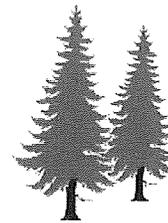


# CITY OF ASHLAND



## TREE COMMISSION AGENDA June 4, 2015

### CALL TO ORDER

6:00 p.m. in the City Council Chambers at 1175 E. Main Street.

### APPROVAL OF MINUTES

Approval of May 7, 2015 regular meeting minutes.

### ANNOUNCEMENTS & LIAISON REPORTS

- Introduction of New Member(s)
- City Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

### PUBLIC FORUM

Welcome Guests

### TYPE I REVIEWS

**PLANNING ACTION:** PA-2015-00680

**SUBJECT PROPERTY:** 237 N. First St.

**OWNER:** Ashland Food Cooperative

**APPLICANT:** KenCairn Landscape Architecture (*agent for owner*)

**DESCRIPTION:** A request for Site Review approval to reconfigure the landscape and patio areas along A Street to provide more water-efficient landscaping, improve the employee break area, and provide secure employee bicycle parking for the Ashland Community Food Store located at 237 N First Street. The application includes requests for a Tree Removal Permit to remove two trees. (*The property is located within the Ashland Railroad Addition Historic District and the Detail Site Review Zone, and because of the building size is also subject to additional standards for large scale projects.*)

**COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOT:** 13401

**PLANNING ACTION:** PA-2015-00794

**SUBJECT PROPERTY:** 199 East Hersey Street

**OWNER/APPLICANT:** Vision Homes Inc.

**DESCRIPTION:** A request for a minor Land Partition to create three tax lots for the property located at 199 Hersey Street. The application includes a request to remove six trees on the property that range in size from ten inches to thirty inches in diameter at breast height.

**COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5; **ASSESSOR'S MAP:** 39 1E 04CD **TAX LOT:** 306;

**PLANNING ACTION:** PA-2015-00878  
**SUBJECT PROPERTY:** 35 S. Pioneer St.  
**OWNER:** City of Ashland  
**APPLICANT:** Oregon Shakespeare Festival  
**DESCRIPTION:** A request for Site Review approval to allow exterior modifications to the Oregon Shakespeare Festival's Bowmer Theater for the property located at 35 S. Pioneer St. These modifications are associated with adding an elevator to the Bowmer Theater building as part of broader accessibility improvements and will involve an approximately 202 square foot addition to the theater building. The application also includes a request for a Tree Removal Permit to remove a 16-inch diameter maple tree.  
**COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09; **TAX LOT:** 100

**PLANNING ACTION:** 2015-00928  
**SUBJECT PROPERTY:** 438 N. Main  
**OWNER/APPLICANT:** Francesca Amery  
**DESCRIPTION:** A request for a Hazard Tree Removal Permit to remove one approximately 15-inch diameter at breast height Spruce tree for the property located at 438 North Main Street.  
**COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP #:** 39 1E 05DA; **TAX LOT:** 2800.

#### TYPE II REVIEWS

**PLANNING ACTION:** 2015-00418  
**SUBJECT PROPERTY:** 390 Stadium Street & 351 Walker Avenue  
*(on the Southern Oregon University campus)*  
**APPLICANT:** Southern Oregon University  
**AGENTS:** CSA Planning, Ltd.  
**DESCRIPTION:** A request for Site Design Review for the renovation of McNeal Pavilion on the Southern Oregon University Campus at 390 Stadium Street and 351 Walker Avenue. The application also includes requests for Conditional Use Permit approval to allow the construction of a new Student Recreation Center which was not identified in the 2010 SOU Campus Master Plan and which will exceed the 40-foot height allowed in the SO zoning district, and for Tree Removal Permits to remove nine (9) trees that are 18-inches in diameter-at-breast-height (d.b.h.) or greater. *(106,722 square feet of the existing 113,000 square foot building area will be demolished. With the proposed renovation and new construction the combined building area will consist of 104,891 gross square feet on three levels, a 7.17 percent reduction in the total building square footage.)*  
**COMPREHENSIVE PLAN DESIGNATION:** Southern Oregon University;  
**ZONING:** SO; **ASSESSOR'S MAP:** 39 1E 10 CD; **TAX LOT:** 100

**PLANNING ACTION:** PA-2015-00934  
**SUBJECT PROPERTY:** 380 Clay Street  
**OWNER/APPLICANT:** City of Ashland  
**DESCRIPTION:** A request for a Tree Removal Permit to remove a 72-inch diameter at breast height (d.b.h.) Fremont Cottonwood tree from the property located at 380 Clay Street. *(This tree was previously identified to be preserved and protected as part of Planning Action #2009-00043.)*  
**COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 11C; **TAX LOT:** 2500

**DISCUSSION ITEMS**

Recommended Street Tree Guide Letter from Margaret Young

**NEW BUSINESS/ITEMS FROM COMMISSIONERS**

Election of Officers

**ADJOURNMENT**

Next Meeting: July 9, 2015

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

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

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

**APPROVAL OF MINUTES**

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

**PUBLIC FORUM**

No one present spoke.

**TYPE 1 REVIEWS**

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

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

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

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

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

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

directly within the cut area.

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

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

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

**PLANNING ACTION:** PA-2015-00576

**SUBJECT PROPERTY:** 913 Pinecrest Terrace

**APPLICANT:** Suncrest Homes

**DESCRIPTION:** A request for a Physical & Environmental Constraints Review Permit to construct a new single family residence and associated site improvements on Hillside Lands for the property located at 913 Pinecrest Terrace. The proposal includes the removal of 35 oak, Madrone and pine trees located within the building envelope or within the area to be excavated for the construction of the driveway, patio and landscaped areas.

**COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP #:** 39 1E 15BC; **TAX LOT:** 2700

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

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

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

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

**PLANNING ACTIONS:** 2015-00194 & -00195

**SUBJECT PROPERTIES:** 545-550 Holly Street

**APPLICANT:** Jennifer Davis (545 Holly Street)  
Chad Brown & Trisha Vaughn (550 Holly Street)

**DESCRIPTION:** A request for a Hazard Tree Removal Permit to remove five trees from the property located at 545 Holly St, including three cottonwoods and two elms, and a request for a Hazard Tree Removal Permit to remove one approximately 18-

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

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

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

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

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

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

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

## DISCUSSION ITEMS

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

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

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

## NEW BUSINESS ITEMS FROM COMMISSIONERS

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

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

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

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

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

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

#### **ADJOURNMENT**

Meeting adjourned at 7:40 p.m.

Next meeting: June 4, 2015

Respectively submitted by Carolyn Schwendener



**NOTICE OF APPLICATION**

**PLANNING ACTION:** 2015-00680

**SUBJECT PROPERTY:** 237 N First Street

**OWNER:** Ashland Food Cooperative

**APPLICANT:** KenCairn Landscape Architecture (agent for owner)

**DESCRIPTION:** A request for Site Review approval to reconfigure the landscape and patio areas along A Street to provide more water-efficient landscaping, improve the employee break area, and provide secure employee bicycle parking for the Ashland Community Food Store located at 237 N First Street. The application includes requests for a Tree Removal Permit to remove two trees. *(The property is located within the Ashland Railroad Addition Historic District and the Detail Site Review Zone, and because of the building size is also subject to additional standards for large scale projects.)*

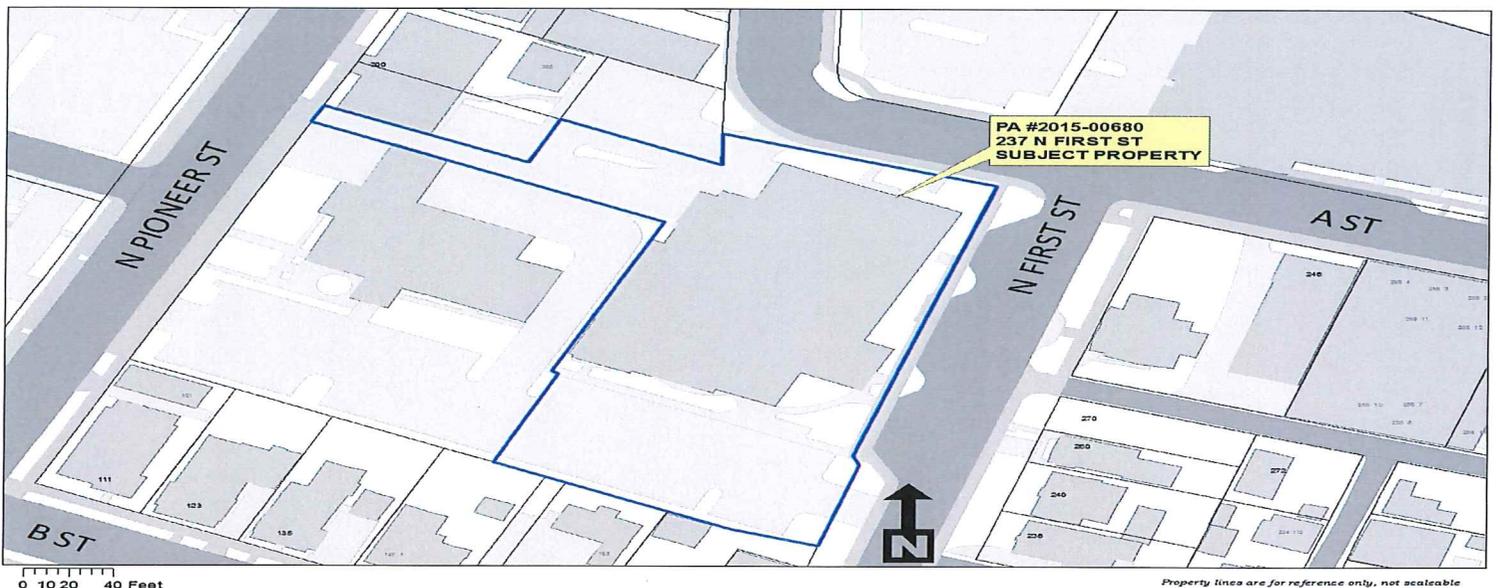
**COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOT:** 13401

**NOTE:** The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 3, 2015 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 4, 2015 at 6:00 PM** in the Civic Center Council Chambers located at 1175 East Main Street.

**NOTICE OF COMPLETE APPLICATION:** May 21, 2015

**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS:** June 4, 2015



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.

## SITE DESIGN AND USE STANDARDS

### 18.5.2.050 Approval Criteria

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

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

## TREE REMOVAL PERMIT FROM THE UNIFIED LAND USE ORDINANCE

### 18.5.7.040.B Criteria for Issuance of Tree Removal Permit

#### B. Tree Removal Permit.

- 1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
- 2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - 1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
  - 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.
  - 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.
  - 4. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  - 5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

**Application for Site Review in the Detailed Site Review and the Historic Zones with the additional review of Large Scale Projects Category**

**Zoning E-1**

**Lot Size 1.09 acres (47,336 Sq ft)**

**Project Location:**

237 N. First Street  
Ashland, OR 97520  
391E09BA Tax Lot 13401

**Owner:**

Ashland food Cooperative  
237 N. First Street  
Ashland, OR 97520

**Landscape Architecture/Planning:**

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

**Applicable Ordinances Addressed:**

- 18.2.6 .030 E-1 District
- 18.4.2.040 Non-Residential Development
- 18.4.2.050 Historic District Development
- 18.4.4.030 Landscaping and Screening
- 18.4.5 Tree Preservation & Protection
- 18.5.2 Site Design Review
- 18.5.7 Tree Removal Permits

**Plans Provided:**

- Project Cover Sheet – COVER
- Existing Conditions - PL 1.1
- Proposed Site Plan – PL 1.2
- Existing and Proposed Elevations – PL 1.3
- Site Plan and Screening Details– PL 1.4
- Tree Inventory, Protection and Removal – L 1.0
- Proposed Planting Plan – L 1.1
- Proposed Irrigation Plan – L 1.2
- Site Layout Plan – L 1.3
- ADDENDA – LOT COVERAGE FOR ASHLAND FOOD COOP CAMPUS

## **Project Description**

**The Ashland Community food Store is a thriving community oriented business within the Historic Railroad District. The primary public face of the business is toward the parking lot off of First Street, the employees' access and use the building primarily along A Street. The goals of this project are distinct:**

- To reconfigure the landscape and patio areas at the A street entry to provide the employees with a more satisfying break area**
- To rejuvenate the landscape which is currently overgrown and contains many inappropriate species based on too large mature size and high water needs**
- To provide a safe and secure location for employee bicycle parking where there is currently no area large enough to fill the need at peak hours of operation**
- To improve the façade of the coop at A street to the community and street, while improving the environment for the employees**
- To improve the circulation along the A Street portion of the store**

#### **18.2.6 .030 E-1 District**

The current landscape coverage at the Ashland Food Coop is 15.2% (required per this zone is 15%), this project proposes to view the contiguous properties of the Ashland Food Coop to determine the ultimate landscape coverage numbers. Viewing the site this way the proposed coverage after this project is accomplished is 19.2%. Please see sheet "ADDENDA" for more detailed information. The primary reason for the coverage being below the required 15% on the primary facility lot is because the bicycle parking area, although not paved, is gravel, and therefore not included in the total landscape coverage numbers. If the bicycle parking area (345 s.f.) were to be included in landscape, the landscape coverage number would be back to 15.2%. The landscape setback along A street is proposed to be a much more aesthetic and welcoming experience for both the employees and the public, the food Coops site is very tightly planned, there is not an empty nor underutilized area to place the very much needed employee bicycle parking, this proposal makes the minimum diversion necessary to achieve the maximum benefit in improving the goal of bicycle transportation for employees of the Ashland Food Coop.

#### **18.4.2.040 Non-Residential Development**

The primary affect of this proposal will be along the street frontage on A Street. The decorative nature of the new bike enclosure, along with the new species appropriate planting will greatly enhance the streetscape along A Street. The new design emphasizes the entry to the employee garden and makes this face of the building more welcoming while not inviting the public into the space. This project helps to visually break up the existing building façade along A Street, brining the whole building into a more pedestrian friendly scale.

The proposed rejuvenated landscape includes more than 1 tree per 30 feet of frontage.

This project does not affect the existing structure in any way; therefore much of the site review and detailed site review criteria does not apply. The newly created employee break areas shall be flagstone, the walkways and patios adjacent to the building shall be sand finish concrete. The floor of the new bike structure is proposed to be compacted gravel.

The screening for the bicycle area and the proposed fences will provide changes in relief, adding more dimension to the face along A Street while providing public art and employee space.

#### **18.4.2.050 Historic District Development**

This project lies within the Ashland Historic Railroad District. There are no proposed changes to the building or the existing overhead arbors. The proposed changes are to the ground plane and to create a sweet of screens and fences to help provide a sense of privacy from the street while providing a visual sense of entry to that same street. The proposed design elements were not historically used in this area but are compatible in scale of detail and in the sense of space they will create, pedestrian,

interesting and open.

#### **18.4.4.030 Landscaping and Screening**

This application includes the request for a variance to required lot coverage. The increase in coverage changes the current situation from 15.2% landscape to 14.4% landscape. This coverage increase results from the inclusion of the proposed bicycle parking structure which is 345 square feet and has a gravel surface.

There are currently four trees along the A street frontage, one is in very poor health and the other is requested to be removed to make better use of the space. Both trees are proposed to be replaced by trees on the City of Ashland Street Tree list.

The proposed landscape consists of a variety of evergreen and deciduous shrubs and perennials that are low water use and native adaptive. There are no constraints due to the presence of utilities in the areas being proposed for change.

Trees and shrubs proposed for this project meet the minimum size and coverage requirements.

There is a new irrigation system being proposed for this project. All plants are irrigated through the use of drip irrigation; bubblers (similar to drip delivery) will be used for the trees. An automatic controller will be installed for this proposed landscape.

The plants chosen for his project are predominantly drought tolerant, those that are a little more sensitive to water needs are planted in areas that receive shade throughout most of the day and summer season.

#### **18.4.4.060 Fences and Walls**

This proposal makes use of existing and modified walls to allow for grade to stay at door and street height. This proposal makes use of a mix of fencing styles to create a sense of entry from the street and slight privacy to the street, it also creates a secure bicycle parking area through the use of pierced steel panel art fencing. The fences along the sidewalk are within the maximum height allowances, the pierced steel fence is 7 feet tall and 70% open. It is five feet back from the back of sidewalk and is conceived of as a public art piece.

The fencing within the vision clearance triangle is utility panel that does not black the view of oncoming cars and/or pedestrians.

#### **18.5.2 Site Design Review**

Plans responding to this chapter have been included in the plan set.

6. Erosion Control Plan. An erosion control plan addressing temporary and permanent erosion control measures, which shall include plantings where cuts or fills (including berms), swales, storm water detention facilities, and similar grading is proposed. Erosion control plans in Hillside Lands shall also conform to section 18.3.10.090 Development Standards for Hillside Lands.

**This project does not require an erosions control plan, there are no proposed**

**activities that will generate erosion**

7. Landscape and Irrigation Plans.

a. Landscape and irrigations plans shall include the following information.

i. The location, size, and species of the existing and proposed plant materials, and any other pertinent features of the proposed landscaping and plantings.

**Shown in plan set**

ii. A tree protection and removal plan consistent with chapter 18.4.5 for sites with trees that are to be retained, protected, and removed.

**Shown in plan set**

iii. At time of building permit submittals, an irrigation plan including a layout of irrigation facilities.

**Shown in plan set**

b. When water conserving landscaping is required pursuant to section 18.4.4.030, the landscape plan shall contain the following additional information.

i. Information from proposed site plan.

**Shown in plan set**

ii. Landscape contact person, including address and telephone number.

**Shown in title block on plans – KenCairn Landscape Architecture**

iii. Identification of cut and fill areas.

**There are no area of cut and fill**

iv. Location of underground utilities and all transformer and utility meter locations.

**Water meters and transformers are shown on the existing conditions and irrigation plan.**

v. Slopes exceeding ten percent and grade changes in root zones of plants to be retained on site.

**There are no slopes over 10% and there are no grade changes in root zones of trees to remain.**

vi. Inventory of existing plant materials on site identifying that will remain and will be removed.

**All plant material within the redevelopment area will be removed excluding the trees identified to remain. The existing vegetation has become overgrown and is not appropriate as an entryway to the property nor as a street side landscape.**

vii. Composite plant list including quantity, size, botanical name, common name, variety, and spacing requirements of all proposed plant material.

**Shown in plan set**

viii. Mulch areas labeled according to material and depth.

**Shown in plan set, all landscape areas to receive three inches of fine aged bark.**

ix. Shrub and tree planting and staking detail.

**Shown in plan set**

x. Root barrier design, installation specifications, and details.

**There will be no root barriers used in this project.**

xii. Design and installation specifications of any proposed tree grates.

**There will be no tree grates used in this project.**

*c. When water conserving landscaping is required pursuant to section 18.4.4.030, the irrigation plan included with the building permit submittals shall contain the following additional information.*

*i. Information from proposed site plan.*

*ii. Irrigation contact person, including address and telephone number.*

**Shown in title block on plans – KenCairn Landscape Architecture**

*iii. For lots with a landscaped area greater than 5,000 square feet, a grading plan and topographic map showing contour intervals of five feet or less.*

**This project area is less than 5,000 square feet**

*iv. Identification of water source and point of connection including static and operating pressure.*

**Shown in plan set**

*vi. Area of irrigated space in square feet.*

**Shown in plan set**

*vii.*

**The backflow is existing as part of the larger irrigation system, all irrigation elements are identified on the plan set.**

**Shown in plan set**

*viii. Layout of drip system showing type of emitter and its outputs, as well as type of filtration used.*

**Shown in plan set**

*ix. Piping description including size schedule or class, type of mounting used between piping and sprinkler head, depth of proposed trenching, and provisions for winterization.*

**Shown in plan set, System will be drained for winterization.**

*x. Size, type, brand, and location of control valves and sprinkler controllers.*

**Shown in plan set**

*xi. Size, type, depth, and location of materials for under paving sleeves.*

**Shown in plan set**

*xii. Type and location of pressure regulator.*

**The new control valves have integrated pressure regulation.**

*xiii. Rain Sensor*

**RainBird RSD Series Rain sensor to be added to the building along the wall of the**

existing controller

Shown in plan set

xiv. Monthly irrigation schedule for the plant establishment period (6 – 12 months) and for the first year thereafter.

Shown in plan set

xv. Water schedule for each zone from the plan.

Shown in plan set

**8. Narrative.** Letter or narrative report documenting compliance with the applicable approval criteria contained in section 18.5.2.050. Specifically, the narrative shall contain the following.

a. For commercial and industrial developments:

i. The square footage contained in the area proposed to be developed.

The area proposed for redevelopment is the property along A street, square footage associated with the redevelopment is 1850 square feet.

ii. The percentage of the lot covered by structures.

