height of improvements, including solar access and view protection constraints where required.

For the items noted above (4a – 4k), please refer to the attached site plan submittals or project narrative addressing the various plan submittal requirements.

l. Elevation drawings of all typical proposed structures except single-family, detached residences which meet parent zone setback requirements. The drawings shall be accurate and to scale, including all attached exterior hardware for heating and cooling.

Elevation drawings of the proposed structures are attached. The existing single family house will remain “as is” for the foreseeable future. However, future property owners may desire to make changes in which case building permits, including site plans and elevation submittals, will need to be applied for. All existing and proposed structures meet the parent zoning setbacks of 10’ porch, 15’ house and 20’ garage along front property boundary facing Iowa Street (existing setback is 27’), 6’ side yards (proposed setback is 10’ per story along west property boundary and 26’ along east property boundary), 10’ per story in the rear, plus applicable solar access standards to the north property boundary.

m. Manner of financing.

Conventional bank loans and personal investment capital will be used to finance the Subdivision’s improvements.

n. Development time schedule.

As noted, the proposed development will occur in two phases, somewhat dependant on market conditions. The first phase would be to separate the existing house and remove the small garage. The first phase is expected to occur by the end of 2014. The second phase would be to install the necessary infrastructure, construct the three attached units and finalize the site’s various improvements. There are two primary reasons for the phasing which relate to logical financing and infrastructure planning, but it also allows additional time for the adjoining property owners to the east to reconsider either a partial infrastructure improvement or a simultaneous development consistent with the master plan as previously described. However, if there continues to be no desire, the development will occur as planned herein with the development served off of Iowa Street. The second phase is to occur in late 2015.

o. If individual lots are to be sold in the Planned Unit Development, a final plat, similar to that required in a subdivision section of the Land Use Development Ordinance.

The proposal is a hybrid subdivision which will include the existing house on its individual lot and the three attached townhomes on their own individual lot, but sharing the driveway and its common landscaping improvements.

p. Final plans for location of water, sewer, drainage, electric and cable T.V. facilities and plans for street improvements and grading or earth-moving improvements.

Please see the attached Civil Improvement Plans. Prior to any construction, final building permits and civil plan details showing specific connection information will be provided.

q. The location of all trees over six (6) inches diameter at breast height, which are to be removed by the developer. Such trees are to be tagged with flagging at the time of Final Plan approval.

See attached site plans. All trees to be removed have been tagged with colored string bands. At the time of construction of Phase II, all trees to be saved will be protected with chain-link fencing as described on the Tree Protection and Removal Plan. No trees will be removed and no site disturbance will occur until a Tree Verification Permit is approved. Required Tree Protection Measure (18.61.200) will occur prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

18.88.030 A.4. - Outline Plan Criteria:

a. That the development meets all applicable ordinance requirements of the City of Ashland.

The development proposal meets all applicable ordinance requirements of the City of Ashland unless specifically noted herein where the applicants have attempted to specifically address the appropriate mitigation measures based on the intent of the Performance Standards Options Subdivision, context of the surrounding neighborhood and likely future development considerations.

b. 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.

All public utilities are available to service the subject proposal and are located within the adjacent Iowa Street right-of-way. Multiple meetings have been held with the Ashland Public Works, Engineering, Fire, Sewer and Electrical Departments in order to verify and coordinate service abilities and connection points. All of the departments stated there is capacity to service the proposal.

Storm water, sewer, water service and all other utilities will extend to and from Iowa Street. Vehicular access for fire-trucks will be available from the existing driveway, which will be upgraded to support 44,000 lbs of weight. No turn-around is required as the driveway will not exceed 150' in length and adequate access will be available to accommodate maneuvering room on either side of the truck. Note: As previously stated, the intent of the applicant and design team is to create a development that simply isn't an individual development, but instead a development that relates to adjoining properties, addresses various zoning and design regulations and looks to the future to better accommodate the residents. That said, the applicant has attempted to coordinate with the property owner to the east (Tax Lot #5400) to obtain access and utility connections that would be sized to not only accommodate that property's development, but would also help improve development patterns consistent with adopted standards and policy. However, because the development timing of Tax Lot #5400 is unknown and the applicant is unsure as to when development may begin, the applicant has at least attempted to establish the foundation and groundwork to create a more logical and prudent development pattern between the two lots.

To this end, the applicants hope the Planning Commission and staff realize the applicant's efforts as well as the challenges master planning has when the applicant has no control of the adjoining properties. Regardless, in order to move forward, but still consider the possible master plan outcome, the application is considering phasing to accommodate the possibility.

c. 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.

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The site has no significant natural features other than the three large trees within the front yard of the existing house and the two trees along the neighboring property line to the east (Tax Lot #5400). All of the large trees are intended to remain with minimal disturbance as the existing driveway will be replaced (to support fire truck weight and clearance) and project utilities will run parallel with driveway to Iowa Street. The project's Arborist and Civil Engineer have worked together to shift all of the utilities away from the trees and where there is root conflicts, hand trenching will occur. Overall, all of the site's significant trees are located in unbuildable areas and the applicant's proposal is to minimize any disturbance so that they can remain and continue to function and provide the benefits as they do today (shade, screening, recreationally and microclimatically).

d. That the development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

The proposed development will not prevent adjacent land from being developed as shown on the Comprehensive Plan as the property will be fully built out once construction is completed. All adjoining properties have access onto their respective rights-of-way and should be able to address Municipal Code and Comprehensive Plan policies without including the subject property.

e. 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 proposed subdivision will be completed in two phases with $\frac{1}{4}$ of the application completed in Phase I and $\frac{3}{4}$ in Phase II. The intent of Phase I is to retain the appearance of the property "as is" until the market, construction timing and various other factors are ready. This could include the possible partnering of the development with Tax Lot 5400 to the east which the applicant is aware would require a modification along with the neighboring property's development application. If Phase II moves forward, all of the site's open space and common area improvements (driveway, landscaping, irrigation, tree protection, etc.) will be completed prior to any of the attached units' Certificate of Occupancy Permit.

Other than private yard areas, all common space improvements and any landscaping or irrigation elements facing the subject driveway will be maintained by the project's limited Home Owners Association as permitted by State law.

f. That the proposed density meets the base and bonus density standards established under this Chapter.

The application meets the base density standards for the R-3 Multi-Family Residential zoning requirements without density bonuses or exceptions. Based on the provisions of AMC 18.88.040, the base density for the property is 20 units per acre. At .299 acres, the lot's base density is 5.8 dwelling units. The applicants are proposing to retain the existing house and construct three additional units for a total of four which is equivalent of 80% of the base density. In reality, the presence of the existing house and parking codes limits the ability to add any additional units, but regardless, the "minimum base density" requirements of 18.28.040 A, are being complied with.

g. The development complies with the Street Standards.