The only structures are fencing and a small arbor, the arbor is 16 square feet, which is .08% of the site.

iii. The percentage of the lot covered by other impervious surfaces.

The area of the lot covered by impervious surface is 518 which is 28% of the site.

The area of the project covered in gravel (associated with the bike parking) is 345 square feet. Which is 19% of the site

iv. The total number of parking spaces.

Not Applicable

v. The total square footage of all landscaped areas.

948 feet of fully planted landscape and 210 of flagstone studded landscape area.

**A. Underlying Zone.** The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

This project is redevelopment of an already existing site development and approval. There are no changes to its relationship to the underlying zone or overlay zones.

**B. Overlay Zones.** The proposal complies with applicable overlay zone requirements (part 18.3).

**C. Site Development and Design Standards.** The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

**D. City Facilities.** The proposal complies with the applicable standards in section

18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

This is redevelopment of an existing site. There will be no change in demand on public facilities. There is still continuous access through and to the site. This project improves transportation by providing better facilities for bicycle parking and a clear separation between bikes and pedestrians.

#### 18.4.5 Tree Preservation & Protection

There are two trees proposed to be removed. The remaining trees are within landscape areas. Tree protection for these trees makes little sense in this project in light of the type of work being done. The tree and shrub area to the west of the project that is remaining as is will be fenced off from the area to be changed. No other tree protection should be utilized for this project.

Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.

The two trees proposed for removal are Raywood Ashes. Raywood Ash is known to be a poor choice for tight urban environments as it has a very shallow root structure and is top heavy, the trees tend to blow over in time or break. The tree removal will allow for the improved re-development of this site, and allow for a better selection of tree species to be planted.

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.

Removing these two Raywood Ashes will not have a negative affect on erosion, soil stability, or the flow of surface water. These trees do not provide protection to other trees not are they part of or serving as a wind break.

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.

There are plenty of street trees in the surrounding area, these trees will be replaced with two

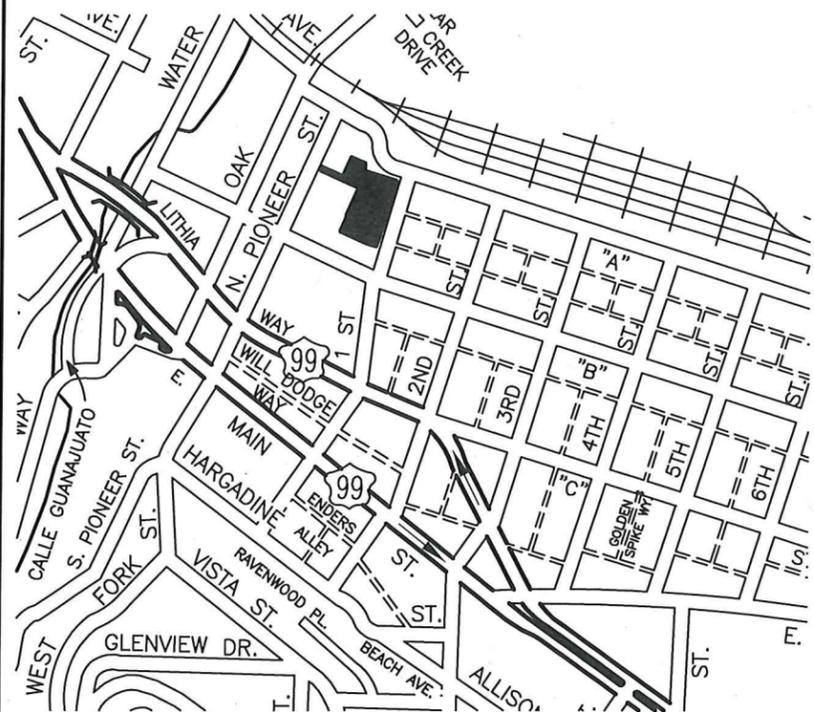
**new varieties of trees which will actually be a bonus to the tree diversity of the area. We have not considered designing to save these trees as they are both somewhat challenged in their current position, neither of the trees appear robust and neither has grown as well as the neighboring trees of the same variety.**

4. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

**Not Applicable**

5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

**We are proposing the addition of two trees that will provide more shade and greater aesthetic value to the site.**



VICINITY

**PROJECT INFORMATION**

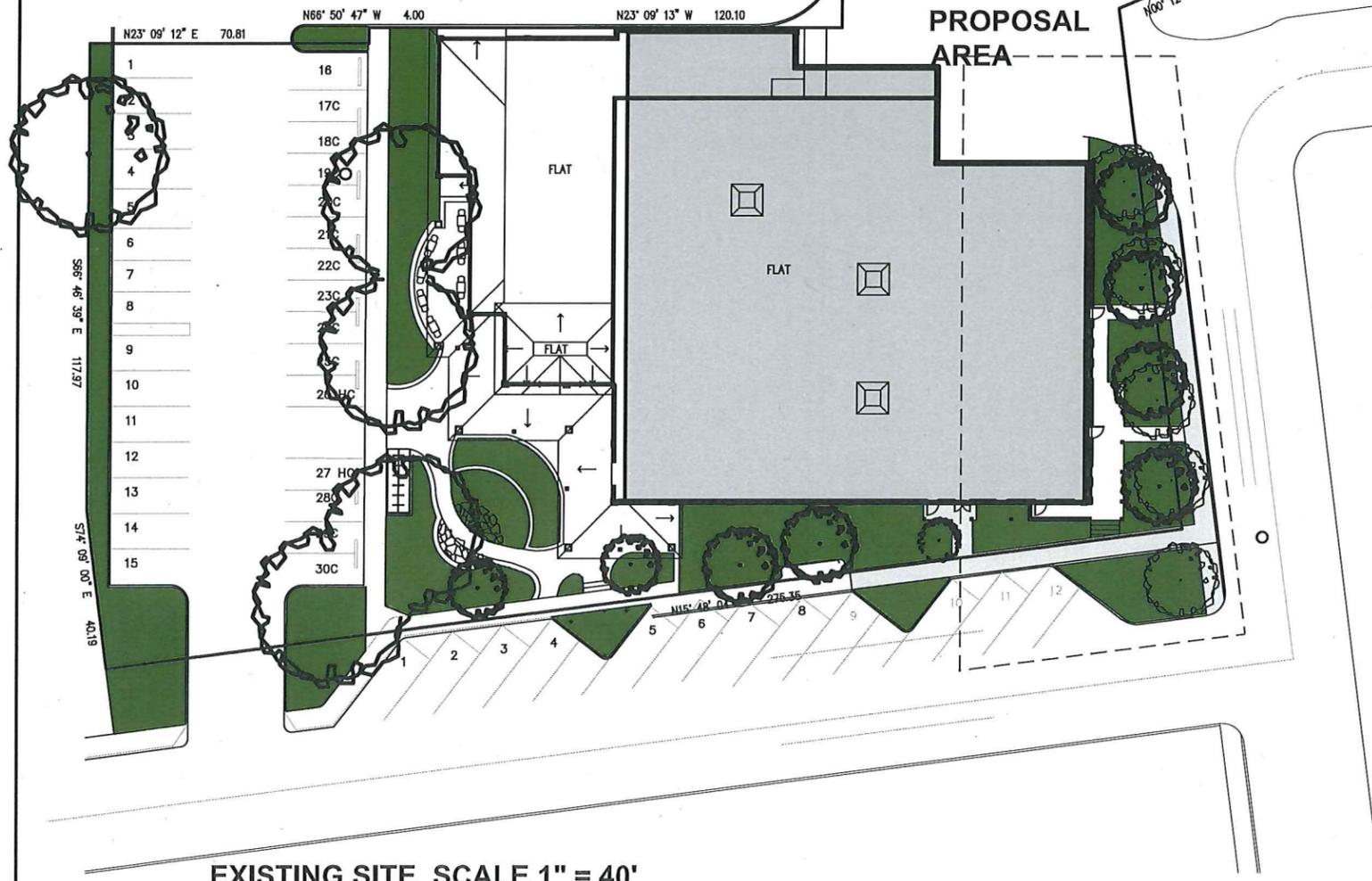
**LOCATION:**  
 237 N. FIRST STREET  
 ASHLAND, OREGON  
 391E09BA TL 13401

**OWNER:**  
 ASHLAND FOOD COOPERATIVE

**APPLICATION TO ALTER A STREET FRONTAGE EXTERIOR  
 REQUIRING SITE REVIEW APPLICATION**

**PLANS PROVIDED:**

- |         |  |
|---------|--|
| COVER   | COVER SHEET                            |
| PL 1.1  | EXISTING CONDITIONS                    |
| PL 1.2  | PROPOSED SITE PLAN                     |
| PL 1.3  | EXISTING AND PROPOSED ELEVATIONS       |
| PL 1.4  | SITE PLAN AND SCREENING DETAILS        |
| L 1.0   | TREE INVENTORY, PROTECTION AND REMOVAL |
| L 1.1   | PROPOSED LANDSCAPE                     |
| L 1.2   | PROPOSED IRRIGATION                    |
| L 1.3   | SITE LAY OUT                           |
| ADDENDA | CAMPUS WIDE LANDSCAPE COVER            |



EXISTING SITE SCALE 1" = 40'

Tel: 541-488-3194 545 A Street  
 Fax: 541-552-9512 Ashland, OR 97520  
 Cell: 541-601-5559 kerry@kencainlandscape.com



Revision Date:  
 Drawn By:  
 SCALE 1" = 8'

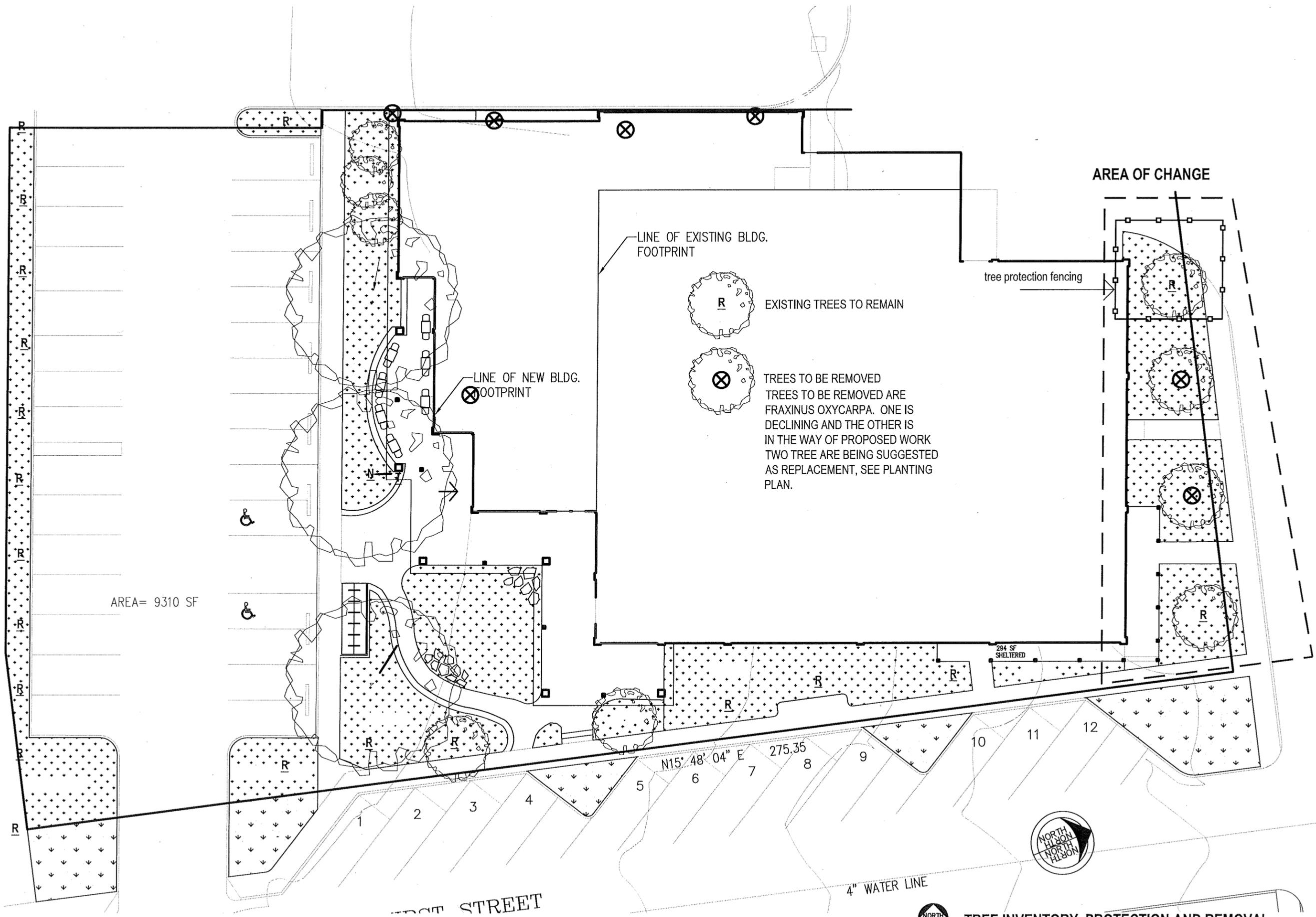
**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

MARCH 27, 2015



COVER AND CONTENTS

**COVER**



AREA= 9310 SF

LINE OF EXISTING BLDG. FOOTPRINT

LINE OF NEW BLDG. FOOTPRINT

**R** EXISTING TREES TO REMAIN

**X** TREES TO BE REMOVED  
 TREES TO BE REMOVED ARE FRAXINUS OXYCARPA. ONE IS DECLINING AND THE OTHER IS IN THE WAY OF PROPOSED WORK TWO TREE ARE BEING SUGGESTED AS REPLACEMENT, SEE PLANTING PLAN.

tree protection fencing

AREA OF CHANGE

284 SF SHELTERED

N15° 48' 04" E 275.35

4" WATER LINE



TREE INVENTORY, PROTECTION AND REMOVAL

Tel: 541.488.3194 545 A Street  
 Fax: 541.552.9512 Ashland, OR 97520  
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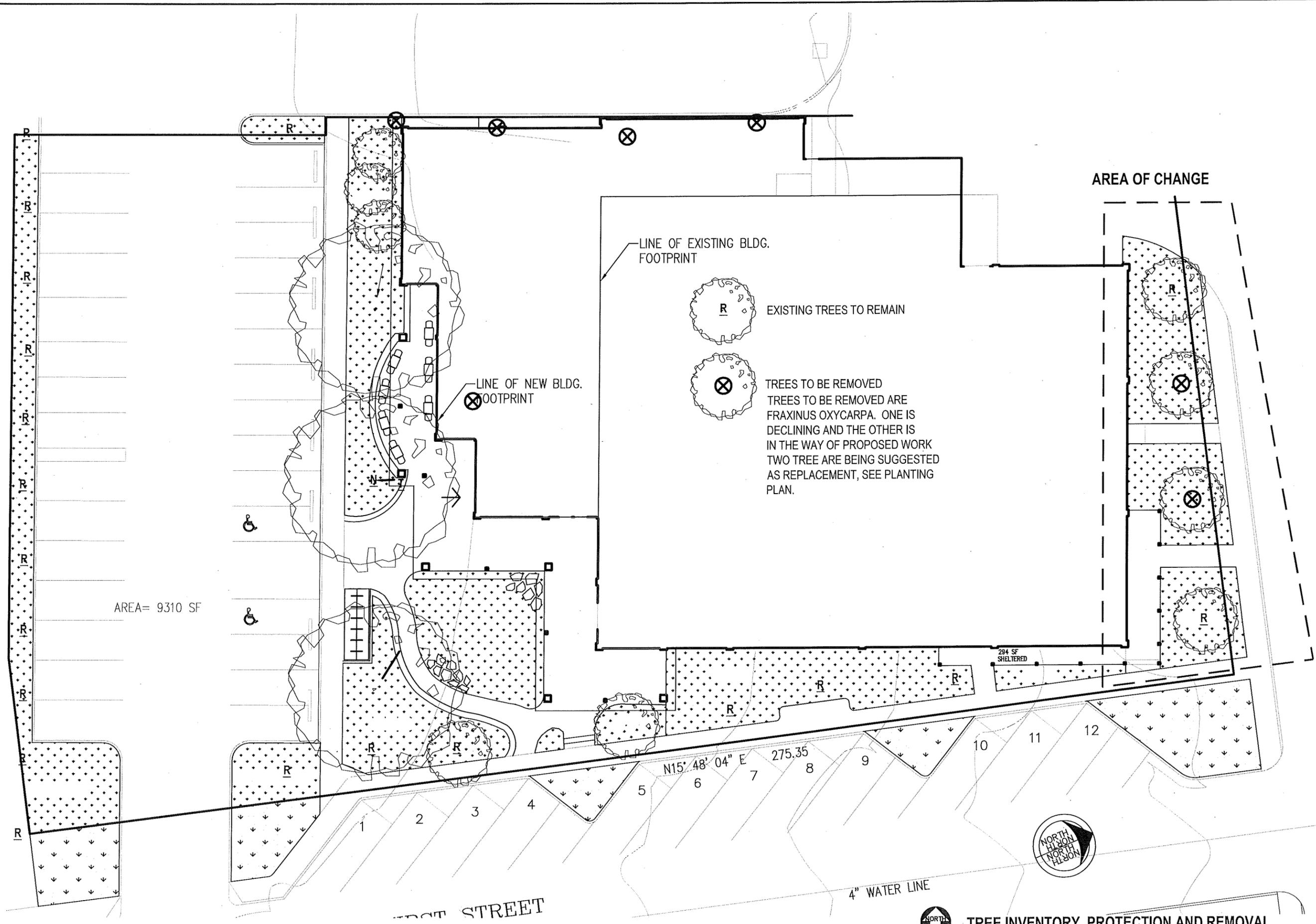


Revision Date:  
 Drawn By:  
 SCALE 1" = 20'

**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

MARCH 27, 2015

**L 1.0**



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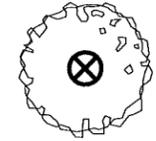
LINE OF NEW BLDG. FOOTPRINT

AREA OF CHANGE

AREA = 9310 SF



EXISTING TREES TO REMAIN



TREES TO BE REMOVED  
 TREES TO BE REMOVED ARE FRAXINUS OXYCARPA. ONE IS DECLINING AND THE OTHER IS IN THE WAY OF PROPOSED WORK TWO TREE ARE BEING SUGGESTED AS REPLACEMENT, SEE PLANTING PLAN.



Revision Date:  
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 SCALE 1" = 20'

**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

MARCH 27, 2015

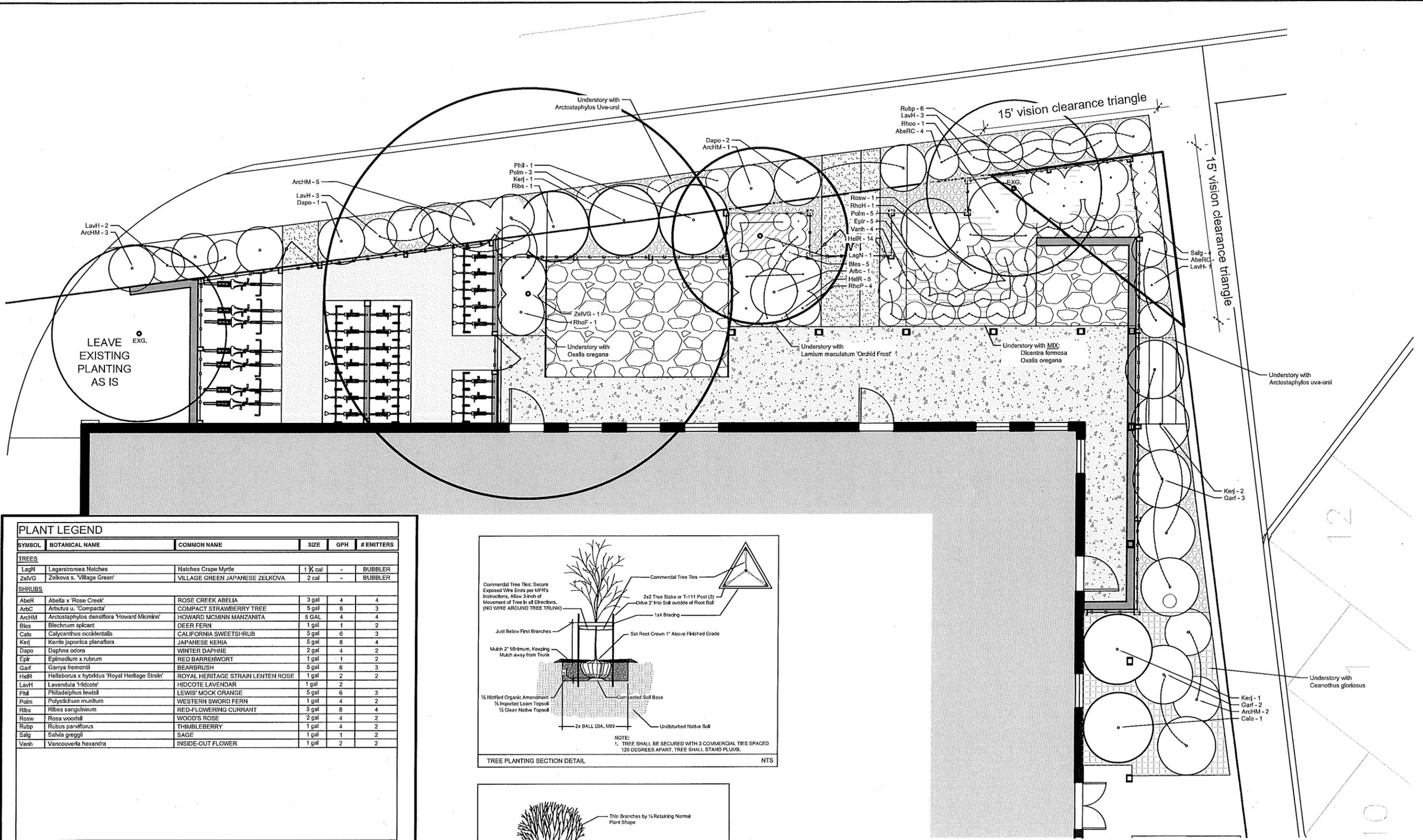
**L 1.0**

Tel: 541.488.3194  
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 Ashland, OR 97520  
 kerry@kencairnlandscape.com

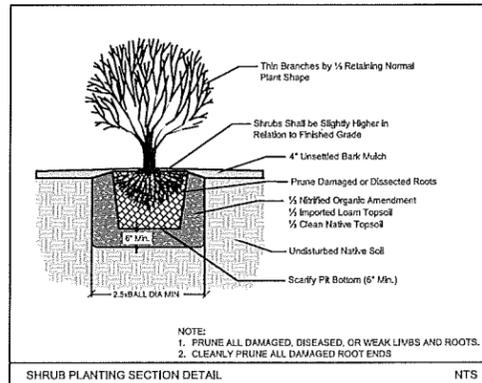
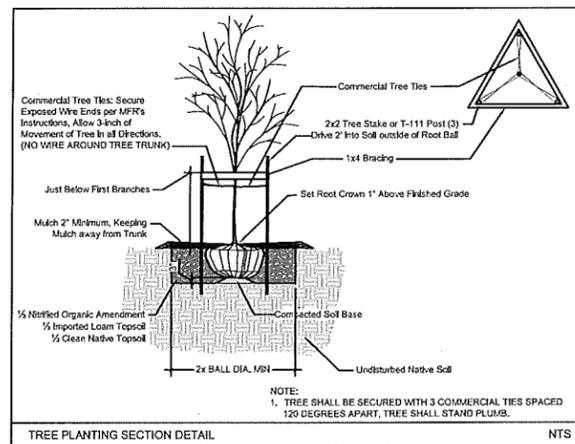
**KenCairn**  
 Landscape Architecture  
 www.KenCairnLandscape.com



**TREE INVENTORY, PROTECTION AND REMOVAL**



PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	GPH	#	EMITTERS
<b>TREES</b>						
LagN	Lagerstromea Natchas	Natchas Crape Myrtle	1 1/2 cal	-	-	BUBBLER
ZelVG	Zelkova s. 'Village Green'	VILLAGE GREEN JAPANESE ZELKOVA	2 cal	-	-	BUBBLER
<b>SHRUBS</b>						
AbeR	Abella x 'Rose Creek'	ROSE CREEK ABELIA	3 gal	4	4	
ArbC	Arbutus u. 'Compacta'	COMPACT STRAWBERRY TREE	5 gal	6	3	
ArchM	Arctostaphylos densiflora 'Howard Michini'	HOWARD MCMINN MANZANITA	5 GAL	4	4	
Bles	Blechnum spicant	DEER FERN	1 gal	1	2	
Calo	Calycanthus occidentalis	CALIFORNIA SWEETSHRUB	5 gal	6	3	
KerJ	Kerria japonica pleniflora	JAPANESE KERIA	5 gal	8	4	
Dapo	Daphne odora	WINTER DAPHNE	2 gal	4	2	
EplR	Epimedium x rubrum	RED BARRENWORT	1 gal	1	2	
GarF	Garrya fremontii	BEARBRUSH	5 gal	6	3	
HelR	Helleborus x hybridus 'Royal Heritage Strain'	ROYAL HERITAGE STRAIN LENTEN ROSE	1 gal	2	2	
LavH	Lavandula 'Hidcote'	HIDCOTE LAVENDAR	1 gal	2	3	
Phil	Philadelphus lewisii	LEWIS' MOCK ORANGE	5 gal	6	3	
Polm	Polystichum munilum	WESTERN SWORD FERN	1 gal	4	2	
Ribs	Ribes sanguineum	RED-FLOWERING CURRANT	5 gal	8	4	
Rosw	Rosa woodsii	WOOD'S ROSE	2 gal	4	2	
Rubp	Rubus parviflorus	THIMBLEBERRY	1 gal	4	2	
Salg	Salvia greggii	SAGE	1 gal	1	2	
VanH	Vancouveria hexandra	INSIDE-OUT FLOWER	1 gal	2	2	
<b>GROUND COVER</b>						
[Symbol]	Arctostaphylos uva-ursi	KINKINICK	1 gal	2	2	
[Symbol]	Ceanothus gloriosus	POINT REYES CEANOTHUS	1 gal	4	2	
[Symbol]	MIX: Dicentra formosa Oxalis oregana	PACIFIC BLEEDING HEART OREGON OXALIS	1 gal 4" plug	1 1	2 2	
[Symbol]	Vinca minor 'Alba'	WHITE PERIWINKLE	1 gal	1	2	
[Symbol]	Oxalis oregana	OREGON OXALIS	4" plug	1	2	



Revision Date:  
 Drawn By:  
 SCALE 1" = 8'

**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

MARCH 27, 2015

**L 1.1**

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

**KenCairn**  
 Landscape Architecture



**PLANTING PLAN**

**IRRIGATION SCHEDULE**

**ESTABLISHMENT PERIOD**

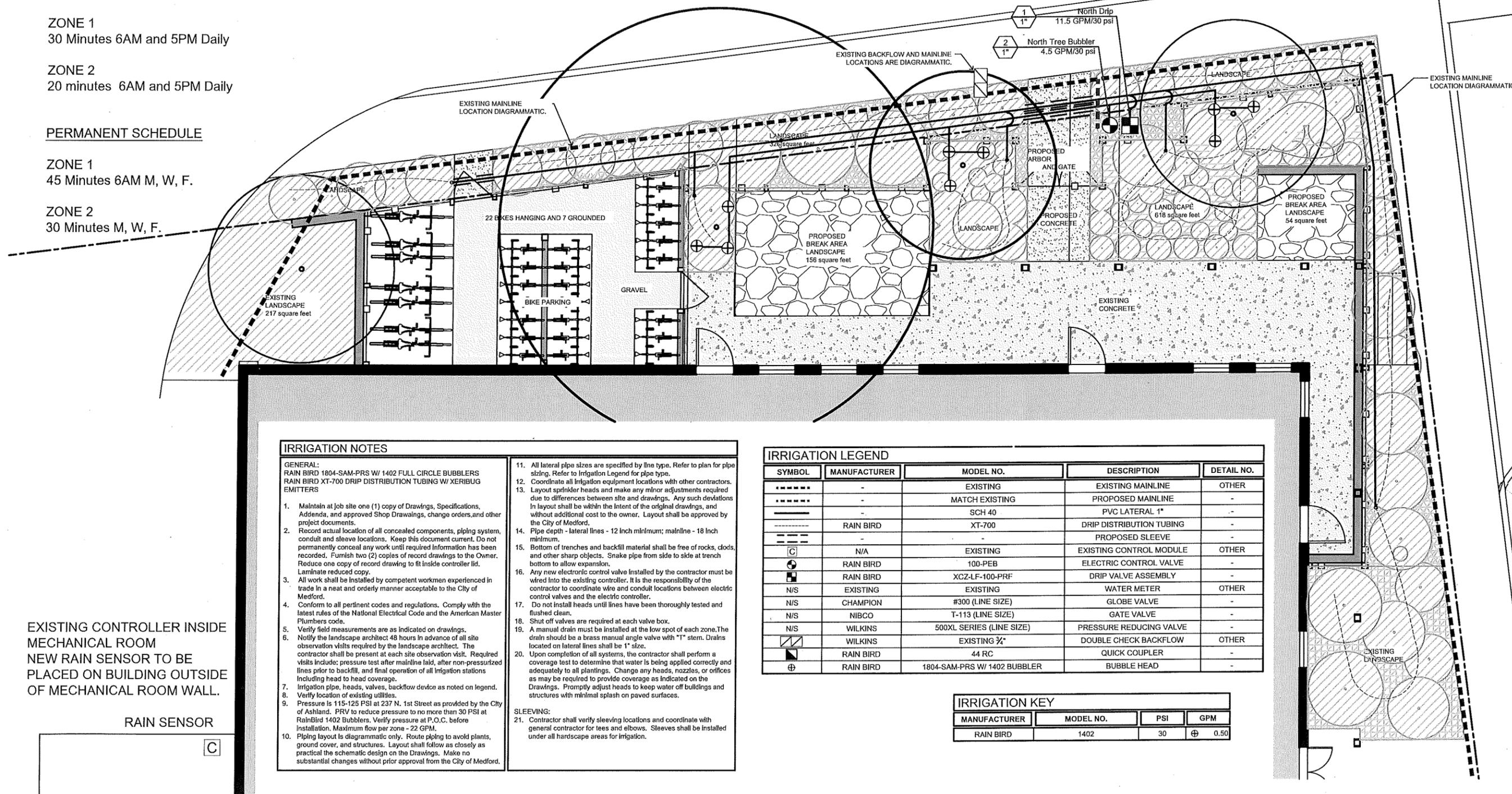
**ZONE 1**  
30 Minutes 6AM and 5PM Daily

**ZONE 2**  
20 minutes 6AM and 5PM Daily

**PERMANENT SCHEDULE**

**ZONE 1**  
45 Minutes 6AM M, W, F.

**ZONE 2**  
30 Minutes M, W, F.



EXISTING CONTROLLER INSIDE MECHANICAL ROOM  
NEW RAIN SENSOR TO BE PLACED ON BUILDING OUTSIDE OF MECHANICAL ROOM WALL.

RAIN SENSOR



**IRRIGATION NOTES**

**GENERAL:**  
RAIN BIRD 1804-SAM-PRS W/ 1402 FULL CIRCLE BUBBLERS  
RAIN BIRD XT-700 DRIP DISTRIBUTION TUBING W/ XERIBUG EMITTERS

- Maintain at job site one (1) copy of Drawings, Specifications, Addenda, and approved Shop Drawings, change orders, and other project documents.
- Record actual location of all concealed components, piping system, conduit and sleeve locations. Keep this document current. Do not permanently conceal any work until required information has been recorded. Furnish two (2) copies of record drawings to the Owner. Reduce one copy of record drawing to fit inside controller lid. Laminate reduced copy.
- All work shall be installed by competent workmen experienced in trade in a neat and orderly manner acceptable to the City of Medford.
- Conform to all pertinent codes and regulations. Comply with the latest rules of the National Electrical Code and the American Master Plumbers code.
- Verify field measurements are as indicated on drawings.
- Notify the landscape architect 48 hours in advance of all site observation visits required by the landscape architect. The contractor shall be present at each site observation visit. Required visits include: pressure test after mainline laid, after non-pressurized lines prior to backfill, and final operation of all irrigation stations including head to head coverage.
- Irrigation pipe, heads, valves, backflow device as noted on legend. Verify location of existing utilities.
- Pressure is 115-125 PSI at 237 N. 1st Street as provided by the City of Ashland. PRV to reduce pressure to no more than 30 PSI at RainBird 1402 Bubblers. Verify pressure at P.O.C. before installation. Maximum flow per zone - 22 GPM.
- Piping layout is diagrammatic only. Route piping to avoid plants, ground cover, and structures. Layout shall follow as closely as practical the schematic design on the Drawings. Make no substantial changes without prior approval from the City of Medford.
- All lateral pipe sizes are specified by line type. Refer to plan for pipe sizing. Refer to Irrigation Legend for pipe type.
- Coordinate all Irrigation equipment locations with other contractors.
- Layout sprinkler heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the owner. Layout shall be approved by the City of Medford.
- Pipe depth - lateral lines - 12 inch minimum; mainline - 18 inch minimum.
- Bottom of trenches and backfill material shall be free of rocks, clods, and other sharp objects. Snake pipe from side to side at trench bottom to allow expansion.
- Any new electronic control valve installed by the contractor must be wired into the existing controller. It is the responsibility of the contractor to coordinate wire and conduit locations between electric control valves and the electric controller.
- Do not install heads until lines have been thoroughly tested and flushed clean.
- Shut off valves are required at each valve box.
- A manual drain must be installed at the low spot of each zone. The drain should be a brass manual angle valve with "T" stem. Drains located on lateral lines shall be 1" size.
- Upon completion of all systems, the contractor shall perform a coverage test to determine that water is being applied correctly and adequately to all plantings. Change any heads, nozzles, or orifices as may be required to provide coverage as indicated on the Drawings. Promptly adjust heads to keep water off buildings and structures with minimal splash on paved surfaces.

**SLEEVING:**

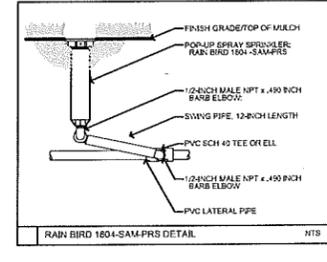
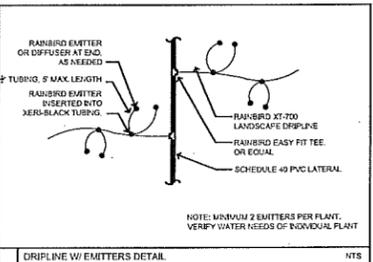
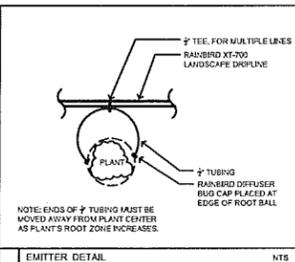
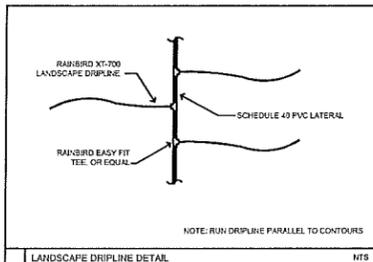
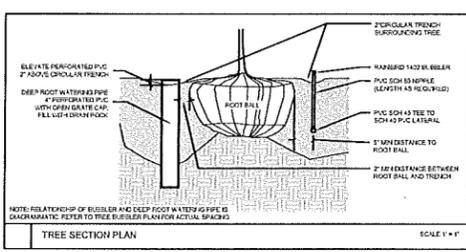
- Contractor shall verify sleeving locations and coordinate with general contractor for tees and elbows. Sleeves shall be installed under all hardscape areas for irrigation.

**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
-----	-	EXISTING	EXISTING MAINLINE	OTHER
-----	-	MATCH EXISTING	PROPOSED MAINLINE	-
-----	-	SCH 40	PVC LATERAL 1"	-
-----	RAIN BIRD	XT-700	DRIP DISTRIBUTION TUBING	-
-----	-	-	PROPOSED SLEEVE	-
⊞	N/A	EXISTING	EXISTING CONTROL MODULE	OTHER
⊞	RAIN BIRD	100-PEB	ELECTRIC CONTROL VALVE	-
⊞	RAIN BIRD	XCZ-LF-100-PRF	DRIP VALVE ASSEMBLY	-
N/S	EXISTING	EXISTING	WATER METER	OTHER
N/S	CHAMPION	#300 (LINE SIZE)	GLOBE VALVE	-
N/S	NIBCO	T-113 (LINE SIZE)	GATE VALVE	-
N/S	WILKINS	500XL SERIES (LINE SIZE)	PRESSURE REDUCING VALVE	-
⊞	WILKINS	EXISTING 3/4"	DOUBLE CHECK BACKFLOW	OTHER
⊞	RAIN BIRD	44 RC	QUICK COUPLER	-
⊞	RAIN BIRD	1804-SAM-PRS W/ 1402 BUBBLER	BUBBLE HEAD	-

**IRRIGATION KEY**

MANUFACTURER	MODEL NO.	PSI	GPM
RAIN BIRD	1402	30	⊕ 0.50



Revision Date:  
Drawn By:  
SCALE 1" = 8'

**ASLAND FOOD COOPERATIVE**  
237 N. FIRST STREET  
ASHLAND, OREGON

MARCH 27, 2015

**L 1.2**

**KenCairn**  
Landscape Architecture  
www.KenCairnLandscape.com  
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Cell: 541.601.5559  
545 A Street  
Ashland, OR 97520  
kerry@kencairnlandscape.com