No additional streets are proposed with the application and all existing street improvements along Iowa Street are to remain as is.

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18.88.040 - Performance Standards for Residential Developments:

18.88.070 Setbacks:

A. Front yard setbacks shall follow the requirements of the underlying district.

The attached site plan shows building envelopes with front setbacks that meet or exceed the standard front yard provisions of the R-3 zone which is 10' for porches, 15' for house and 20' for garages. The existing house sits back from the front property line by approximately 27' and the applicant proposes to retain the house "as is" for the foreseeable future. However, because future property owners may desire to make changes to the front, the envelope identifies the setback parameters. If this is the case, building permits, including site plans and elevation submittals, will need to be applied for at that time.

B. Setbacks along the perimeter of the development shall have the same setbacks as required in the parent zone.

The setbacks within the R-3 High Density Multi-Family Residential zone are as described above for the front yard and 6' side and 10' per story in the rear yards. The attached site plans show building envelopes where along the perimeter of the development all setbacks meet or exceed for R-3 zoning standards. Specifically, the side yard abutting the property to the west is planned as a "rear" yard for the proposed units which increases the 6' side yard requirement to 10'. Further, the second floor of the attached units sets back an additional 10' with the intent to break-up the mass and respect the adjoining property (which would hopefully be reciprocated when redeveloped). The rear setback complies with 10' per story setback as well as Solar Access with the plans showing a 10' first floor setback and 29' second floor setback.

C. Maximum heights shall be the same as required in the parent zone.

The property owners are aware of the 35' maximum height restrictions noted in the R-3 High Density Multi-Family Residential zoning district as well as all applicable Solar Access provisions of AMC 18.70, and have designed the homes to comply with height requirements. Specifically, the existing home is roughly 12' in height and the attached townhomes 24' in height (at highest peak). However, because the buildings cascade due to both roof form and site grades, the average roof height is likely near 18' or half of the zone's allowance.

D. One-half of the building height at the wall closest to the adjacent building shall be required as the minimum width between buildings.

The distance between the existing house and the proposed townhome to the north does comply with this standard. The setback is 13'-6" and is best illustrated on Sheet 10. All setback dimensions can be verified at the time of the building permit in accordance with the submitted plans.

E. Solar Access Setback. Solar access shall be provided as required in Section 18.70.

In accordance with AMC 18.70.050, the proposal addresses the City's Solar Access Performance Standards by maintaining the shadow line of the attached three units to be no greater than what a six foot fence would shadow along the project's north property line. Further, the applicant has provided a Solar Envelope for the existing house to ensure its shadow does not cast any higher than 4' onto the south wall of the adjacent structure (Lot #2). The solar envelope is being proposed to ensure the purpose of the solar access codes is incorporated and in particular, the house is retained. Specifically, the house's location on the property is forcing a variety of design factors that eventually limit the ability of the design team. However, with the envelope, it is allowing the design team to reasonably accommodate the planned housing and, in particular, a floor plan that is universally

accommodating for both small and medium sized families. Overall, the applicant contends the preservation of the house and the incorporation of the solar envelope is a mutual benefit.

F. Any single-family structure not shown on the plan must meet the setback requirements established in the building envelope on the outline plan.

Not applicable

18.88.030 B.5. - Final Plan Criteria:

Final plan approval shall be granted upon finding of substantial conformance with the outline plan. Nothing in this provision 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. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan shows that:

NOTE: Considering the proposal is for a four-lot subdivision, Outline and Final Plan applications under 10 lots are permitted to be submitted concurrently (AMC 18.88.030 A.1.). As such, the application complies with the criteria listed below (specific to a, b, c, d and f.).

- a. The number of dwelling units vary no more than ten (10%) 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 (10%) percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Title.**
- c. The open spaces vary no more than ten (10%) 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 (10%) percent.**
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this Title 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.**

The project's site layout, building elevations and exterior materials are reflective of the Purpose and Intent statements noted within the Performance Standards Options Chapter (AMC 18.88.010). Further, the densities are less than allowable, but considering the site's existing house, tree location, boundary limitations and neighboring property context, the applicant and design team believe the application meets all of the above criterion.

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18.72.070 - Site Review Permit Criteria:

A. All applicable City Ordinances have been met or will be met by the proposed development.

It has been the intention of the applicants to meet all City Ordinances without requesting any Variances or Exceptions. To the applicant's knowledge, all applicable City ordinances have been met and will be met. At the time of the building permit submittal, the application will be substantially consistent with the proposed application and will meet all conditions of approval imposed by the approving authority.

B. All requirements of the Site Review Chapter have been met or will be met.

All of the requirements listed in the Site Review Chapter, Section 18.72, have been met without Variances or Exceptions. The Site Review Chapter was designed to ensure that high quality development is maintained throughout the City of Ashland. The proposed application was designed and redesigned in order to best meet this purpose and produce a quality living environment to not only future residents, but also existing neighbors.

C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.

The development complies with the City of Ashland's Site Design Standards, adopted August 4th, 1992. A thorough response as to the project's compliance with the Site Design Standards, Section II-B, Approval Standards and Policies for Multi-Family Residential Developments; Section II-D, Parking Lot Landscaping and Screening Standards; and Section II-E, Street Tree Standards, has been provided below.

D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

All utilities to service the project are within the Iowa Street right-of-way. None of the utilities are at capacity to service the development. A pre-application was completed on July 2nd, 2013, with City Departments reviewing the application and assessing availability of services. The project was received favorably and at no time was there any indication the proposal lacked adequate capacity of City facilities for water, sewer, paved access, electricity, urban storm drainage or adequate transportation. Additional follow-up meetings with individual departments were also completed. In addition, all site utilities have been preliminary designed by either the City of Ashland's Electric Department staff or Construction Engineering Consultants (CEC) each verifying utility system needs, locations, relationships, upgrades, and demands. Please see the attached conceptual Utility Plans identifying location and type of utility line.

**SITE DESIGN APPROVAL STANDARDS:
(Multi-family Residential Development Standards)**

II-B-1) Orientation

II-B-1a) Residential buildings shall have their primary orientation toward the street when they are within 20 to 30 feet of the street.

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The proposed application meets the Site Design Standards, Section II-B-1a. The existing house is to remain which currently has its primary orientation facing the street. Recent remodeling of the house, including an exterior facelift, has occurred to help the home's streetscape appearance.

II-B-1b) Buildings shall be set back from the street according to ordinance requirements, which is usually 20 feet.

The proposed application meets the Site Design Standards, Section II-B-1b as the existing home sites 27' from the front property line.