**IRRIGATION PLAN**



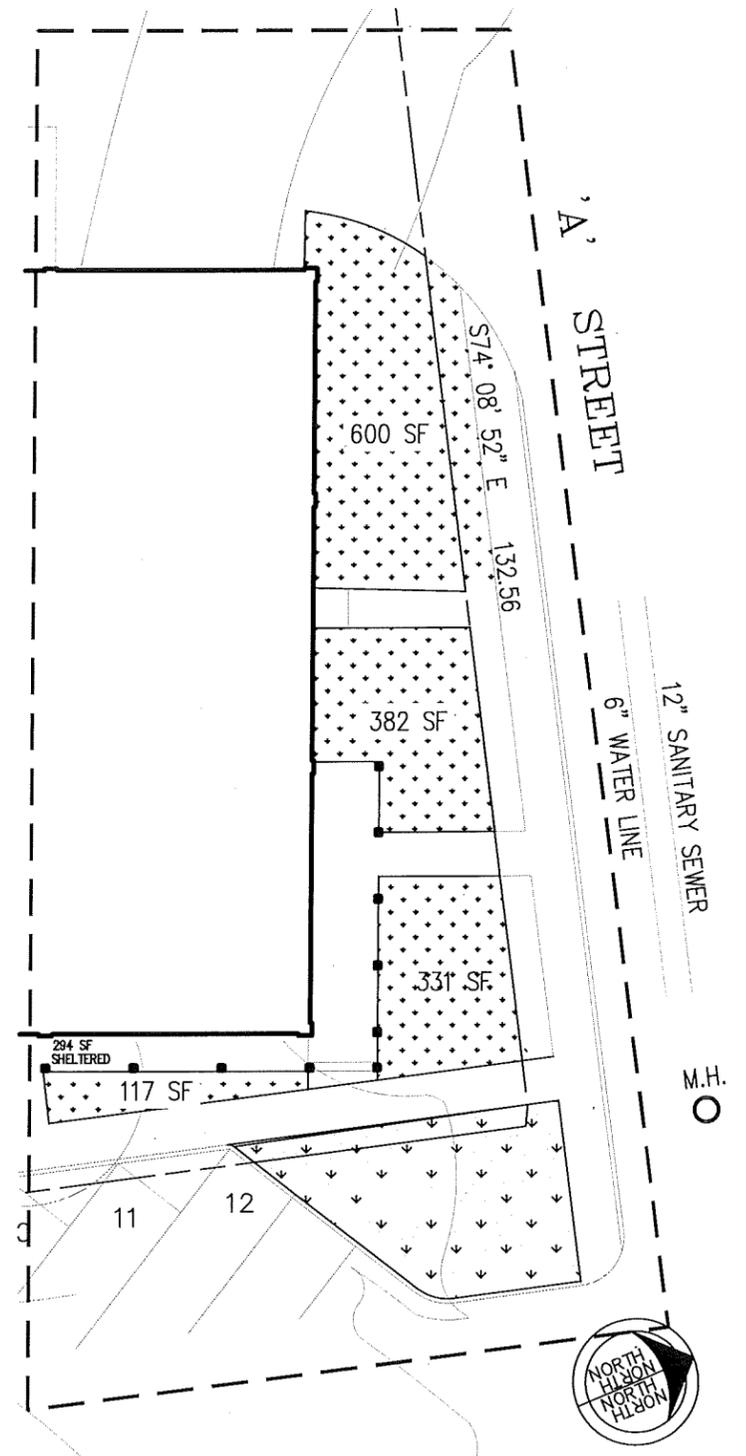
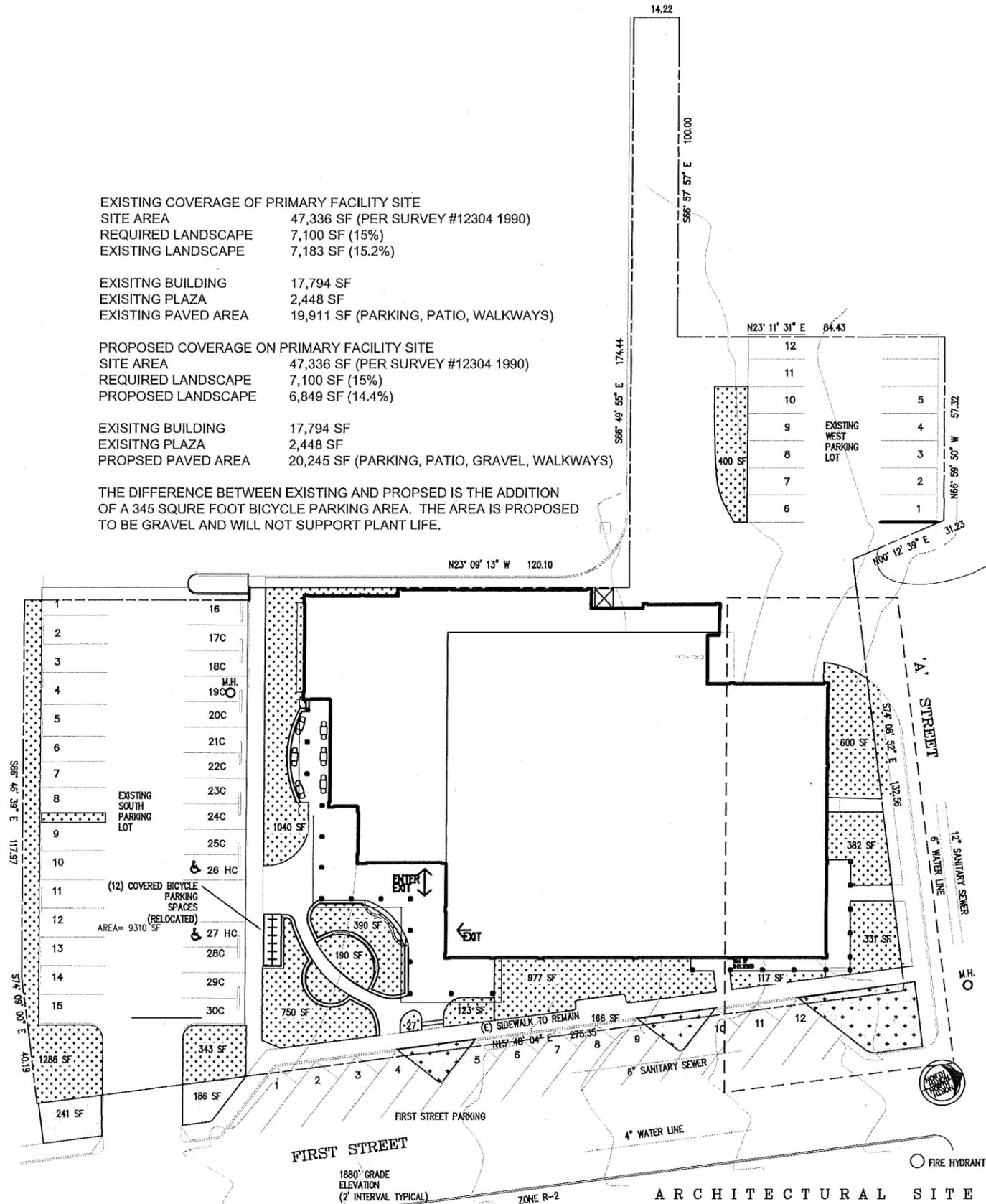
EXISTING COVERAGE OF PRIMARY FACILITY SITE  
 SITE AREA 47,336 SF (PER SURVEY #12304 1990)  
 REQUIRED LANDSCAPE 7,100 SF (15%)  
 EXISTING LANDSCAPE 7,183 SF (15.2%)

EXISTING BUILDING 17,794 SF  
 EXISTING PLAZA 2,448 SF  
 EXISTING PAVED AREA 19,911 SF (PARKING, PATIO, WALKWAYS)

PROPOSED COVERAGE ON PRIMARY FACILITY SITE  
 SITE AREA 47,336 SF (PER SURVEY #12304 1990)  
 REQUIRED LANDSCAPE 7,100 SF (15%)  
 PROPOSED LANDSCAPE 6,849 SF (14.4%)

EXISTING BUILDING 17,794 SF  
 EXISTING PLAZA 2,448 SF  
 PROPOSED PAVED AREA 20,245 SF (PARKING, PATIO, GRAVEL, WALKWAYS)

THE DIFFERENCE BETWEEN EXISTING AND PROPOSED IS THE ADDITION OF A 345 SQUARE FOOT BICYCLE PARKING AREA. THE AREA IS PROPOSED TO BE GRAVEL AND WILL NOT SUPPORT PLANT LIFE.



PROPOSED AREA OF CHANGE SCALE 1" = 20'

ARCHITECTURAL SITE PLAN  
 scale: 1" = 20' (1" = 40' on 11" x 17" draft plots)

TOTAL SITE SCALE 1" = 40'

EXISTING CONDITIONS

KenCairm  
 Landscape Architecture  
 www.KenCairmLandscape.com

REGISTERED  
 STATE OF OREGON  
 REG. # 493  
 Kerry KenCairm  
 11/12/99  
 LANDSCAPE ARCH.

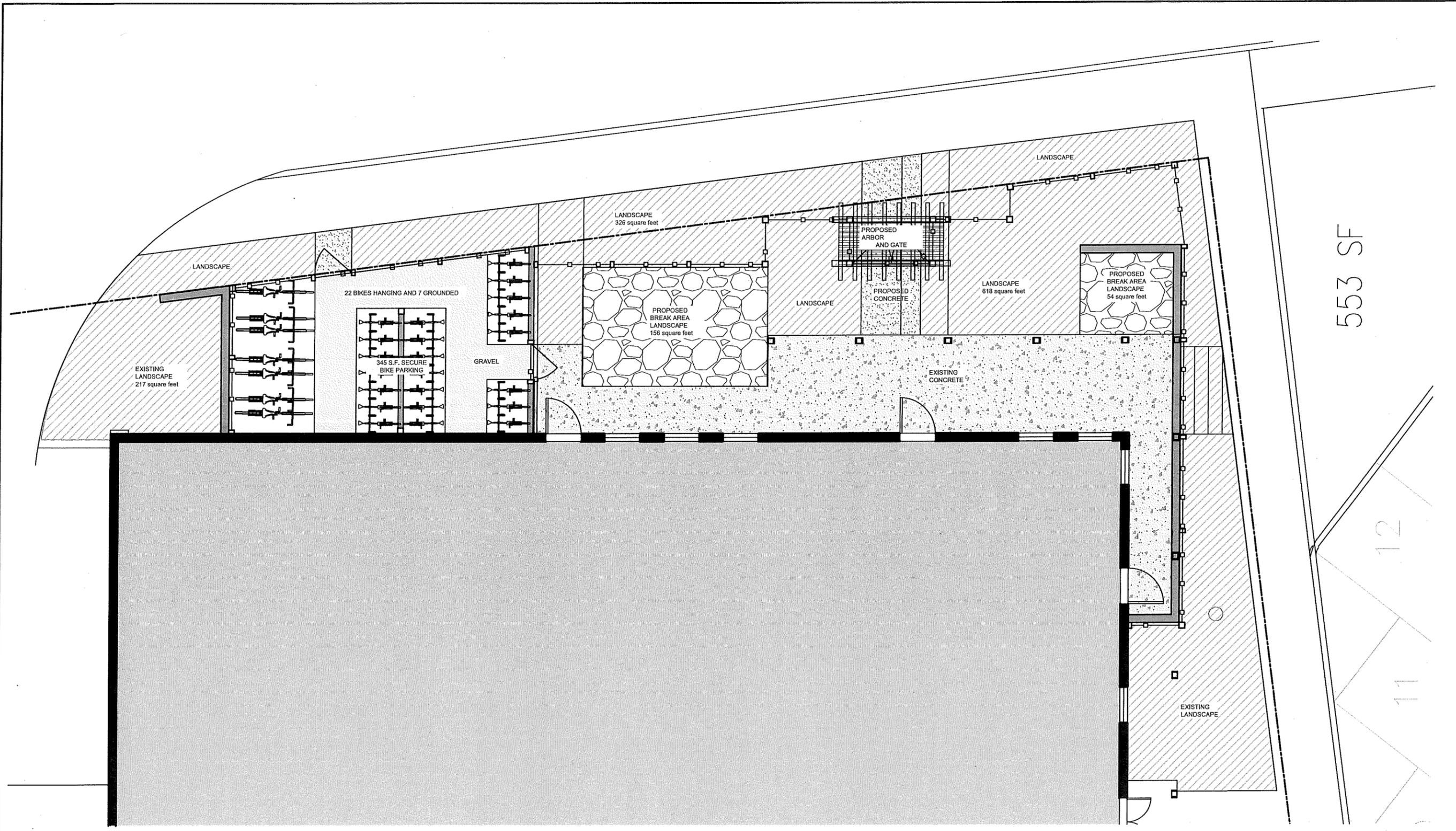
Revision Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 AS NOTED

**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

MARCH 27, 2015

PL 1.1

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REGISTERED  
 STATE OF OREGON  
 REG. # 493  
 Kerry KenCaim  
 11/12/99  
 LANDSCAPE ARCH

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Drawn By:

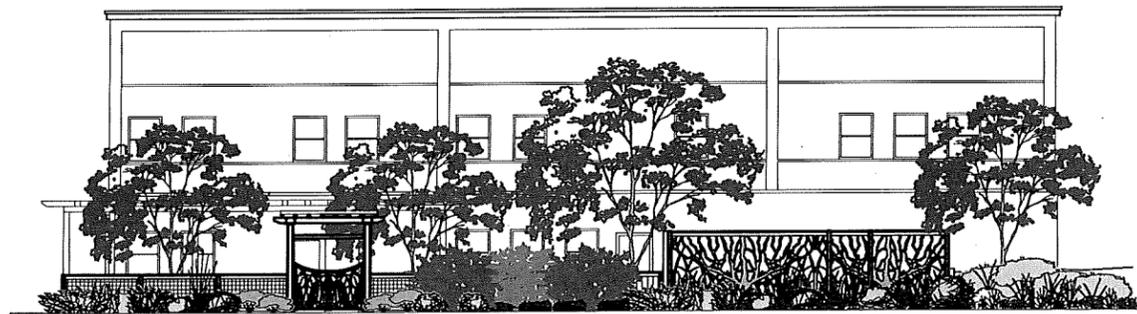
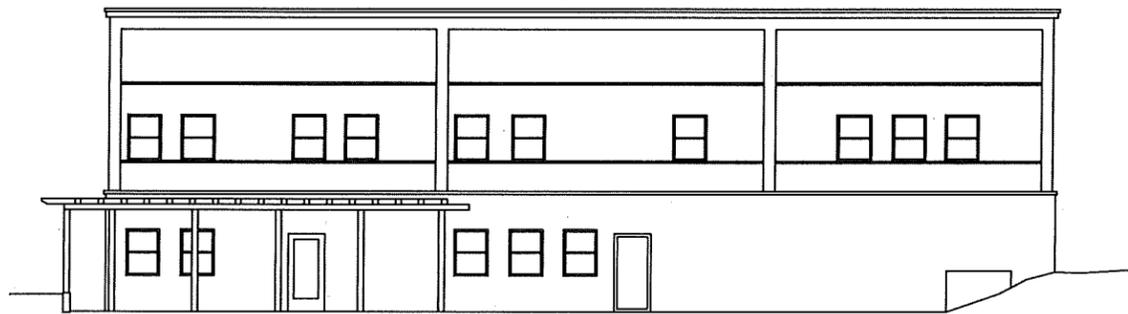
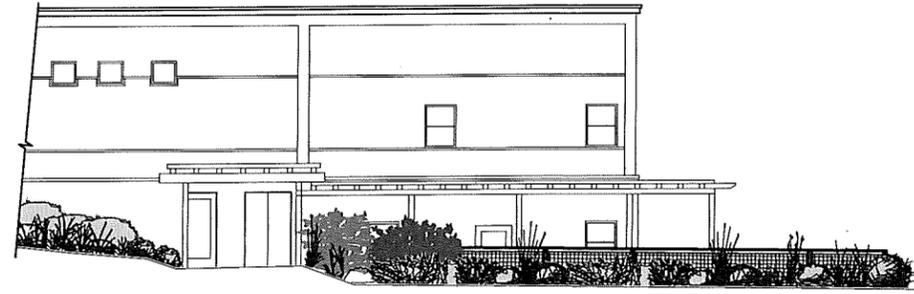
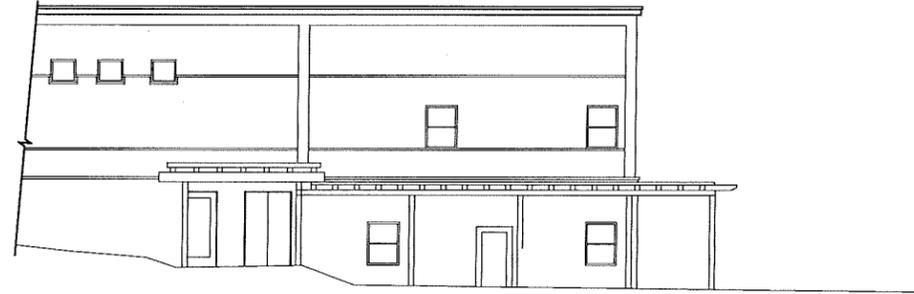
SCALE 1" = 8'

**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

MARCH 27, 2015

**PL 1.2**

 **PROPOSED SITE PLAN**



Tel: 541.488.3194  
 Fax: 541.552.9512  
 Cell: 541.601.5559

**KenCairn**  
 Landscape Architecture



Revision Date:

Drawn By:

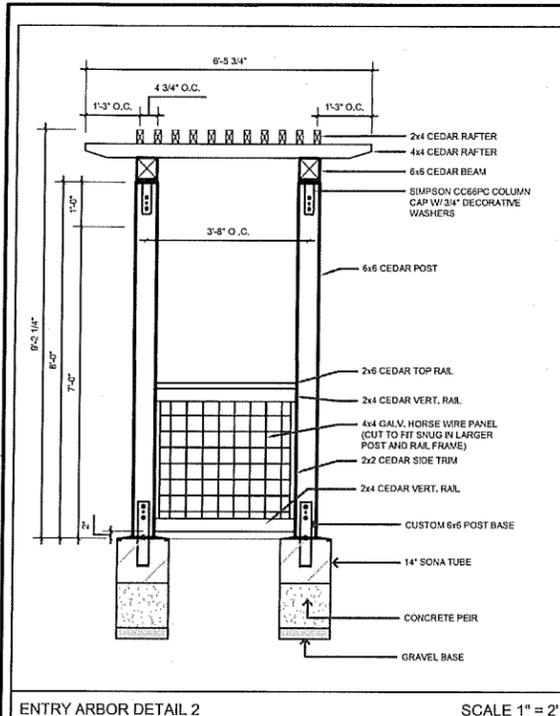
SCALE 1" = 16'

**ASLAND FOOD COOPERATIVE**  
 237 N. FIRST STREET  
 ASHLAND, OREGON

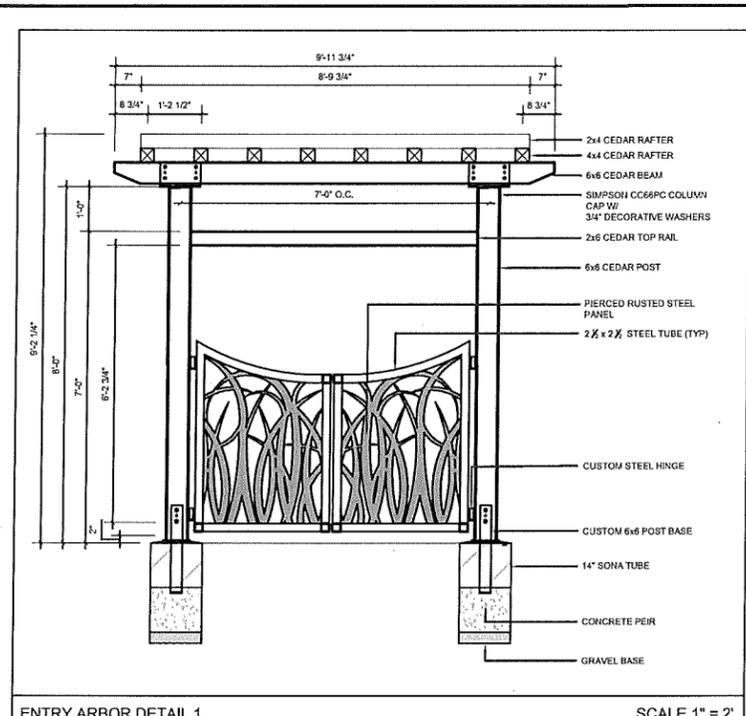
MARCH 27, 2015

EXISTING AND PROPOSED ELEVATIONS

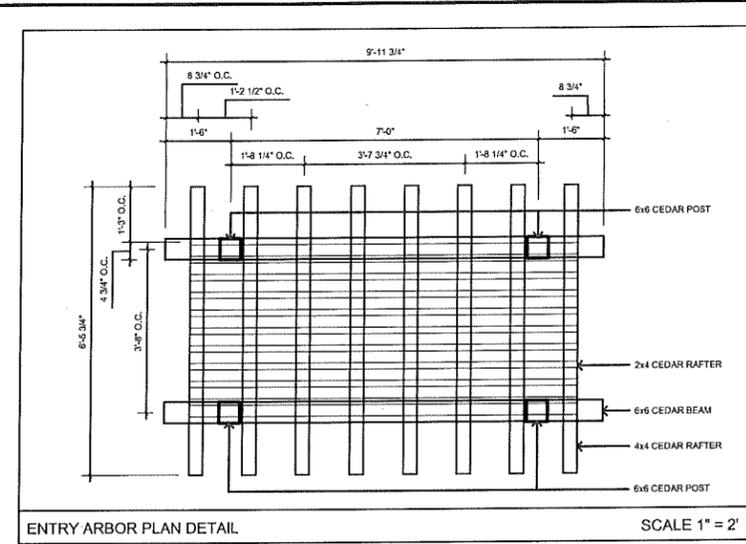
**PL 1.3**



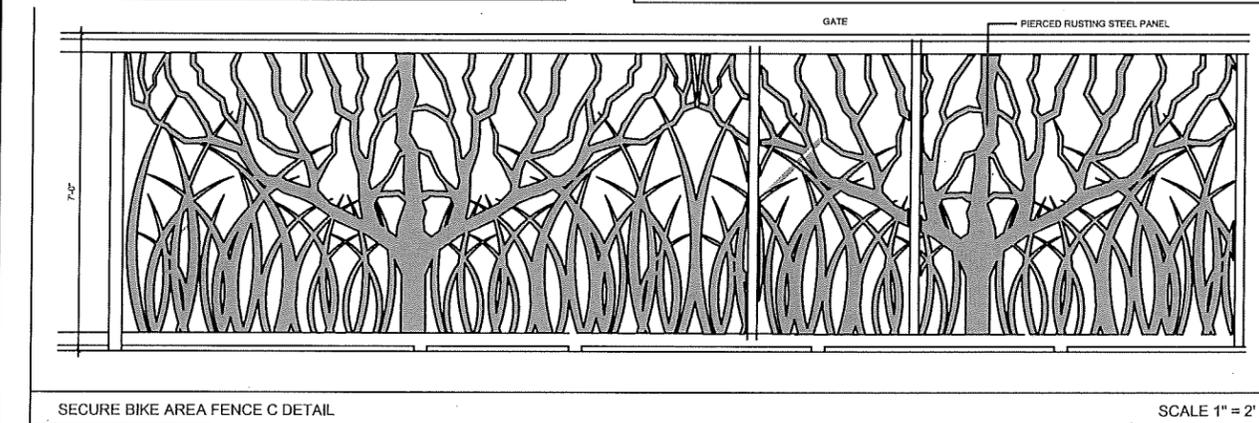
ENTRY ARBOR DETAIL 2 SCALE 1" = 2'



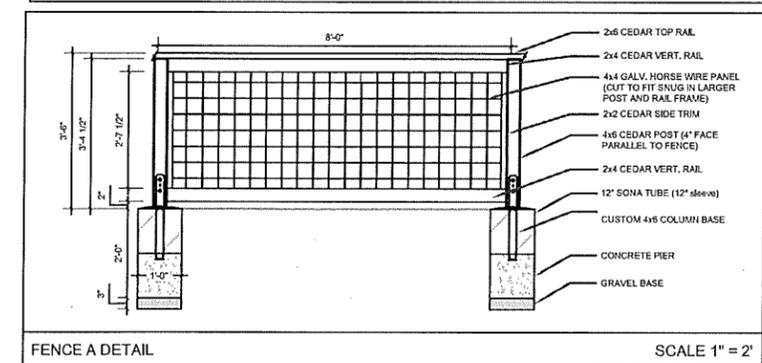
ENTRY ARBOR DETAIL 1 SCALE 1" = 2'



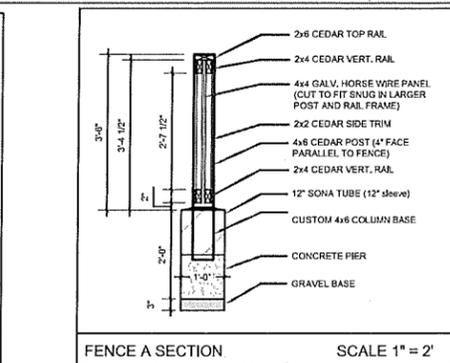
ENTRY ARBOR PLAN DETAIL SCALE 1" = 2'



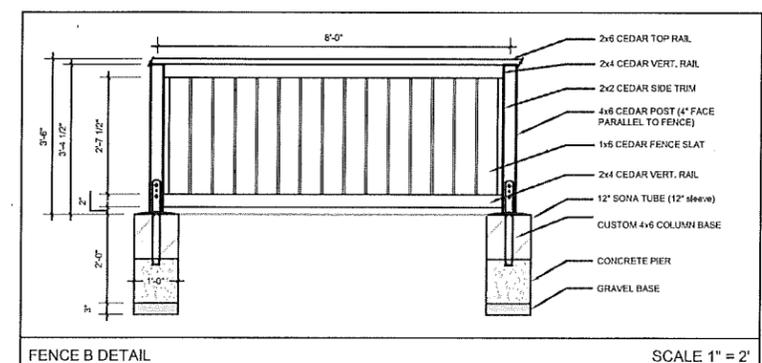
SCALE 1" = 2'



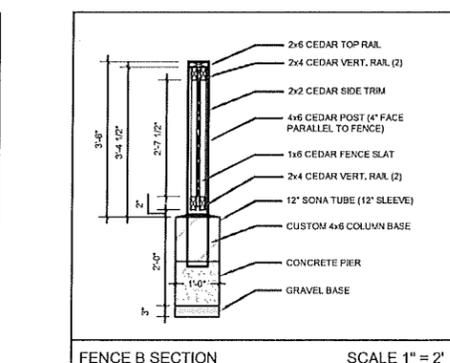
FENCE A DETAIL SCALE 1" = 2'



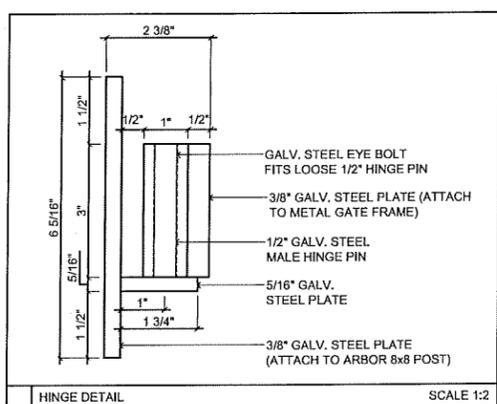
FENCE A SECTION SCALE 1" = 2'



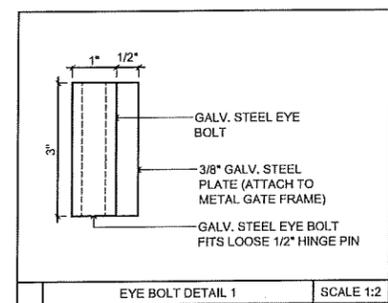
FENCE B DETAIL SCALE 1" = 2'



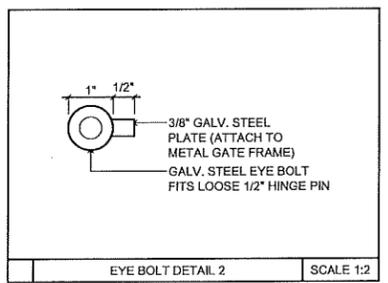
FENCE B SECTION SCALE 1" = 2'



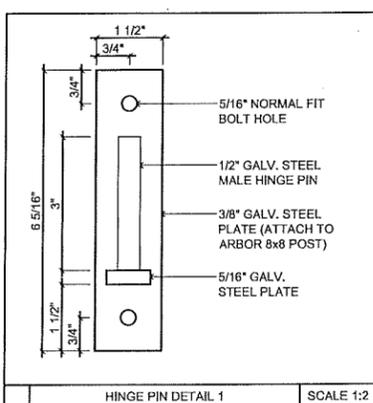
HINGE DETAIL SCALE 1:2



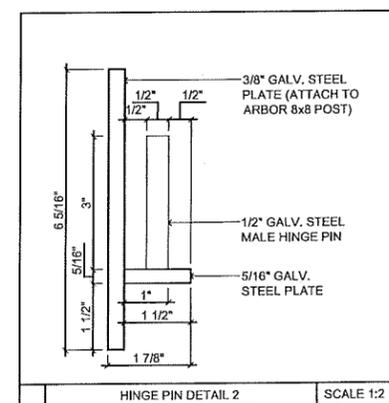
EYE BOLT DETAIL 1 SCALE 1:2



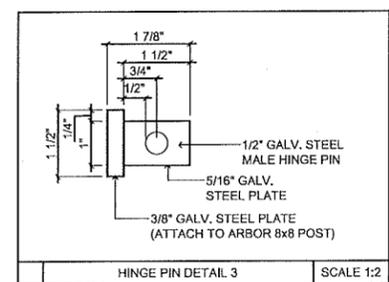
EYE BOLT DETAIL 2 SCALE 1:2



HINGE PIN DETAIL 1 SCALE 1:2



HINGE PIN DETAIL 2 SCALE 1:2



HINGE PIN DETAIL 3 SCALE 1:2



Revision Date:  
Drawn By:

SCALE 50% OF NOTED

ASLAND FOOD COOPERATIVE  
237 N. FIRST STREET  
ASHLAND, OREGON

MARCH 27, 2015

PL 1.4

EXISTING COVERAGE PRIMARY FACILITY SITE

SITE AREA 47,336 SF (PER SURVEY #12304 1990)  
 REQUIRED LANDSCAPE 7,100 SF (15%)  
 EXISTING LANDSCAPE 7,183 SF (15.2%)

EXISTING BUILDING 17,794 SF  
 EXISTING PLAZA 2,448 SF  
 EXISTING PAVED AREA 19,911 SF (PARKING, PATIO, WALKWAYS)

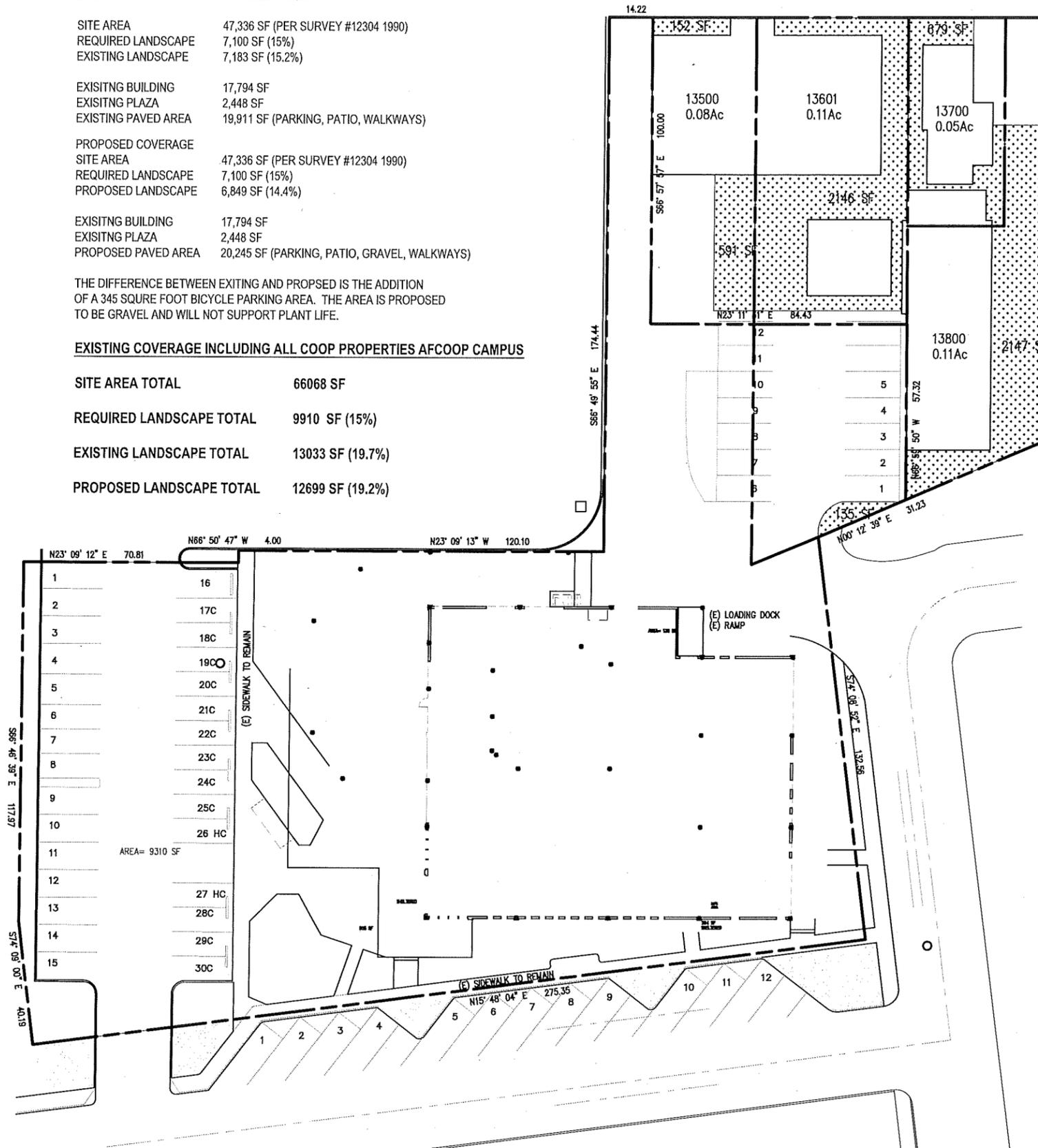
PROPOSED COVERAGE  
 SITE AREA 47,336 SF (PER SURVEY #12304 1990)  
 REQUIRED LANDSCAPE 7,100 SF (15%)  
 PROPOSED LANDSCAPE 6,849 SF (14.4%)

EXISTING BUILDING 17,794 SF  
 EXISTING PLAZA 2,448 SF  
 PROPOSED PAVED AREA 20,245 SF (PARKING, PATIO, GRAVEL, WALKWAYS)

THE DIFFERENCE BETWEEN EXISTING AND PROPOSED IS THE ADDITION OF A 345 SQUARE FOOT BICYCLE PARKING AREA. THE AREA IS PROPOSED TO BE GRAVEL AND WILL NOT SUPPORT PLANT LIFE.

EXISTING COVERAGE INCLUDING ALL COOP PROPERTIES AF COOP CAMPUS

SITE AREA TOTAL 66068 SF  
 REQUIRED LANDSCAPE TOTAL 9910 SF (15%)  
 EXISTING LANDSCAPE TOTAL 13033 SF (19.7%)  
 PROPOSED LANDSCAPE TOTAL 12699 SF (19.2%)



ADJACENT PROPERTIES UNDER COOP OWNERSHIP - ASHLAND FOOD COOP CAMPUS

LOT 13500  
 SITE AREA 3485 ft² (0.08 Ac)  
 EXISTING LANDSCAPE 743 ft² (13.6%)

EXISTING BLDG 1611 ft²  
 EXISTING PAVING

LOT 13600  
 SITE AREA 3485 ft² (0.08 Ac)  
 EXISTING LANDSCAPE 135 ft² (3.9%)

EXISTING BLDG  
 EXISTING PAVING

LOT 13601  
 SITE AREA 4792 ft² (0.11 Ac)  
 EXISTING LANDSCAPE 2146 ft² (44.8%)

EXISTING BLDG 2800 ft²  
 EXISTING PAVING

LOT 13700  
 SITE AREA 2178 ft² (0.05 Ac)  
 EXISTING LANDSCAPE 679 ft² (31.2%)

EXISTING BLDG 649 ft²  
 EXISTING PAVING

LOT 13800  
 SITE AREA 4792 ft² (0.11 Ac)  
 EXISTING LANDSCAPE 2147 ft² (44.8%)

EXISTING BLDG 1872 ft²  
 EXISTING PAVING



LAND COVER PER CONTINUOUS OWNERSHIP

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



Revision Date:

MAY 15, 2015

Drawn By:  
 SGB

Scale 1" = 40'-0"

WHEN PRINTED ON  
 11 X 17 PAPER

ASHLAND FOOD COOP  
 237 N. 1ST STREET  
 ASHLAND, OR

JANUARY 23, 2015

ADDENDA



**NOTICE OF APPLICATION**

**PLANNING ACTION:** 2015-00794

**SUBJECT PROPERTY:** 199 E. Hersey

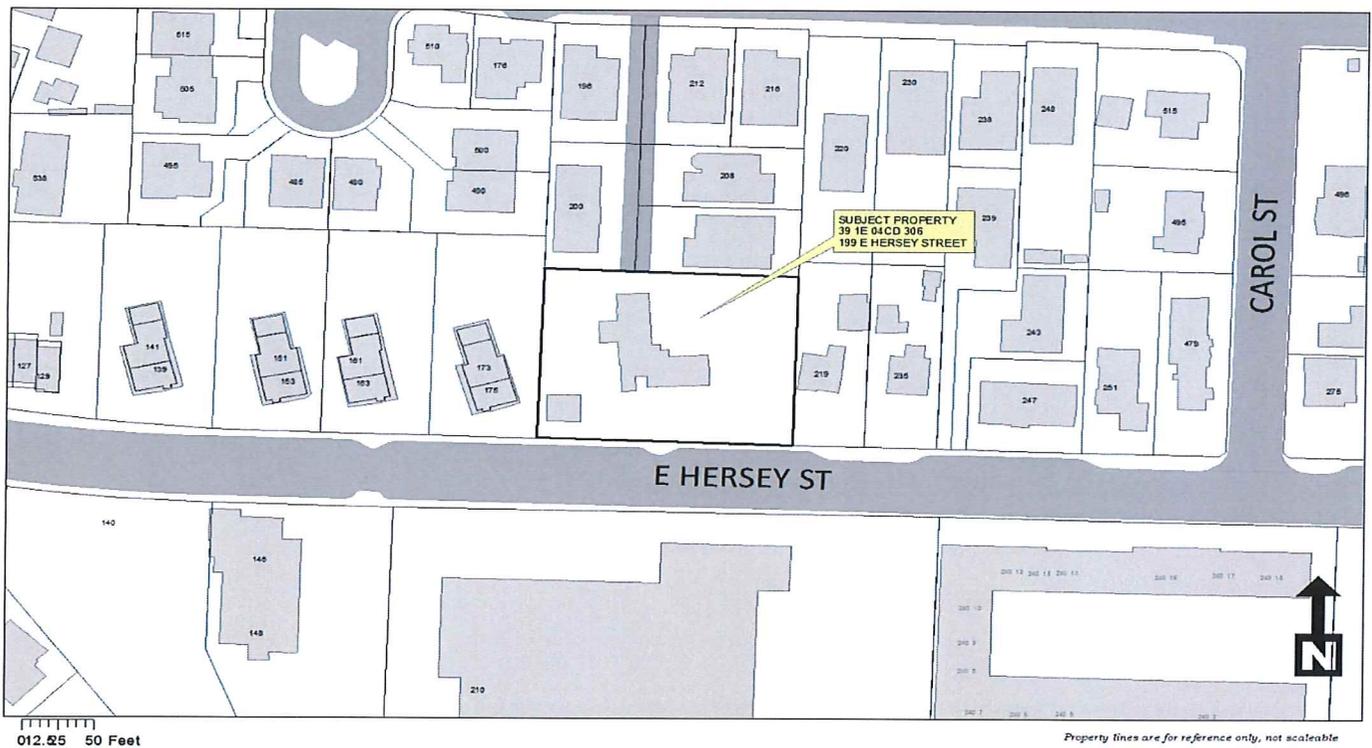
**OWNER/APPLICANT:** Mark Wickman, Vision Homes Inc./Taylored Elements Construction

**DESCRIPTION:** A request for a minor Land Partition to create three tax lots for the property located at 199 Hersey Street. The application includes a request to remove six trees on the property that range in size from ten inches to thirty inches in diameter at breast height. **ZONING:** R-1-5; **ASSESSOR'S MAP:** 39 1E 04CD **TAX LOT:** 306 **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential;

**NOTE:** The Ashland Tree Commission will also review this Planning Action on **Thursday, June 4, 2015 at 6:00 PM** in the Civic Center Council Chambers, 1175 East Main Street.

**NOTICE OF COMPLETE APPLICATION:** May 20, 2015

**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS:** June 3, 2015



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.

## LAND PARTITION CRITERIA FROM 18.5.3.050 "PRELIMINARY PARTITION PLAT CRITERIA"

The approval authority shall approve an application for preliminary partition plat approval only where all of the following criteria are met.

- 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 partition plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.
- D. The tract of land has not been partitioned for 12 months.
- E. Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4 (e.g., parking and access, tree preservation, solar access and orientation).
- F. Accesses to individual lots conform to the standards in section 18.4.3.080 Vehicle Area Design. See also, 18.5.3.060 Additional Preliminary Flag Lot Partition Plat Criteria.
- G. The proposed streets, utilities, and surface water drainage facilities conform to the street design standards and other requirements in part 18.4, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.
- H. Unpaved Streets.**
  - 1. Minimum Street Improvement. 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.
  - 2. Unpaved Streets. The Public Works Director may allow an unpaved street for access for a 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. The City may require the street to be graded (cut and filled) to its standard physical width, and surfaced as required in chapter 18.4.6 prior to the signature of the final partition plat by the City.
    - b. The centerline grade on any portion of the unpaved street does not exceed ten percent.
    - c. The final elevation of the street shall be established as specified by the Public Works Director except where the establishment of the elevation would produce a substantial variation in the level of the road surface. In this case, the slope of the lot shall be graded to meet the final street elevation.
    - d. 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.
- I. Where an alley exists adjacent to the partition, access may be required to be provided from the alley and prohibited from the street.
- J. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development



TayloredElements  
CONSTRUCTION

588 Parsons Dr. Ste H ■ Medford OR 97501 ■ 541.690.1617

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APR 29 2015

City Of Ashland

**Application for Minor Land Partition at 199 E Hersey St., Ashland Oregon 97520**

**A Joint Venture between Vision Homes Inc, and Taylored Elements Construction**

**General Information:**

The intention of this application is to formally propose the land division and creation of three new tax lots from the existing .56 acre lot (approx 24394 square feet) at 199 E. Hersey St. Current zoning of the property is R-1-5 and requires a minimum of 5000 square foot lots. After the land division the newly created lots will range from 8081 – 8093 square feet. Per the Planning staff recommendations it is the intention to build out single family homes with Accessory Residential Units on lots one and two. Lot number three will have a single family home alone. The existing dwelling is badly dilapidated and in need of removal. The application for demolition was approved by the City of Ashland Building Department Action # PL-2015-00373, as of March 13, 2015. See attached tentative plat from LJ Friar and Associates.

**Driveway Locations:**

Access to the property is planned taking advantage of the existing curb cuts on the property. Lots one and two will share a drive access per municipal code. A mutual access easement will be granted to each lot. In allowing both properties access to a single curb cut, we are minimizing the intersections with streets and pedestrian traffic. Lot number three has a curb cut starting approximately 20' from the east property line. The location of the drive is relatively centered on the lot frontage and to allow maneuverability and utility of the lot without moving the curb cut, it is our intention to set the home back on the property 35'. Astatically this fits the neighborhood, as many of the homes nearby are older homes with larger setbacks than the 20' required by the properties R-1-5 zoning. Our only intention with regard to the access points is to repair some damaged concrete apron, and extended the current locations into the properties as they currently exist. We do not believe a drive access Variance is needed due to the two existing locations with the proposed use.

**Solar Access:**

Lots created through this land division are subject to Solar Access "Standard A". Minimum lot dimension = 30'/.445+.07, which equals 80'. Our lots are over 137' long so we are within the "Standard". Table 18.4.8.020.B.4a shows a shadow length that is approximately 57' in length. The midpoint of our property is approximately 68.5', leaving approximately 11.5' from our rear property line. The newly created lots are oriented N/S. See Solar Access Map attached.