II-B-1c) Building shall be accessed from the street and the sidewalk. Parking areas shall not be located between buildings and the street.

The proposed application meets the Site Design Standards, Section II-B-1c. Parking is either in the rear off the shared driveway, along the street frontage or within the existing grandfathered driveway along the west property line. Access to the units will be from an in-laid distinguishing sidewalk extending along the public sidewalk along Iowa Street serving the site's rear units.

II-B-2) Streetscape

II-B-2a) One street tree for every 30 feet of frontage, chosen from the street tree list, shall be placed on that portion of the development paralleling the street. Where the size of the project dictates an interior circulation street pattern, a similar streetscape with street trees is required.

The proposed application meets the Site Design Standards, Section II-B-2a, as there are three existing mature trees along the Iowa Street sidewalk that addresses this standard.

II-B-2b) Front yard landscaping shall be similar to those found in residential neighborhoods, with appropriate changes to decrease water use.

The proposed application meets the Site Design Standards, Section II-B-2b. The applicant's landscape plan has been designed by a local landscape professional. Due to existing front yard conditions between the house and Iowa Street, the applicant has chosen to retain the landscaping "as is" which is consistent with the neighboring properties. The yard does include lawn area, but considering the large tree specimens and their canopy, little water use is necessary.

II-B-3) Landscaping

II-B-3a) Landscaping shall be designed so that 50% coverage occurs within one year of installation and 90% landscaping coverage occurs within 5 years.

The proposed application meets the Site Design Standards, Section II-B-3a. The landscape plan has been designed to meet a 50% "spreading" coverage after the first year and 90% "spreading" coverage prior to the development's 5th year. All landscaping will be maintained weekly or monthly by the property owners (private areas) or Home Owners Association (common area). The landscaping plan was designed by a local Landscape professional knowledgeable of the various plant and tree specifications for this area.

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II-B-3b) Landscaping design shall include a variety of deciduous and evergreen trees and shrubs and flowering plant species well adapted to the local climate.

The proposed application meets the Site Design Standards, Section II-B-3b. The landscaping plan incorporates a variety of deciduous and evergreen trees and shrubs and flowering plant species for the Southern Oregon climate. The landscaping plan was designed by a local Landscape professional knowledgeable of the various plant and tree specifications for this area.

II-B-3c) As many existing healthy trees on the site shall be saved as is reasonably feasible.

Other than the two Apple Trees at the rear of the property (12" and 18" dbh.) and the hazardous Box Elder (36" dbh), all of the site's trees, including neighboring trees along the shared property lines, are to be retained with minimal disturbance.

II-B-3d) Buildings adjacent to streets shall be buffered by landscaped areas of at least 10 feet in width.

The proposed application meets the Site Design Standards, Section II-B-3d as there are no new streets being added. The existing house is 27' from the Iowa Street right-of-way.

II-B-3e) Parking areas shall be shaded by large canopied deciduous trees and shall be adequately screened and buffered from adjacent uses.

The proposed parking complies with this standard, although this standard was most likely intended for parking lots. Nevertheless, the existing unit has mature large canopied trees that shade the site's front yard and parking area. Each of the rear units have their parking within a garage and open parking area in front of the unit, separated by a landscape area. A couple of Cherry trees have been chosen to help shade the driveway.

II-B-3f) Irrigation systems shall be installed to assure landscaping successes. Refer to Parking Lot Landscaping and Screening Standards for more detail.

The proposed application meets the Site Design Standards, Section II-B-3f. An Irrigation Plan has been included with the Landscape Plan, also completed by the Landscape Designer. All irrigation will be installed prior to issuance of a Certificate of Occupancy Permit.

II-B-4) Open Space

II-B-4a) An area equal to at least 8% of the lot area shall be dedicated to open space for recreation for use by the tenants of the development.

The proposed application meets the Site Design Standards, Section II-B-4a. A total of 18% of the site has been dedicated to recreational space for the tenants (not including perimeter landscaping areas). The recreational space includes the front yard (portion) of the existing house, the pergola area, the rear patios and Unit #4's front porch. Multiple large public recreational spaces are within a five minute walk from the subject property and the recreational spaces provided herein are intended for both private and neighborly interactive spaces best suited for urban living conditions.

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II-B-4b) Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.

The calculations presented have excluded all areas not suitable such as side property areas, walkways, etc.

II-B-4c) Decks, patios, and similar areas are eligible for open space criteria. Play areas for children are required for projects of greater than 20 units that are designed to include families.

The proposed application meets the Site Design Standards, Section II-B-4c. The application is only proposing three new units and preserving the existing unit. A total of 18% of the site has been dedicated to recreational space for the tenants (not including perimeter landscaping areas). The recreational space includes the front yard (portion) of the existing house, the pergola area, the rear patios and Unit #4's front porch. Multiple large public recreational spaces are within a five minute walk from the subject property and the recreational spaces provided herein are intended for both private and neighborly interactive spaces best suited for urban living conditions.

II-B-5) Natural Climate Control

II-B-5a) Utilize deciduous trees with early leaf drop and low bare branch densities on the south sides of buildings which are occupied and have glazing for summer shade and winter warmth.

The proposed application meets the Site Design Standards, Section II-B-5a. The landscape plan has incorporated as many deciduous trees as reasonably could be planted.

II-B-6) Building Materials

II-B-6a) Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors which attract attention to the building or use are unacceptable.

No bright or neon-type paint colors will be used on the buildings. The proposed material and colors will be consistent with building materials and colors often found on residential buildings and will only be earth-tone in general.

18.61.080 - Tree Removal Permit Criteria

B. Tree that is Not a Hazard: The City shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates all of the following:

1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Ashland Land Use Ordinance requirements and standards. (e.g. other applicable Site Design and Use Standards). The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

Two of the three trees to be removed are older Apple trees located at the rear of the subject lot, within the footprint of the building, pergola and driveway. The third tree is a 36" Box Elder along the eastern property line

deemed hazardous. The trees will be replaced with trees which are to be located in the general area and chosen to help with screening and shading of the site's buildings, driveways and neighboring properties. The site's trees have been evaluated by a local tree arborist Tom Madara, Madara Design, who concluded the trees are elderly with a limited life span. The Box Elder tree along the east property line is a hazard and is proposed to be removed.

2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks; and

The removal of the two Apple trees and Box Elder will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks to the site or their adjacent neighbor to the north or east. The proposed replacement trees identified on the project's Landscape Plan identifies appropriately placed trees that will be an asset for the project's tenants and neighbors.

3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. Nothing in this section shall require that the residential density be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the Ashland Land Use Ordinance.

The removal of the two Apple trees and Box Elder will not have a significant negative impact on tree densities, sizes, canopies, and species diversity within 200 feet of the property.

4. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to AMC 18.61.084. Such mitigation requirements shall be a condition of approval of the permit.

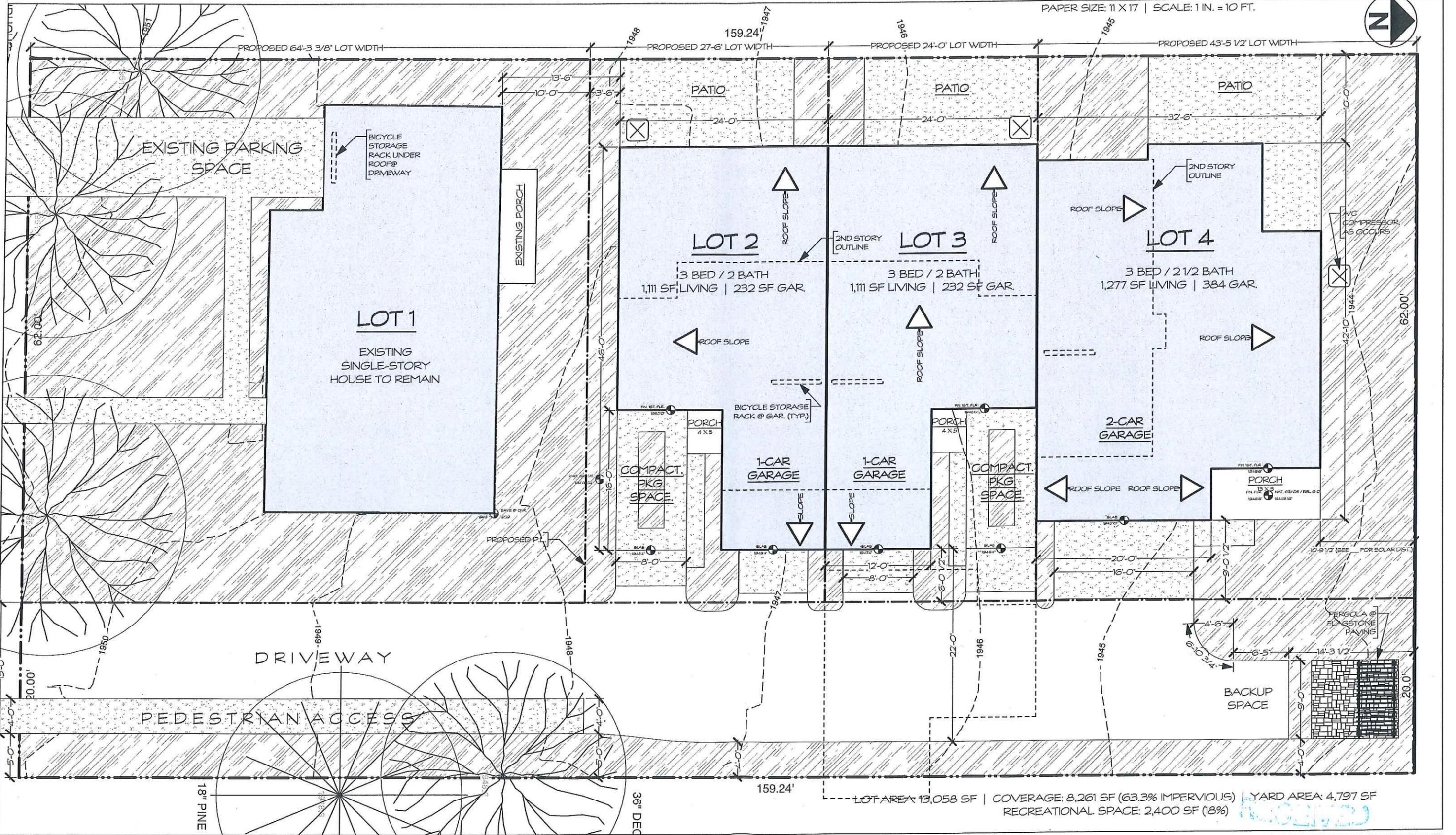
The landscape plan shows three new trees to replace the three removed trees. The new trees will be appropriately placed and planted by professional landscapers to ensure long term survivability.

18.61.200 TREE PROTECTION

Tree Protection as required by this section is applicable to any planning action or building permit.

A Tree Protection Plan has been submitted as part of the application in order to protect the three large trees along the front of the property as well as the Pine tree on the adjacent property to the east. The plan identifies the Tree Protection Measures required in 18.61.200 B. All tree protection measures will be installed prior to any construction and a Tree Verification Permit obtained in accordance with Chapter 18.61.042. No development activities, including, but not limited to clearing, grading, excavation or demolition work will occur without the protection measures in place. Protection measures will only be removed after completion of all construction activity, including landscaping and irrigation installation.

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LOT AREA 13,058 SF | COVERAGE: 8,261 SF (63.3% IMPERVIOUS) | YARD AREA: 4,797 SF
 RECREATIONAL SPACE: 2,400 SF (18%)

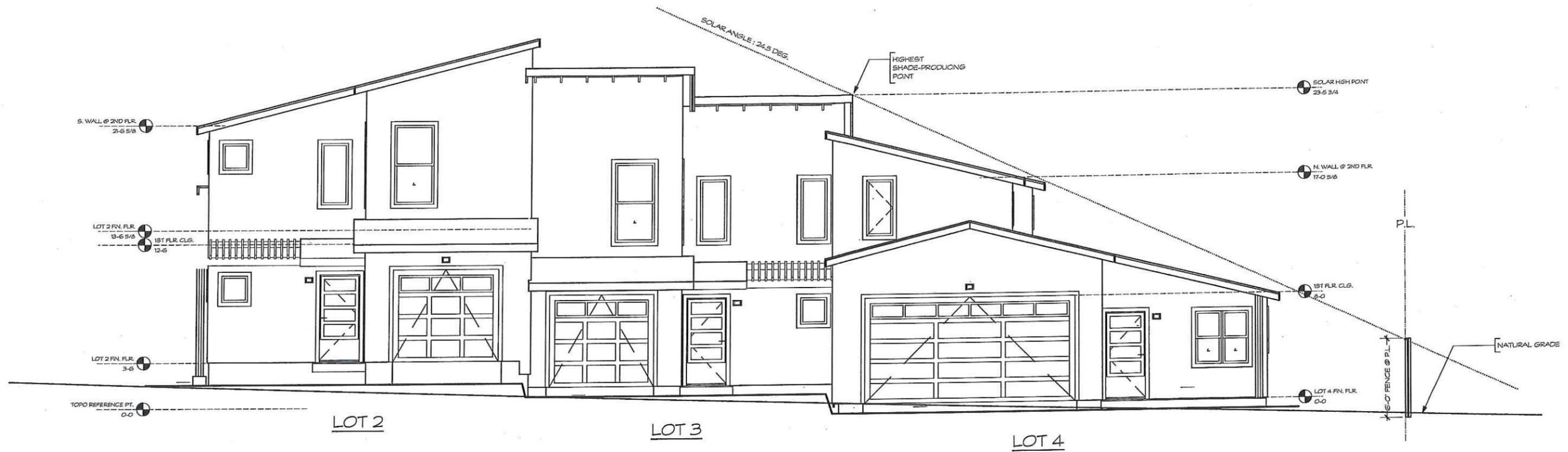
IOWA STREET TOWNHOMES P.U.D. SCHEMATIC DESIGN