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**Tree Protection and Preservation:**

See Tentative Plat for inventory of property trees. It is our intention at this time to preserve many of the trees on the property. That said we are currently working with an arborist to determine the health of the trees. Many have been neglected and are in poor condition. At this time we plan to remove numbers 4, 5,7,8,9 and 11 leaving all others. Tree's 1,2,3,6,10,12,13 and 14 shall be protected according to AMC 18.4.5.c. It is also our intention to work with our landscape contractor to install new trees on the property with proper irrigation and sun at completion of construction activities. See Tree Map.

**Utility Installation:**

**Power:** Per conversation and map from Dave Tygerson (see attached map) power will need to cross Hersey St. in a new underground service. This main power will connect into a power vault on the south side of Hersey Street directly across from the drive access from lots 1&2. A new Vault will be installed on lot 1 to serve as a take off point for electrical service to all three lots. This installation will require cutting Hersey St.

**Water:** The existing property has two water meters currently. We intent to install a third in the same ditch as the power as the road will be cut already to minimize impact on the street and traffic congestion. The current meters are in the existing side walk in front of lot 2 and lot 3. The new meter will be installed for lot 1, coming from the water main in Hersey St.

**Storm Drain:** We are currently working with Nick Bakke PE, to determine the best application for storm water. Because of the negative slope of the property to the street storm sewer it is likely we will be designing a detention system and a pump station for all lots individually to the Storm Sewer line on the north curb of Hersey St.

**Sewer:** The sewer line is in a current 5' PUE on lot 2. Our intention is to extend the PUE to all three lots and use the existing sewer line in that location.

**Natural Gas:** Avista Utilities has a main line in the middle of Hersey St. It is our intention to tap the main line on time in the common trench cut for the power, and install a new feed into lot 1. At that point split the gas line in the new 10' frontage PUE and provide gas service to all three lots.

**AFN-Charter Communications:** Similarly to power, the communication service lines are on the south side of Hersey St. Our intention is to follow the power line across in a common ditch, minimizing the road cuts and traffic congestion.

**Neighborhood Outreach:**

Our intention is to meet and greet in person the direct connecting neighbors prior to demolition of the existing home. We currently have caution tape along the south property line and caution signs stating the hazardous condition of the home. We have our company signage with contact information posted on site, along with the City of Ashland Demolition approval sign. We intend to be good neighbors and work with our surroundings to minimize the neighborhood impact as much as possible.



TayloredElements  
CONSTRUCTION

588 Parsons Dr. Ste H ■ Medford OR 97501 ■ 541.690.1617

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Please contact us if you have any questions, concerns or comments regarding this application.

We appreciate your consideration.

Kyle Taylor

Taylored Elements Construction

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APR 29 2015

City Of Ashland

**LEGEND:**

- (1) \* = SEE TREE TABLE.
- WM = WATER METER.
- WV = WATER VALVE.
- TEL PED = TELEPHONE PEDESTAL.
- X- = FENCE LINE.
- HYD = FIRE HYDRANT.
- SW = SIDEWALK.
- SSMH = SANITARY SEWER MANHOLE.
- PRV MH = PRESSURE RELEASE VALVE MANHOLE.

# TENTATIVE PARTITION PLAT

Located in S.W. 1/4 of Sec. 4,  
T.39S., R.1E., W.M. City of Ashland  
Jackson County, Oregon

PROPERTY ZONING: R-1-5  
ELEVATION DATUM: NGVD 1929 ADJUSTED PER USCGS BM #V548.  
CONTOURS SCALED FROM 1998 CITY OF ASHLAND AERIAL MAPPING.

**LEGEND:**

- = FD. 2.5" BRASS DISC 6" DEEP. INITIAL POINT PSS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS RPLS2339 PER PSS.
- ⊗ = SET 1/2" BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1.5" BRASS WASHER MKD L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT.

JCDR = JACKSON COUNTY DEED RECORDS.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
-X- = FENCE.  
FS = FILED SURVEY #.  
SQ FT = SQUARE FEET.  
PSS = PATTERSON ST. SUBDIVISION (FS12112).  
( ) = RECORD DATA PER PSS.  
PUE1 = PUBLIC UTILITY EASEMENT PER PSS.

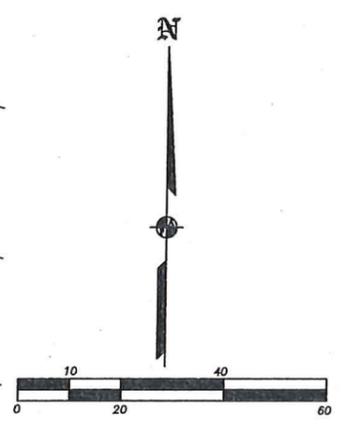
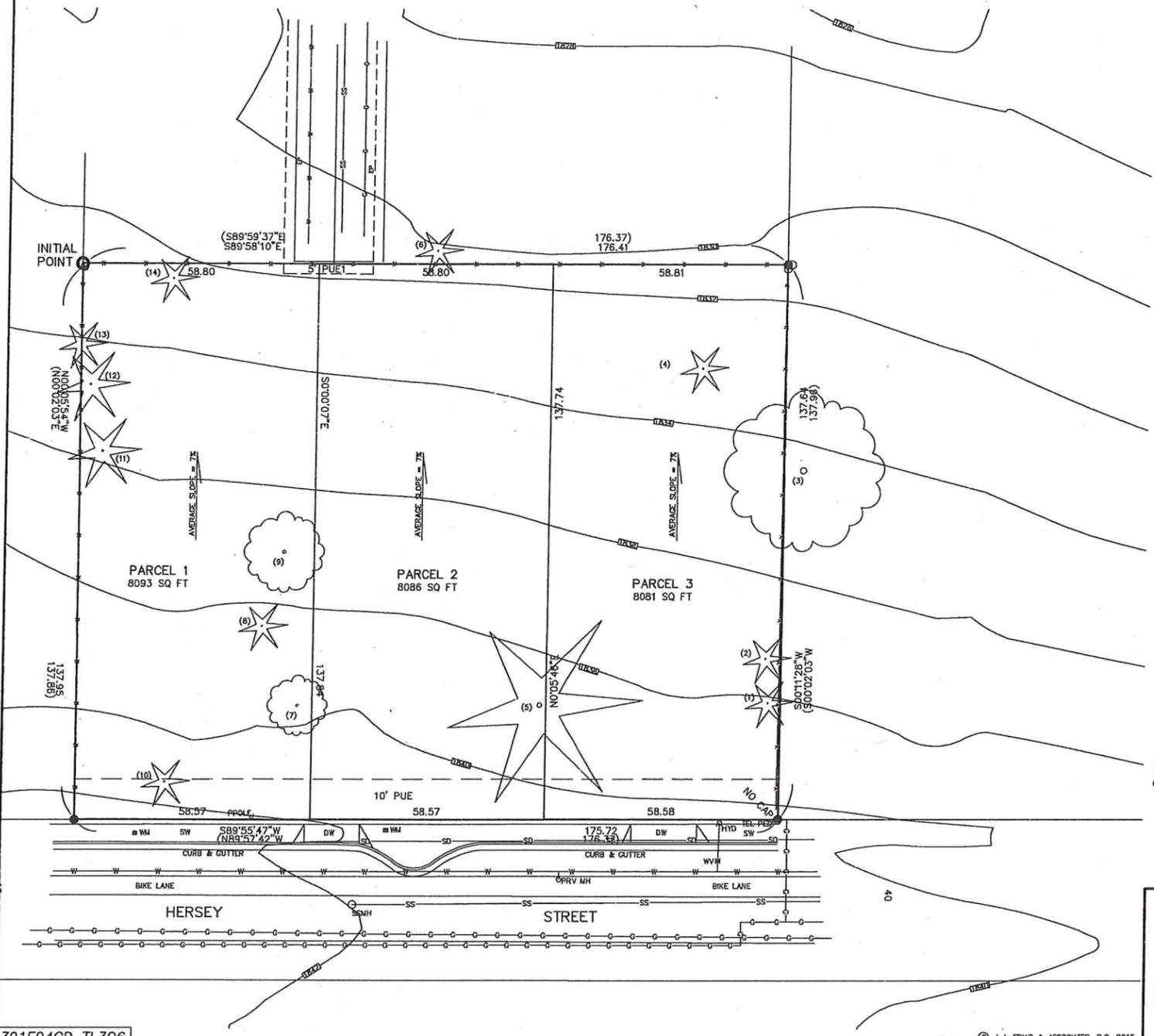
**BASIS OF BEARINGS:**  
GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS.  
**UNIT OF MEASUREMENT:** FEET

PARCELS 1, 2 & 3  
SOLAR SETBACK TABLE  
STANDARD "A" S<sub>max</sub> = 7%

H	SSB
11.8'	15'
13.5'	20'
15.4'	25'
17.3'	30'
19.1'	35'
21.0'	40'
22.9'	45'
24.8'	50'
26.6'	55'
28.5'	60'
30.4'	65'
32.2'	70'
34.1'	75'

TREE TABLE

NUM	DIAMETER & TYPE
(1)	10" CEDAR
(2)	12" PINE
(3)	30" ELM
(4)	10" CEDAR
(5)	30" CEDAR
(6)	8" JUNPER
(7)	12" ELM
(8)	6" CEDAR
(9)	24" ELM
(10)	12" CEDAR
(11)	16" CEDAR
(12)	15" CEDAR
(13)	12" CEDAR
(14)	12" CEDAR



RECEIVED

APR 29 2015

City Of Ashland

391E04CD TL306

© L.J. FRIAR & ASSOCIATES, P.C. 2015

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>James E. Hibbs</i></p> <p>OREGON JULY 17, 1986 JAMES E. HIBBS 2234</p> <p>RENEWAL DATE: 6-30-15</p>	<p>TITLE: TENTATIVE PARTITION PLAT</p> <p>ASSESSOR'S MAP #: 391E04CD TL306</p> <p>FOR: VISION HOMES, LLC P.O. BOX 1313 TALENT, OR 97520</p>	<p>DATE: 2 APR 2015</p> <p>SCALE: 1 inch = 20 feet</p> <p>DRAWN BY: JEH</p> <p>CHK BY:</p> <p>ORIGIN:</p> <p>ROTATION: 270'</p> <p>JOB#: 15128FM</p>
	<p>L.J. FRIAR &amp; ASSOCIATES P.C. CONSULTING LAND SURVEYORS</p> <p>P.O. Box 1947, Phoenix, OR 97535 Phone: (541) 772-2782 Email: lfriar@charter.net</p>	



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CONSTRUCTION

CCB #151273

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CITY OF  
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DAVE TYGERSON  
Electric Estimator  
dave.tygerson@ashland.or.us

ELECTRIC DEPARTMENT  
90 N. Mountain Avenue  
Ashland, OR 97520  
Tel: 541-488-5357  
Fax: 541-552-2436  
TTY: 800-735-2900  
www.ashland.or.us

100% Post Consumer Content (PCF)

8077 - 0704.251  
Electrical INFO

(1) @ \$1,217.00 OH. to U.G.  
(2) @ \$1,883

TENTATIVE PARTITION PLAT

Located in S.W. 1/4 of Sec. 4,  
T.39S, R.1E, W.M. City of Ashland  
Jackson County, Oregon

PROPERTY ZONING: R-1-5

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  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS RPLS2339 PER PSS.
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GEODESIC NORTH BASED ON G.P.S. MEASUREMENTS.

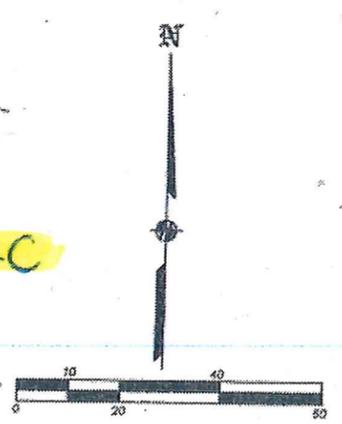
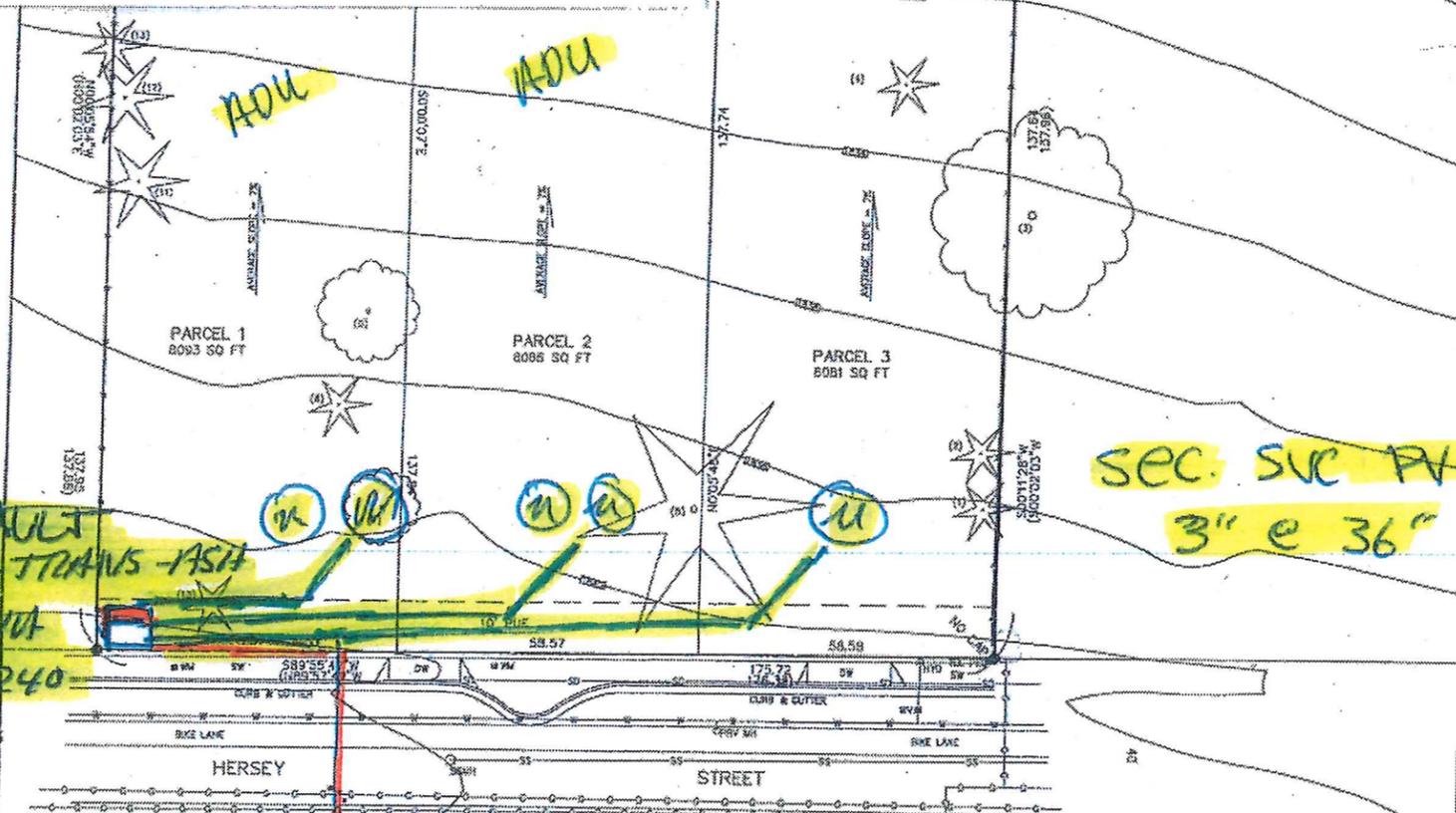
UNIT OF MEASUREMENT: FEET

PARCELS 1, 2 & 3  
SOLAR SETBACK TABLE

STANDARD "A"	6'-7'
11.4	15.1
11.5	23.1
13.4	25.1
13.7	30.1
13.7	33.1
21.0	40.1
22.8	45.1
24.6	50.1
26.8	55.1
28.2	60.1
30.4	65.1
32.2	70.1
34.1	75.1

TREE TABLE

NUM	DIAMETER & TYPE
(11)	10" CEDAR
(12)	12" PINE
(13)	10" ELF
(14)	10" CEDAR
(15)	10" CEDAR
(16)	6" JUNIPER
(17)	12" ELM
(18)	6" CEDAR
(19)	24" BLM
(20)	12" CEDAR
(21)	18" CEDAR
(22)	15" CEDAR
(23)	10" CEDAR
(24)	12" CEDAR



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VIAULT  
5414 TRANS ASH  
50 KWVA  
120/240

SEC. SVC PVC  
3" @ 36"

4" PVC @ 48"

F. @ 20 I

391E04CD TL306

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REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 12, 1966 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-15	TITLED: TENTATIVE PARTITION PLAT ASSESSOR'S MAP #: 391E04CD TL306 FOR: VISION HOMES, LLC P.O. BOX 1313 TALENT, OR 97520	DATE: 2 APR 2015 SCALE: 1 inch = 20 feet EXAMINER: JSH DRAWN BY: JSH ORIGIN:
	L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. Box 1847, Talent, OR 97520 Phone: (541) 752-2182 Email: info@lfr Associates.com	NOTATION: 217 JOB#: 1512814 Sheet 1 of 1.

Dave Tygeron

RE: 199 E. HERSEY ST.

# SOLAR ACCESS MAP

## TENTATIVE PARTITION PLAT

Located in S.W. 1/4 of Sec. 4,  
T.39S, R.1E, W.M. City of Ashland  
Jackson County, Oregon

PROPERTY ZONING: R-1-5

ELEVATION DATUM: NGVD 1929 ADJUSTED PER USCGS BM #V540.

CONTOURS SCALED FROM 1998 CITY OF ASHLAND AERIAL MAPPING.

- LEGEND:**
- (\*) = SEE TREE TABLE.
  - WM = WATER METER.
  - WV = WATER VALVE.
  - TEL PED = TELEPHONE PEDESTAL.
  - X- = FENCE LINE.
  - HYD = FIRE HYDRANT.
  - SW = SIDEWALK.
  - SEMH = SANITARY SEWER MANHOLE.
  - PRV MH = PRESSURE RELEASE VALVE MANHOLE.

- LEGEND:**
- = FD. 2.5" BRASS DISC 6" DEEP, INITIAL POINT PSS.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS RPLS2339 PER PSS.
  - ⊗ = SET 1/2" BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 1.5" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT.
- JOCR = JACKSON COUNTY DEED RECORDS.  
ORCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
-X- = FENCE.  
FS = FILED SURVEY #.  
SQ FT = SQUARE FEET.  
PSS = PATTERSON ST. SUBDIVISION (FS12112).  
( ) = RECORD DATA PER PSS.  
PUE1 = PUBLIC UTILITY EASEMENT PER PSS.

**BASIS OF BEARINGS:**  
GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS.

**UNIT OF MEASUREMENT:** FEET

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Shaded area  
+/- 11' From  
Rear Property Line.  
+/- 57' Shadow  
From a 21' side structure.

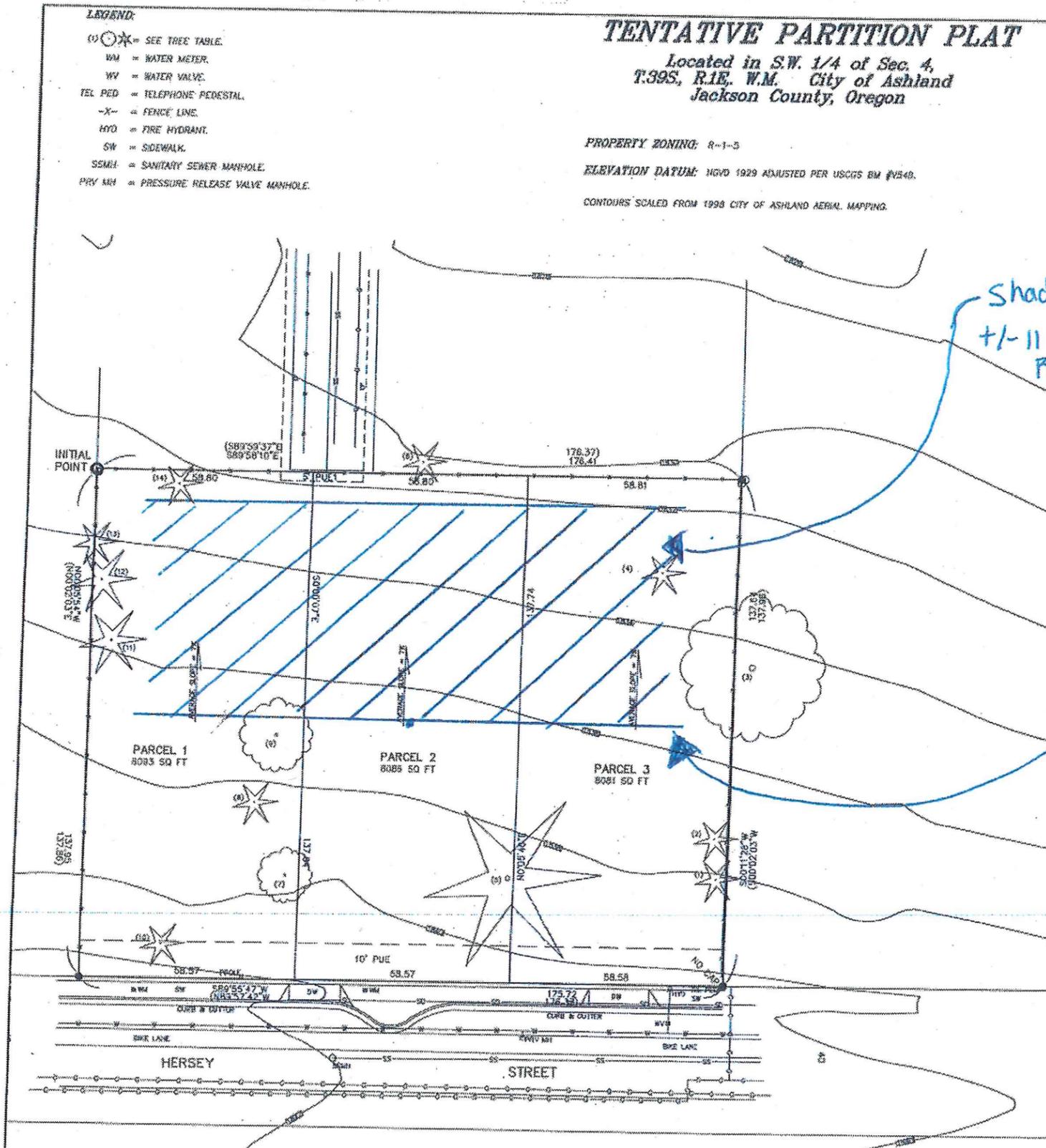
PARCELS 1, 2 & 3  
SOLAR SETBACK TABLE  
STANDARD "A" 8' - 7'

Lot Dim	Setback
11.8' - 15'	10'
15.5' - 20'	12'
20.5' - 25'	15'
25.5' - 30'	18'
30.5' - 35'	21'
35.5' - 40'	24'
40.5' - 45'	27'
45.5' - 50'	30'
50.5' - 55'	33'
55.5' - 60'	36'
60.5' - 65'	39'
65.5' - 70'	42'
70.5' - 75'	45'
75.5' - 80'	48'
80.5' - 85'	51'
85.5' - 90'	54'
90.5' - 95'	57'
95.5' - 100'	60'

TREE TABLE

Tree Diameter & Type	Setback
(1) 12" CEDAR	10'
(2) 12" PINE	10'
(3) 30" BIRCH	12'
(4) 10" CEDAR	12'
(5) 10" CEDAR	12'
(6) 5" JUNIPER	12'
(7) 18" BLM	12'
(8) 8" CEDAR	12'
(9) 7" BIRCH	12'
(10) 12" CEDAR	12'
(11) 10" CEDAR	12'
(12) 15" CEDAR	12'
(13) 12" CEDAR	12'
(14) 12" CEDAR	12'

MID Point of Lot  
+/- 68.5'  
Solar Calc  
 $\frac{30'}{.445} = 80'$  min Lot Dim  
Per table 18.4.8.020.B.4.a  
Actual shadow length to be  
+/- 57' shadow.  
This is 11' short of our Fence line



391E04CD TL306

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>James E. Hibbs</p> <p>OREGON JULY 17, 1986 JAMES E. HIBBS 2234</p> <p>RENEWAL DATE: 6-30-15</p>	<p>TENTATIVE PARTITION PLAT</p> <p>ASSESSOR'S MAP # 391E04CD TL306</p> <p>FOR: VISION HOMES, LLC P.O. BOX 1313 TALENT, OR 97520</p>	<p>DATE: 2 APR 2015</p> <p>SCALE: 1 inch = 20 feet</p> <p>DRAWN BY: JCH</p> <p>CHECK BY:</p> <p>ORIGIN:</p> <p>NOTATION: 270 JOB#: 131207M</p> <p>Sheet 1 of 1.</p>
	<p>L.J. FRIAR &amp; ASSOCIATES P.C.</p> <p>CONSULTING LAND SURVEYORS</p> <p>212 SW 1ST ST, TALENT, OR 97550 Phone: (541) 771-2725 Email: lfriar@friar.net</p>	

# Utility Plan 199 E. HERSEY

++++ Power (see Power MAP)

Street Cut

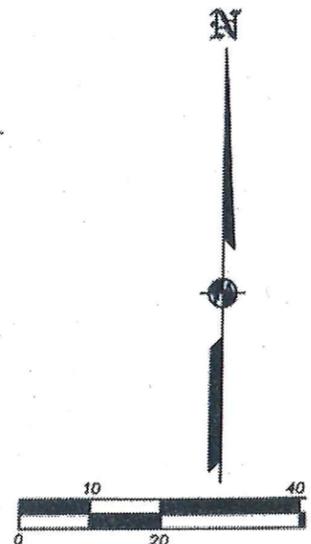
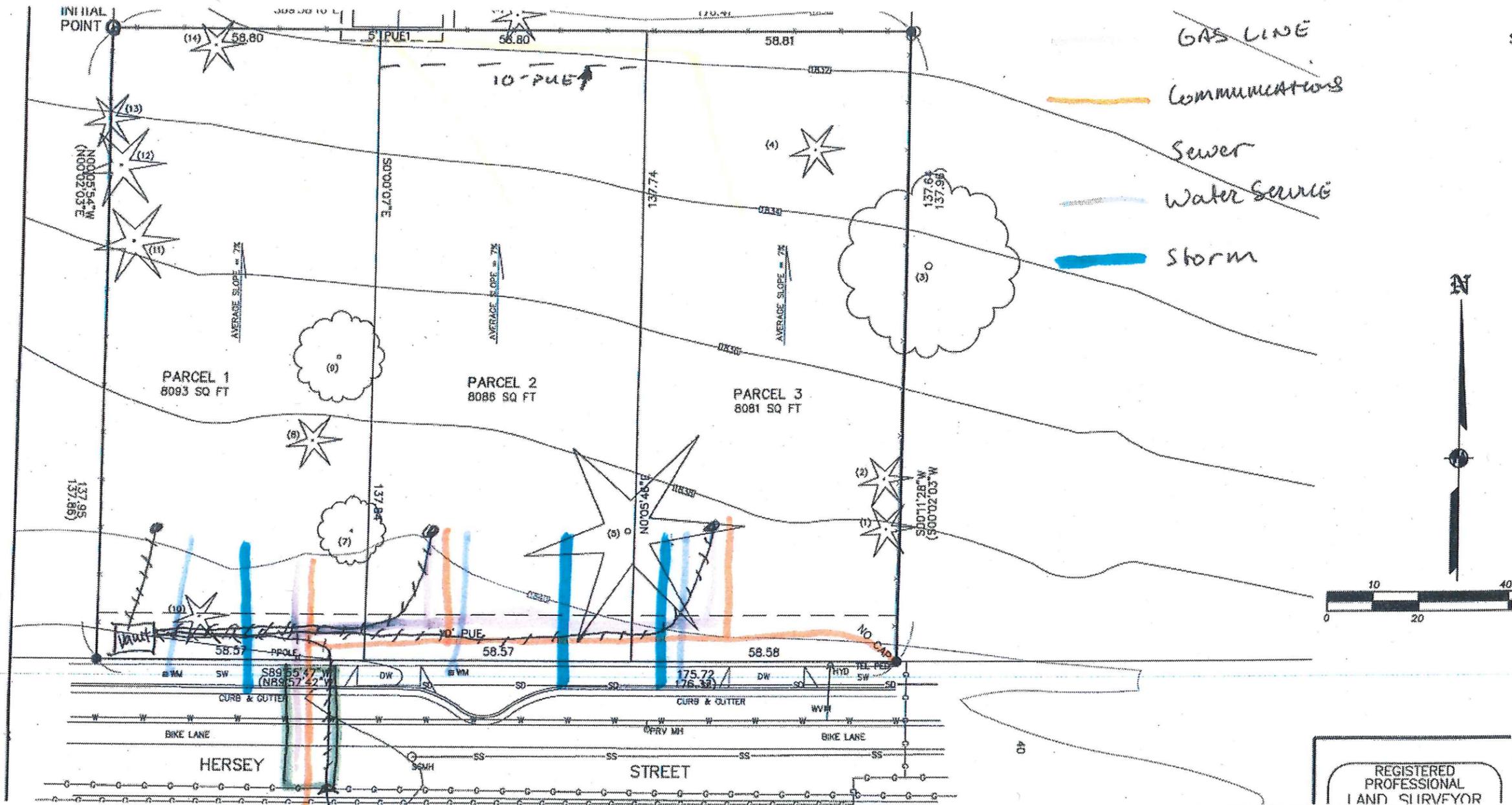
GAS LINE

Communications

Sewer

Water Service

Storm



PROPOSED STREETCUT  
TO Power Vault on S. SIDE  
OF HERSEY ST.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

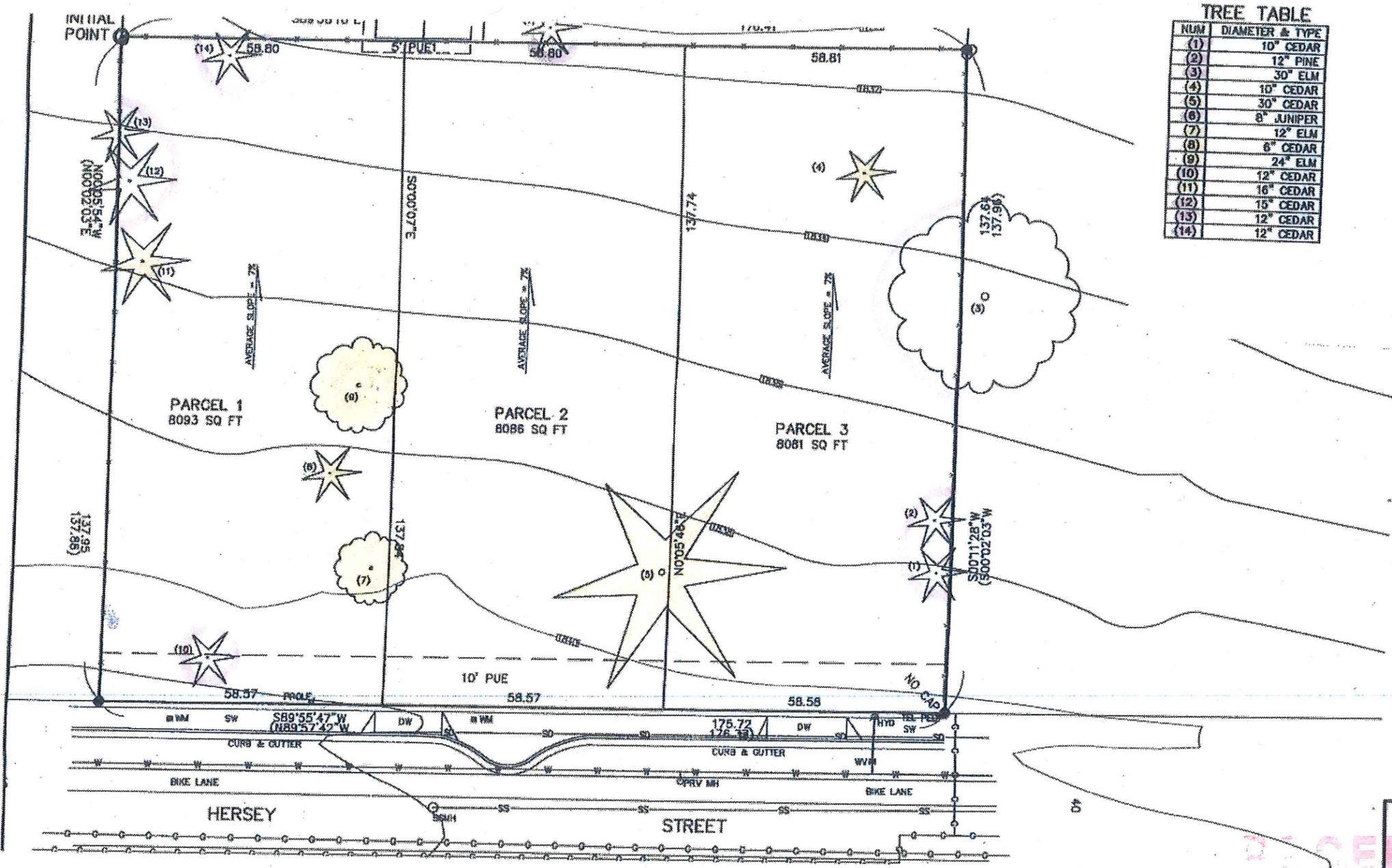
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APR 29 2015

City Of Ashland

Proposed Removal

Proposed Preservation



**TREE TABLE**

NUM	DIAMETER & TYPE
(1)	10" CEDAR
(2)	12" PINE
(3)	30" ELM
(4)	10" CEDAR
(5)	30" CEDAR
(6)	8" JUNIPER
(7)	12" ELM
(8)	6" CEDAR
(9)	24" ELM
(10)	12" CEDAR
(11)	16" CEDAR
(12)	15" CEDAR
(13)	12" CEDAR
(14)	12" CEDAR



REGISTERED  
PROFESSIONAL  
AND SURVEYOR

APR 29 2015

City of Ashland



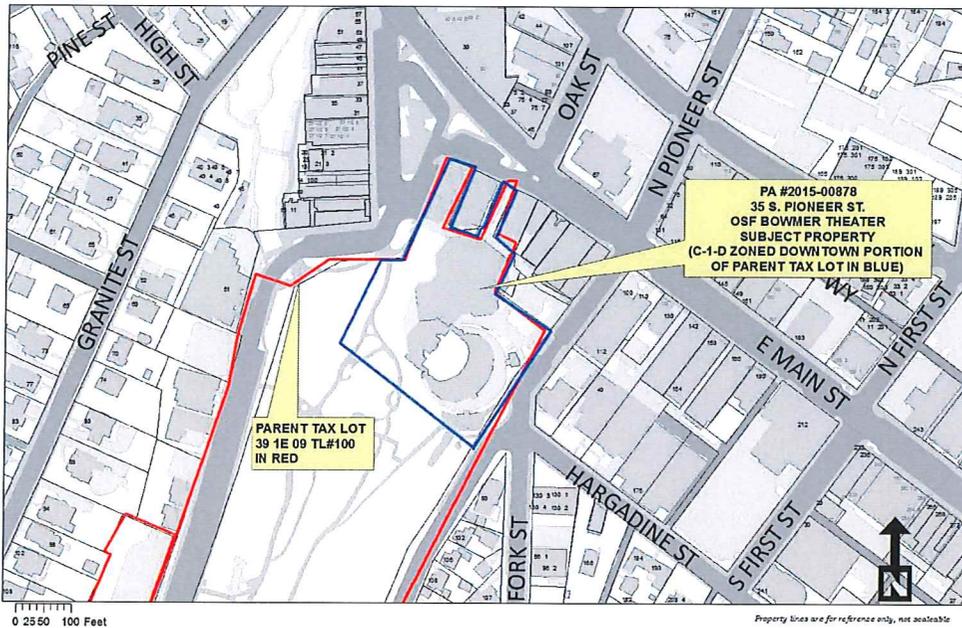
**NOTICE OF APPLICATION**

**PLANNING ACTION:** PA-2015-00878  
**SUBJECT PROPERTY:** 35 S. Pioneer St.  
**OWNER:** City of Ashland  
**APPLICANT:** Oregon Shakespeare Festival  
**DESCRIPTION:** A request for Site Review approval to allow exterior modifications to the Oregon Shakespeare Festival's Bowmer Theater for the property located at 35 S. Pioneer St. These modifications are associated with adding an elevator to the Bowmer Theater building as part of broader accessibility improvements and will involve an approximately 202 square foot addition to the theater building. The application also includes a request for a Tree Removal Permit to remove a 16-inch diameter maple tree. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09; **TAX LOT:** 100.

**NOTE:** The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 3, 2015 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 4, 2015 at 6:00 PM** in the Civic Center Council Chambers located at 1175 East Main Street.

**NOTICE OF COMPLETE APPLICATION: May 27, 2015**  
**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 10, 2015**



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.

## SITE DESIGN AND USE STANDARDS

### 18.5.2.050 Approval Criteria

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

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

## TREE REMOVAL PERMIT

### 18.5.7.040.B Criteria for Issuance of Tree Removal Permit

#### B. Tree Removal Permit.

- 1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
- 2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - 1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
  - 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.
  - 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.
  - 4. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  - 5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Derek Severson, Associate Planner  
City of Ashland, Department of Community Development

Via E-MAIL: [derek.severson@ashland.or.us](mailto:derek.severson@ashland.or.us)

May 27, 2015

RE: Tree Removal Standards

Mr. Severson,

Please let the following supplement our narrative and draft findings for the addition to the Bowmer Theatre and Tree Removal request currently in process of being reviewed.

In regard to the standards of 18.5.7.040(B)(2) - for situations where a tree removal is requested by the tree is not a hazard:

1. The tree removal is requested as part of the Bowmer Theatre addition site plan application. The addition and work area are directly in conflict with the subject tree.
2. The removal of the subject tree will not have a significant negative impact on erosion, soil stability, surface waters, protection of existing trees or windbreaks. The removal of the tree from the work area and re-establishment of landscaping in compliance with the code will not impact the site, which is surrounded by the Bowmer and the Bricks Plaza. The site plan application indicates minimal grading and site impact for this scope of work. The tree is currently immediately adjacent to the Bowmer and does not provide a significant wind break and is not adjacent to any other trees on site.
3. As described on the arborist's report, the removal of the subject tree will not significantly alter the density or mix of trees on or near the subject property (which includes all of Lithia Park).
4. This application does not implicate any impact on residential density.
5. The applicant has indicated that it has no objection to required mitigation and would prefer to mitigate within Lithia Park if acceptable to the City Parks Department.

Thank you for letting me follow up and clarify these points prior to our scheduled appearance before the Tree Commission.

Best regards,

Alan Harper  
130 A St. suite 6F  
Ashland OR. 97520  
541-659-9401

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MAY 27 2015

**City Of Ashland**

**G. Tree Removal**

Section 18.4.5.030 of the of the City of Ashland Development Ordinance states 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:

**Criterion: 18.4.5.030 (B) (1):** *Location, species, and diameter of each tree on site and within 15 feet of the site.*

**Finding:** The location, species and diameter of the tree within the site (to be removed) and trees near the site (within the Bricks plaza) are identified on L050.

**Criterion: 18.4.5.030 (B) (2):** *Location of the drip line of each tree.*

**Finding:** See applicant's sheet L050.

**Criterion: 18.4.5.030 (B) (3):** *An inventory of the health and hazard of each tree on site, and recommendations for treatment for each tree.*

**Finding:** See applicant's sheet L050. The applicant intends on protecting and maintaining all existing trees (listed as 1-12), except for existing maple within the work site identified for removal.

**Criterion: 18.4.5.030 (B) (4):** *Location of existing and proposed roads, water, sanitary and storm sewer, irrigation, and other utility lines/facilities and easements.*

**Finding:** See applicant's sheet L050.

**Criterion: 18.4.5.030 (B) (5):** *Location of dry wells, drain lines and soakage trenches.*

**Finding:** None found on the subject site.

**Criterion: 18.4.5.030 (B) (6):** *Location of proposed and existing structures.*

**Finding:** Applicant has provided the necessary information. See applicant's sheet L050.

**Criterion: 18.4.5.030 (B) (7):** *Grade change or cut and fill during or after construction.*

**Finding:** Applicant has provided the necessary information. See applicant's sheet L200.

**Criterion: 18.4.5.030 (B) (8):** *Existing and proposed impervious surfaces.*

**Finding:** Applicant has provided the necessary information. See applicant's sheet L050 and proposed building addition plans. The addition to the Bowmer will create 202 square feet of impervious surface and the remaining area of the existing planter will be planted and irrigated in accordance with Ashland's landscape code 18.4.4.

**Criterion: 18.4.5.030 (B) (9):** *Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan.*

**Finding:** Applicant has provided an arborist report from Tom Myers, Certified Arborist; 2040 Ashland Mine Road, Ashland OR 97520; 541-601-2069. The applicant will use this arborist as the responsible person for the tree protection plan.

**Criterion: 18.4.5.030 (B) (10):** *Location and type of tree protection measures to be installed per section 18.4.5.030.C.*

**Finding:** The applicant's tree protection plan set forth in its materials on sheet L050 shall, as a condition of approval, comply with the measure required by 18.4.5.030(C)(1-7) and 18.4.5.030(D).