PROJECT LOCATED AT
 1163 IOWA STREET
 ASHLAND, OREGON

APPLICANT: MEADOWBROOK TOWNHOMES LLC
 CREATED 05-01-2014
 VERSION 1.0, MODIFIED 05-01-2014
 SHEET SIZE: 11X17 | SCALE: 1 IN. = 10 FT.

SITE PLAN

MAY 02 2014 SHEET
 City of Ashland 2



FRONT (EAST) ELEVATION



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City of Ashland



LOT 4

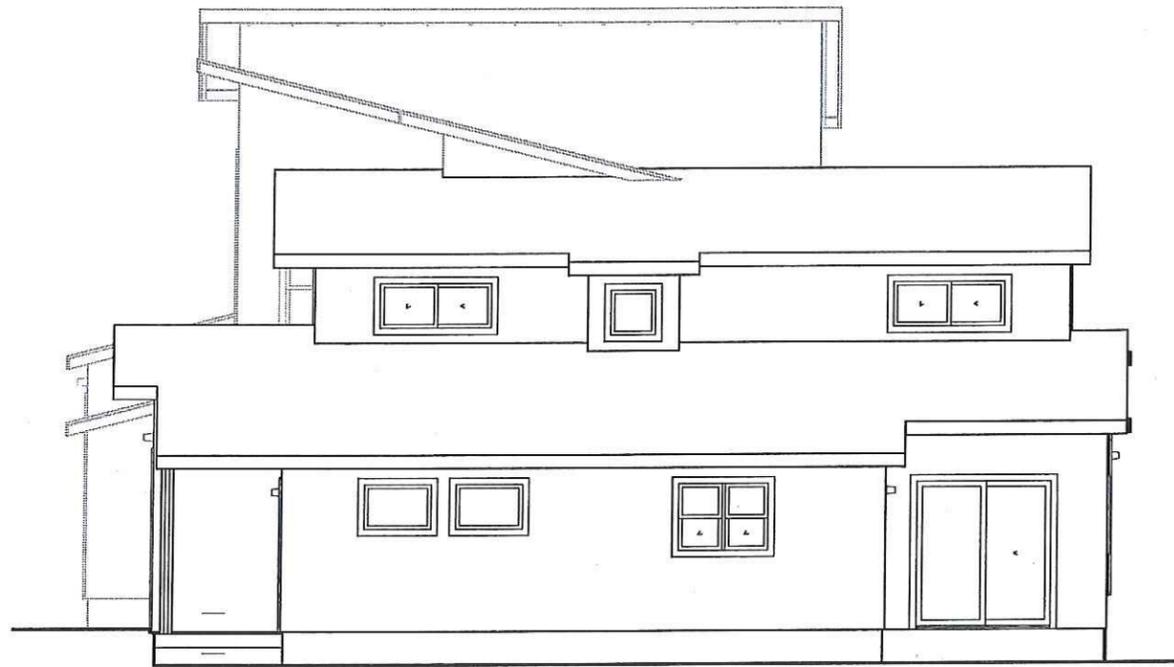
LOT 3

LOT 2

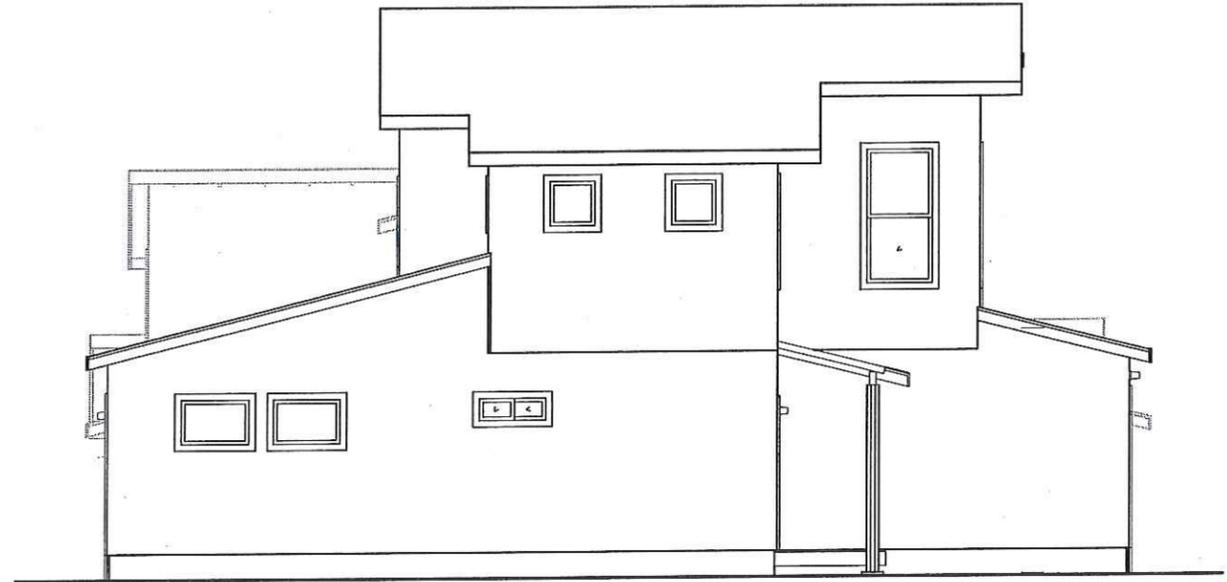
REAR (WEST) ELEVATION



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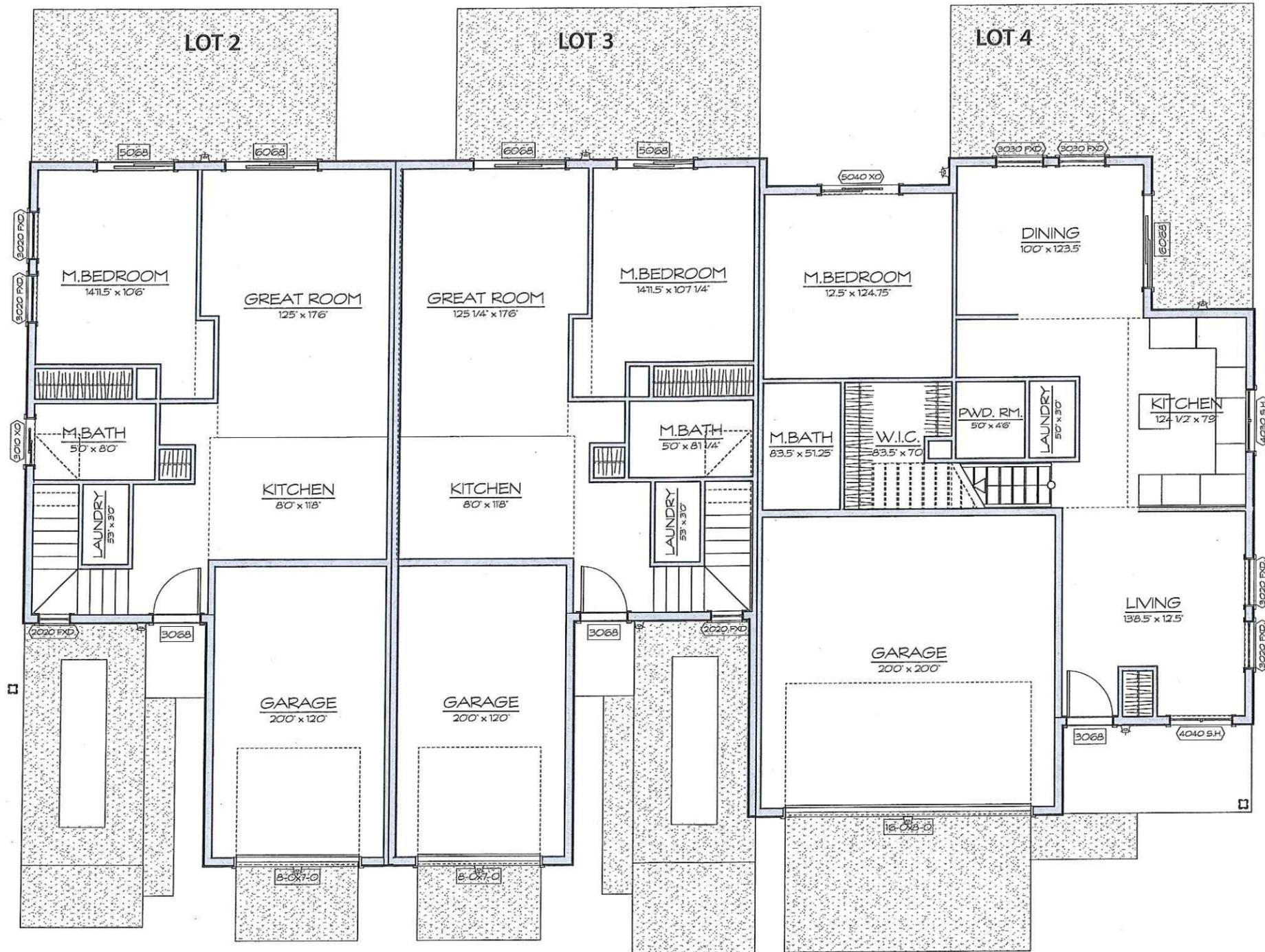
RIGHT (NORTH) ELEVATION - LOT 4



LEFT (SOUTH) ELEVATION - LOT 2



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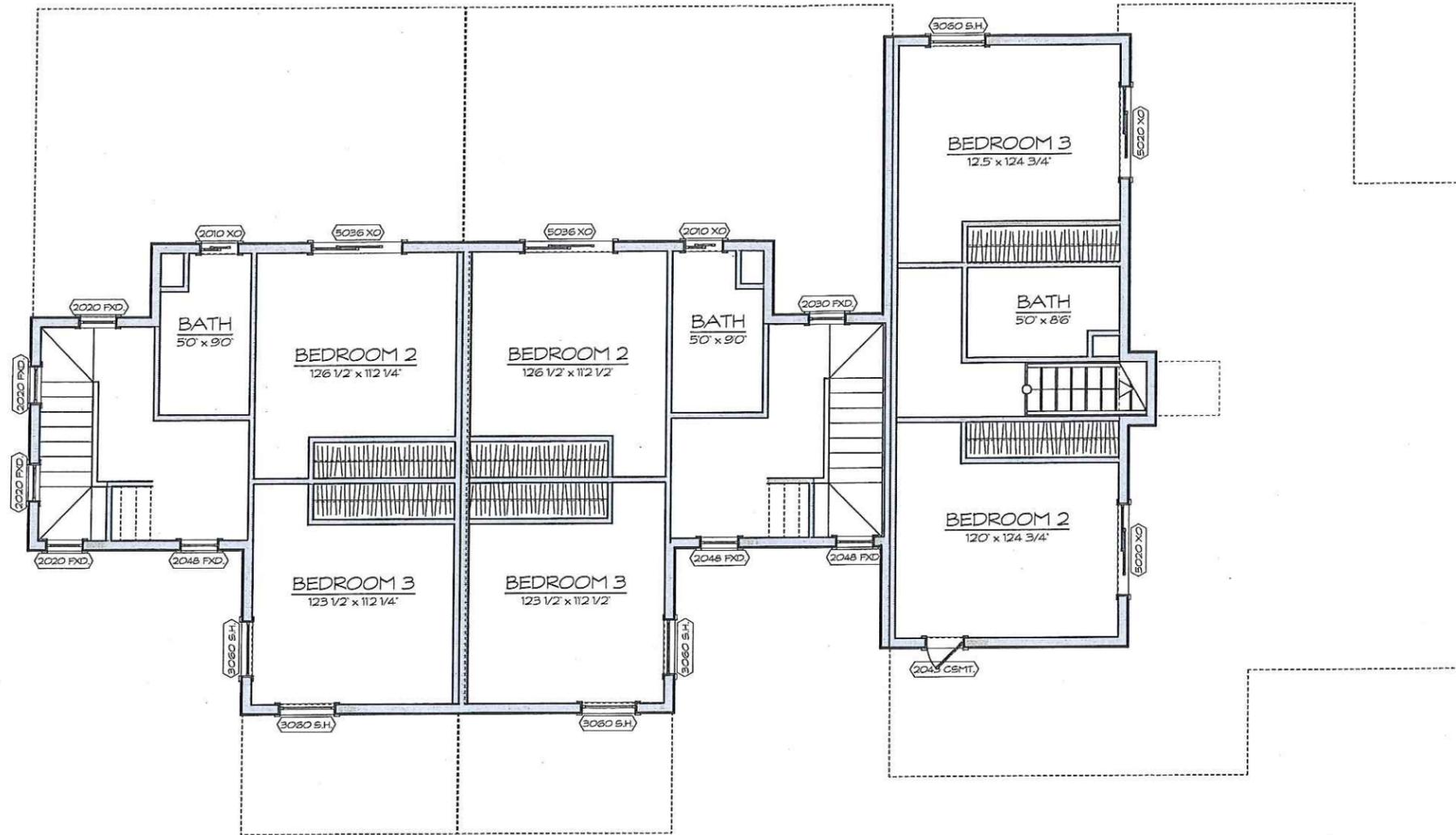
MAY 02 2014

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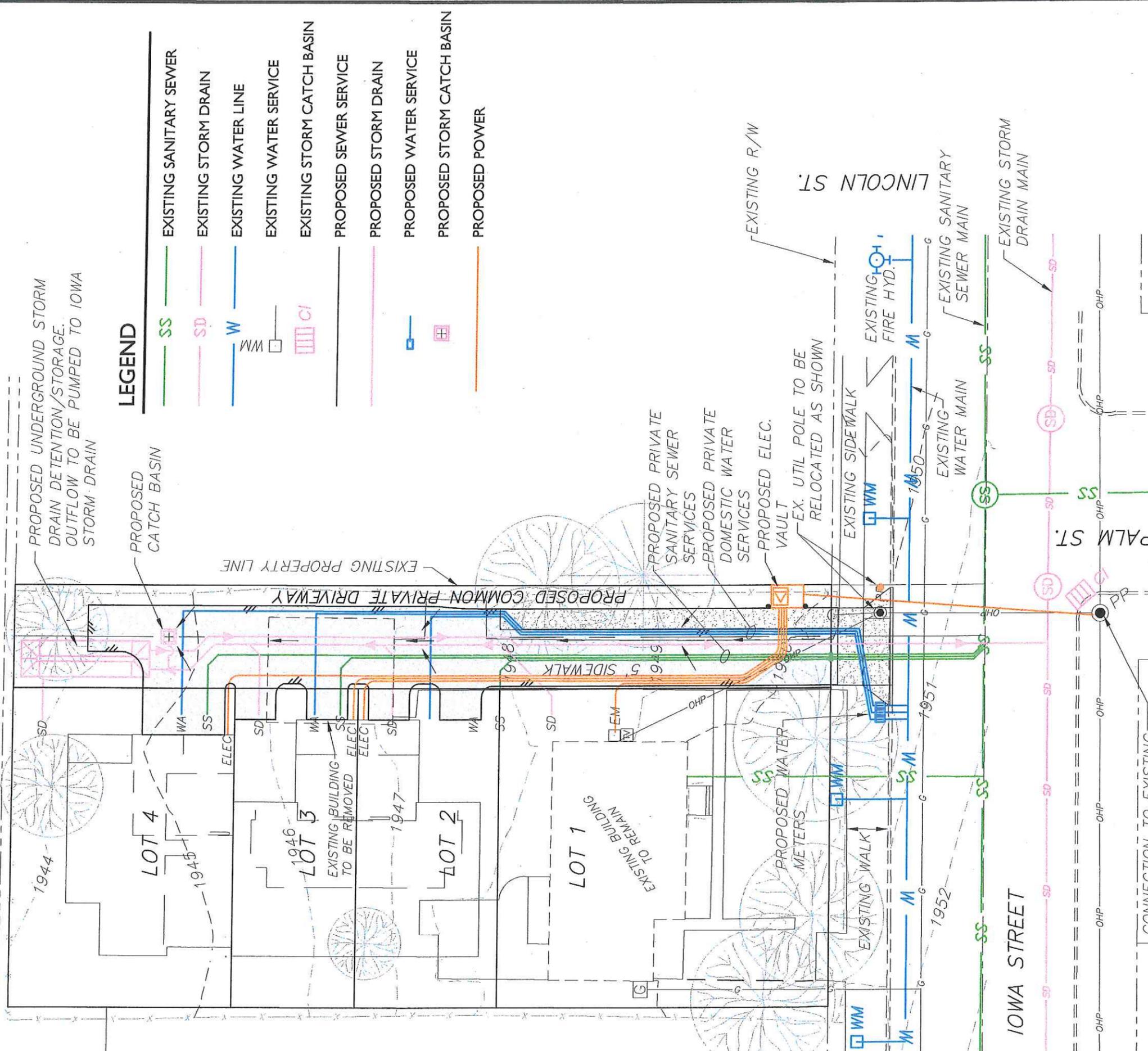
LOT 2

LOT 3

LOT 4

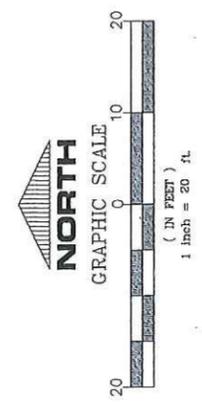
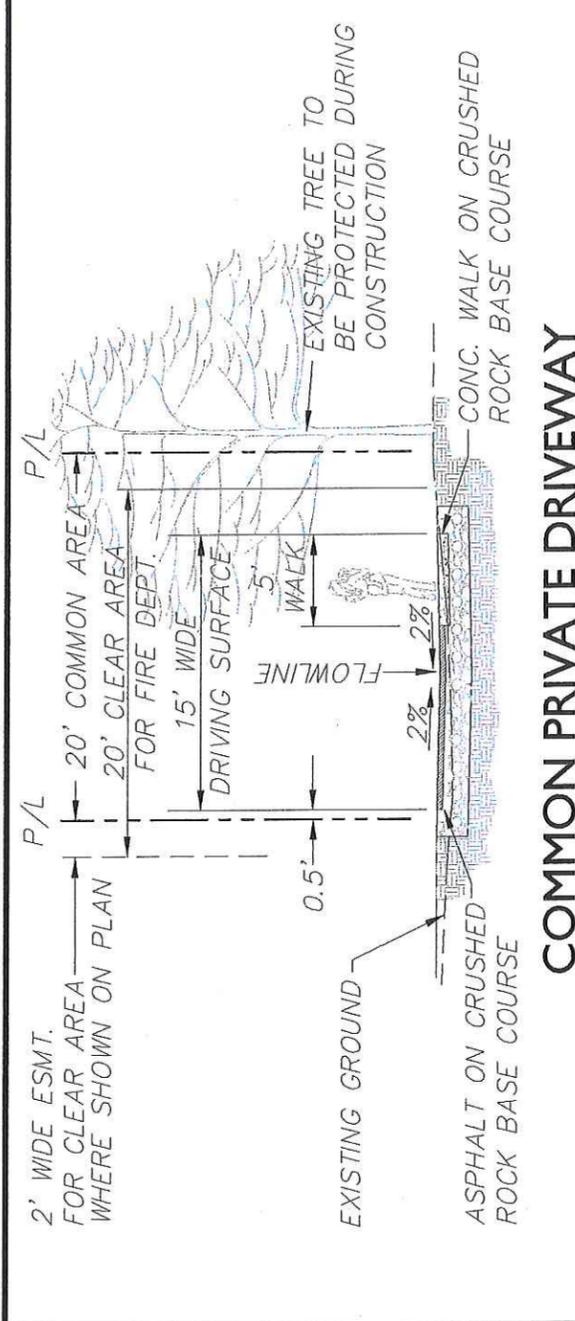


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MAY 02 2014
City of Ashland



LEGEND

- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAIN
- W — EXISTING WATER LINE
- WM — EXISTING WATER SERVICE
- CS — EXISTING STORM CATCH BASIN
- PROPOSED SEWER SERVICE
- PROPOSED STORM DRAIN
- PROPOSED WATER SERVICE
- PROPOSED STORM CATCH BASIN
- PROPOSED POWER



MAY 02 2014

COMMON PRIVATE DRIVEWAY

	DRAWN: MWK DATE: 04/14 CHECKED: MWK DATE: 04/14 APPROVED: DATE: APPROVED: DATE:	SHEET OF
	CONSTRUCTION ENGINEERING CONSULTANTS, INC. 1163 IOWA STREET SUBDIVISION DRAFT UTILITY PLAN	
P.O. BOX 1724 • MEDFORD, OREGON 97501 PH. (541) 779-5268 • FAX (541) 779-3139		DATE: 5/1/14

PRELIMINARY MAP
Ayala Townhomes PUD

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 10
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.
 JACKSON COUNTY, OREGON

FOR

Laz Ayala

1163 Iowa Street
 Ashland, Oregon 97520

LEGEND

- PROPERTY LINE
- - - PROPOSED LOT LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- x-x-x- FENCELINE
- WATER LINE
- GAS LINE
- SD — STORM DRAIN LINE
- SANITARY SEWER LINE
- OHP — OVERHEAD POWER LINE
- 1386 — CONTOUR LINE
- PP POWER POLE
- WM WATER METER
- ⊙ SD STORM DRAIN MANHOLE
- ⊙ SS SANITARY SEWER MANHOLE
- ⊙ G GAS METER
- ⊙ FH FIRE HYDRANT
- EM ELECTRIC METER
- ▣ CI CURB INLET

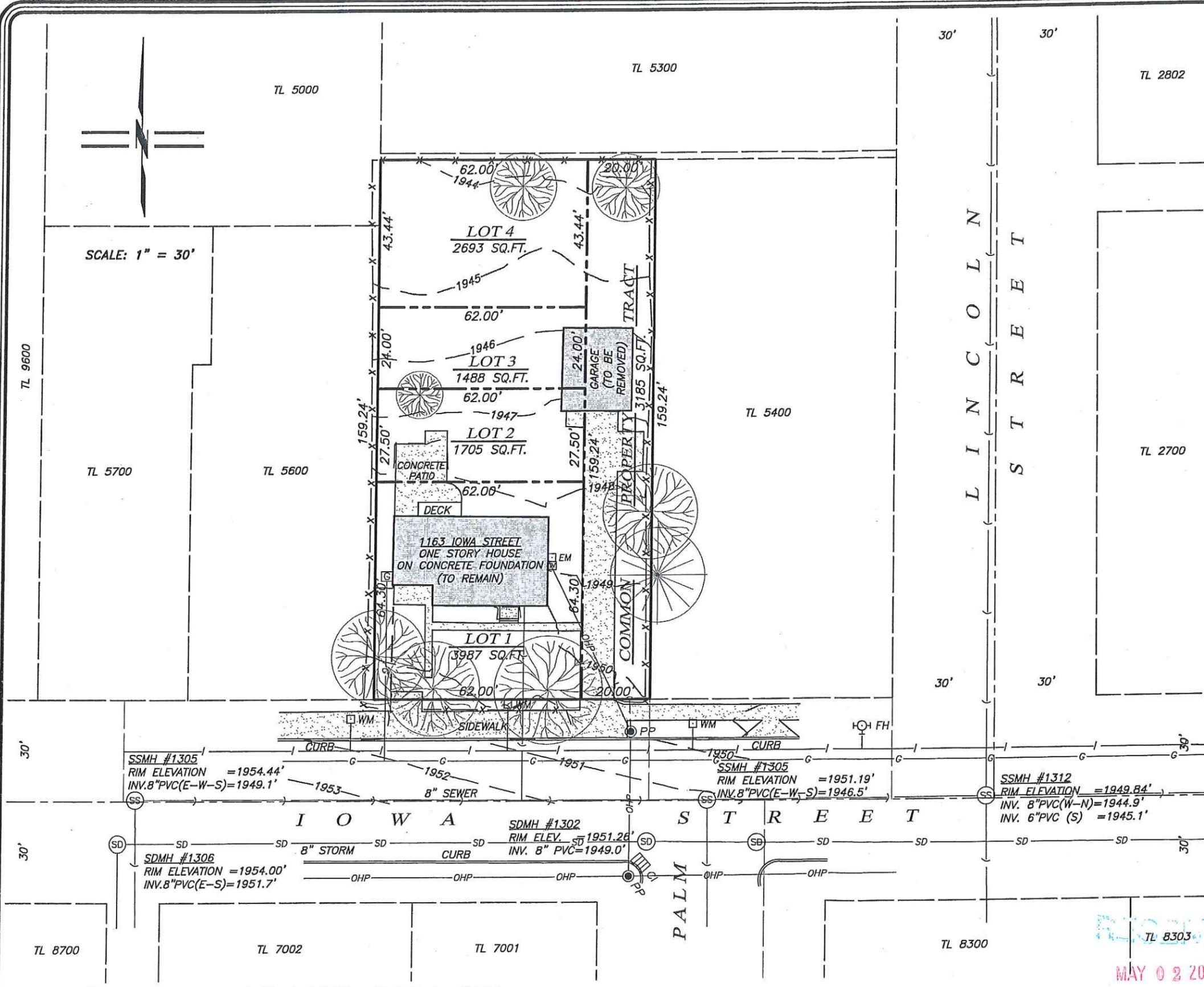
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

ELECTRONIC COPY
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2015

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: APRIL 30, 2014
 PROJECT NO. 834-13



Assessor's Map No. 39 1E 10 CB, Tax Lot 5500 - R-3 Zoning District

POLARIS LAND SURVEYING

RECORDED
 MAY 02 2014