#### H. **Approval Criteria - Generally**

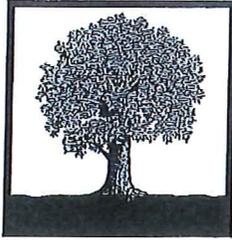
**Section 18.5.2.050** of the of the City of Ashland Development Ordinance states an application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

**Criterion: 18.5.2.050 (A):** *Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*

**Finding:** As set forth in the Findings above, the applicant has demonstrated that the addition to the Bowmer within the site is in compliance with the Underlying zoning of C-1-D, the Overlay Zones (Downtown Design Overlay and Historic Overlay) and the Site Development, Detailed Site Development and Large Scale Site Plan standards.

**Criterion: 18.5.2.050 (B):** *Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).*

**Finding:** As set forth in the Findings above, the applicant has demonstrated that the addition to the Bowmer within the site is in compliance with the Underlying zoning of C-1-D, the Overlay Zones (Downtown Design Overlay and



**Tom Myers**  
**Certified Arborist**

2040 Ashland Mine Rd  
Ashland, OR 97520  
Phone: 541-601-2069

3/12/2015

Chelsea McCann

**Tree inventory and consultation for OSFA bricks**

The eleven trees listed in the enclosed tree inventory need to be protected as stipulated in the enclosed specifications (with the exception of those trees that have been approved for removal). The numbers on their respective tags, placed on each trunk in the field, identify the individual trees and correspond to the tree numbers on the enclosed tree inventory. The radius of the tree protection fencing is specified for each tree in the tree inventory. A certified arborist must supervise any work done within the tree protection zone. Tree #10 will require special attention when doing the grading. A certified Arborist must be on site during the excavation to insure that no significant roots are damaged.

If you have any questions please call me at 541-601-2069

Sincerely, Tom Myers,



## Specifications for Demolition and Site Clearing

1. The demolition contractor is required to meet with the consultant at the site prior to beginning work to review all work procedures, access and haul routes, and tree protection measures.
2. The limits of all tree protection zones shall be staked in the field.
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and under story to remain.
4. Any brush clearing required within the tree protection zone shall be accomplished with hand-operated equipment.
5. Trees to be removed shall be felled so as to fall way from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.]
6. Trees to be removed from within the tree protection zone shall be removed by a qualified arborist. The trees shall be cut near ground level and the stump ground out.
7. All downed brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out, not by skidding it across the ground.
8. Brush shall be chipped and placed in the tree protection zone to a depth of 6 inches
9. Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. The consultant shall be on site during all operations within the tree protection zone to monitor demolition activity
10. All trees shall be pruned in accordance with the provided Pruning Specifications
11. A six-foot chain link fence with posts sunk into the ground shall be erected to enclose the tree protection zone
12. Any damage to trees due to demolition activities shall be reported to the consulting arborist within six hours so that remedial action can be taken. Timeliness is critical to tree health.
13. If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of 6 inches of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain a 6-inch depth.

## Specifications for Tree Preservation During Construction

1. Before beginning work, the contractor is required to meet with the consultant at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fences must be erected to protect trees to be preserved. 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 written permission of the consultant.
3. Construction trailers and traffic and storage areas must remain outside fenced areas at all times.
4. 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.
5. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
6. Additional tree pruning required for clearance during construction must be performed by a qualified arborist and not by construction personnel.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
8. If injury should occur to any tree during construction, the tree consultant should evaluate it as soon as possible so that appropriate treatments can be applied.
9. The consulting arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
10. All trees shall be irrigated on a schedule to be determined by the consultant. Irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.
11. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
12. Before grading, pad preparation, or excavation for 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 to a depth of 24 inches. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
13. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
14. 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.

15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
16. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
17. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

## Specifications for Tree Pruning

1. All trees within the project area shall be pruned to:
  - a) Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1 1/2 inches diameter.
  - b) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
  - c) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
  - d) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches near the ends of the scaffolds.
  - e) Remove any mistletoe.
2. Where temporary clearance is needed for access, branches shall be tied back to hold them out of the clearance zone.
3. Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests. Pruning shall be performed only when the danger of infestation is past.
4. All pruning shall be performed by a qualified arborist.
5. All pruning shall be in accordance with the *Tree-Pruning Guidelines* (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
6. Interior branches shall not be stripped out.
7. Pruning cuts larger than 4 inches in diameter, except for dead wood, shall be avoided.
8. Pruning cuts that expose heartwood shall be avoided whenever possible.
9. No more than 20 percent of live foliage shall be removed within the trees.
10. While in the tree, the arborist shall perform an aerial inspection to identify defects that require treatment. Any additional work needed shall be reported to the consultant.
11. Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of six inches leaving the trunk clear of mulch.

**OREGON INVENTORY OF HISTORIC PROPERTIES**  
**ORS 358.653 Compliance Form**  
**Individual Properties**

Property Name: <b>Lithia Park/Chautauqua Grounds</b>	Street Address: <b>15 South Pioneer Street</b>	City, County: <b>Ashland, Jackson County, OR</b>
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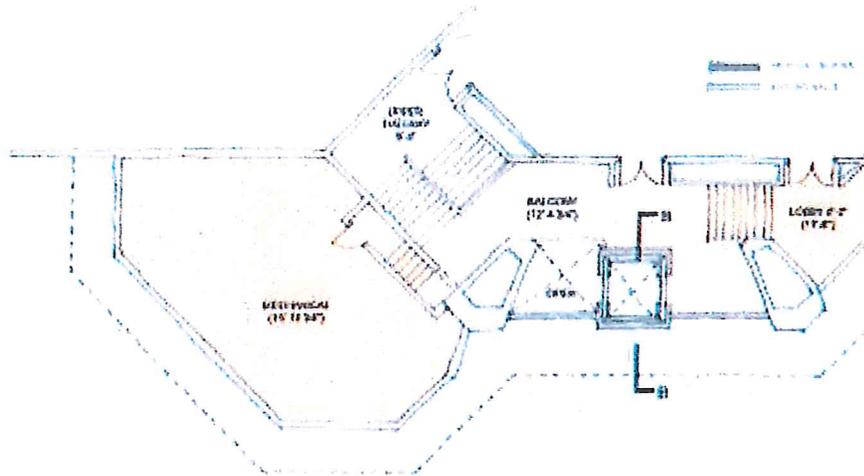


Figure Bowmer Theatre, EXISTING FLOOR PLAN, Main Floor (THA Architecture, February 2015)

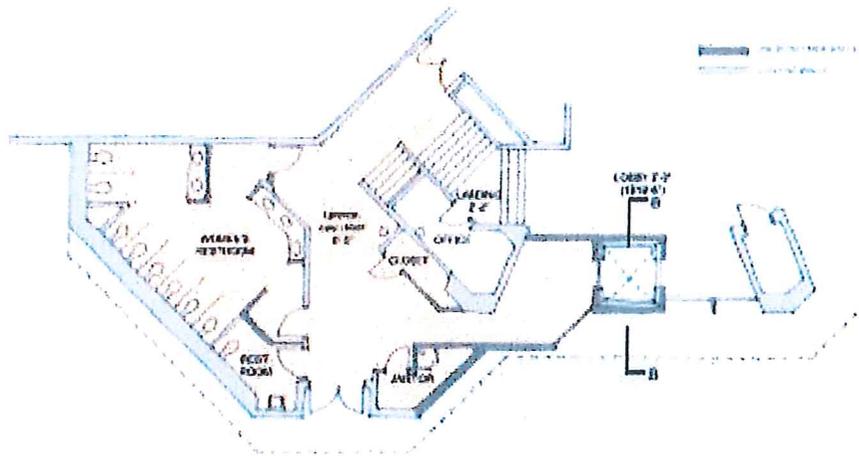


Figure Bowmer Theatre, PROPOSED FLOOR PLAN, Main Floor (THA Architecture, February 2015)

**OREGON INVENTORY OF HISTORIC PROPERTIES  
ORS 358.653 Compliance Form  
Individual Properties**

<b>Property Name:</b> Lithia Park/Chautauqua Grounds	<b>Street Address:</b> 15 South Pioneer Street	<b>City, County:</b> Ashland, Jackson County, OR
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**Figure Bowmer Theatre, Existing View/Details (THA Architecture, February 2015)**



**Figure Bowmer Theatre, Proposed Elevator and ADA Upgrade (THA Architecture, February 2015)**

OREGON INVENTORY OF HISTORIC PROPERTIES  
ORS 358.653 Compliance Form  
Individual Properties

Property Name: Lithia Park/Chautauqua Grounds	Street Address: 15 South Pioneer Street	City, County: Ashland, Jackson County, OR
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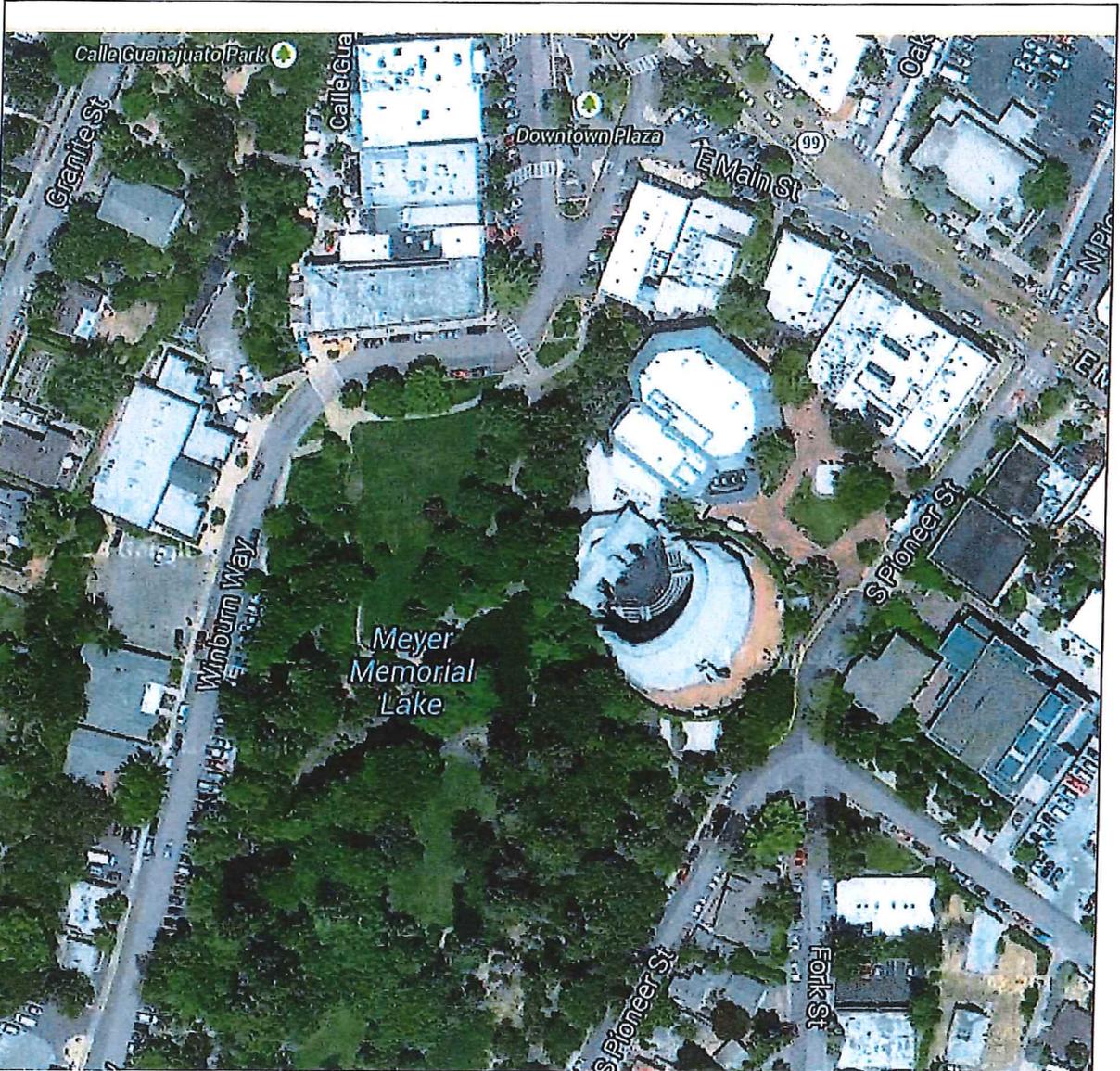
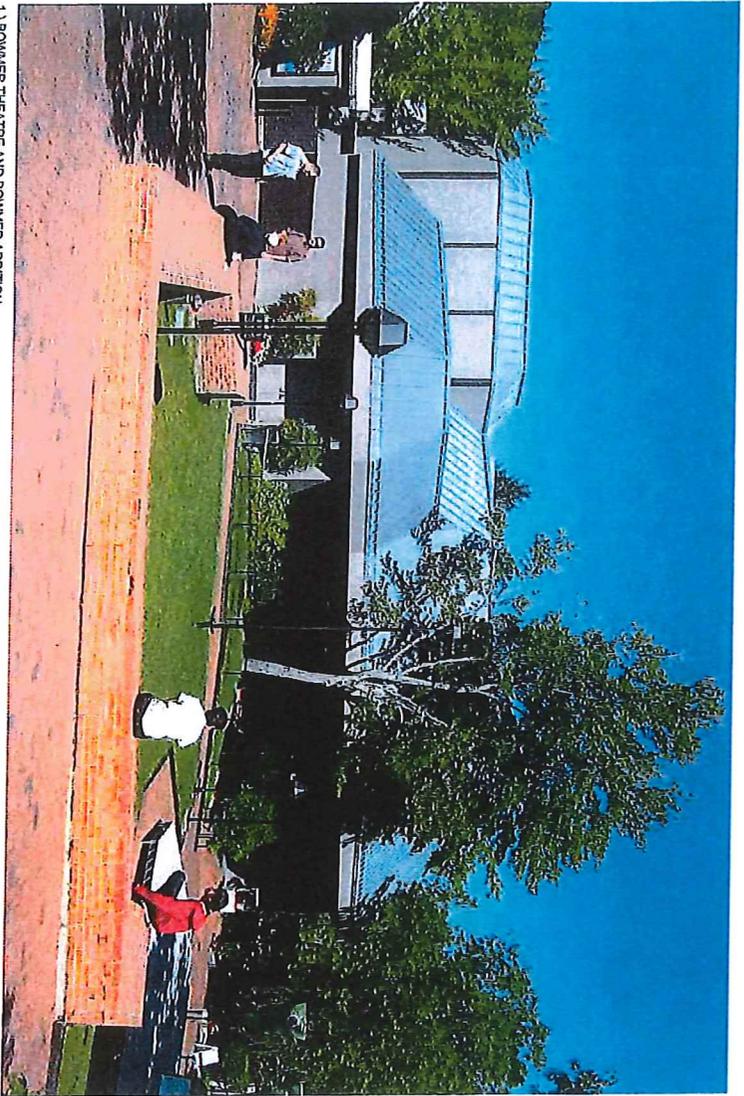


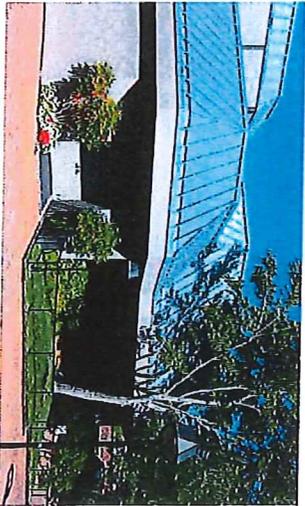
Figure Bower Theatre, Aerial View (USGS Earth Explorer Mapping annotated)



1.) BOMMIER THEATRE AND BOMMIER ADDITION



2.) WINDOW LOCATION FOR PROPOSED ADA ELEVATOR UPGRADE



3.) BOMMIER ADDITION ENTRANCE

NOT FOR CONSTRUCTION

Oregon Shakespeare Festival

OREGON SHAKESPEARE FESTIVAL

WALKER | MACY

TH ARCHITECTURE

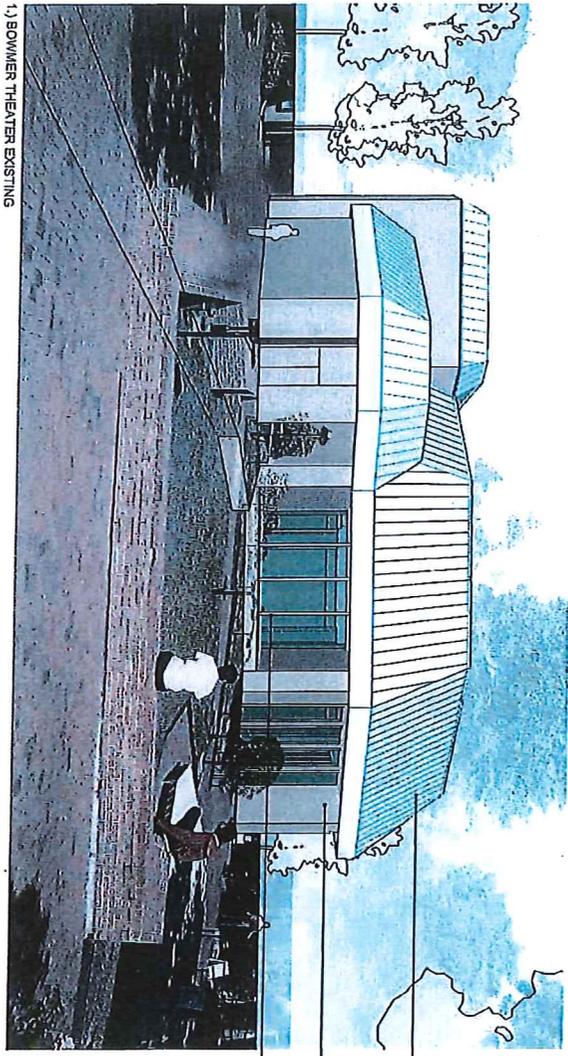
OREGON SHAKESPEARE FESTIVAL BOMMIER THEATRE ACCESS ASHLAND, OREGON



SCHEMATIC DESIGN 2/04/2015

EXISTING CONDITION

A001

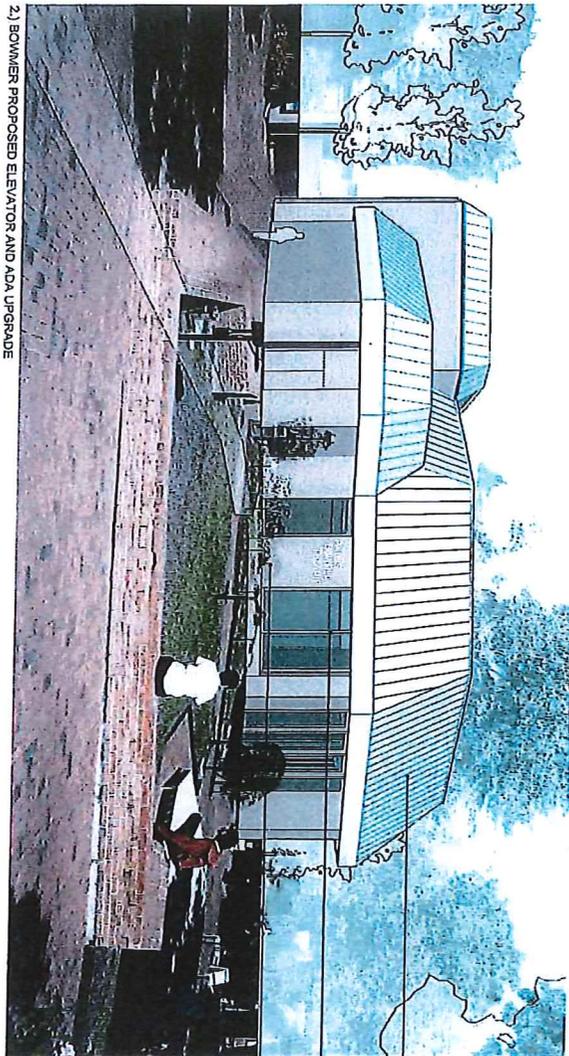


1.) BOMMIER THEATER EXISTING

METAL ROOF

STUCCO EXTERIOR

WOOD WINDOW WITH GULLAM VERTICAL MULLION REINFORCEMENT



2.) BOMMIER PROPOSED ELEVATOR AND ADA UPGRADE

PROPOSED NEW WALLS AND WINDOW ARE ENTIRELY NEW AND FOLLOW THE EXISTING ROOF LINE AND ROOF LINE AND SOFFIT

ROOF AND STUCCO FASCIA TO REMAIN UNALTERED

NEW WOOD WINDOWS TO MATCH EXISTING WITH MATCHING GULLAM VERTICAL

NEW STUCCO WALLS TO MATCH EXISTING IN TEXTURE AND COLOR

NOT FOR CONSTRUCTION

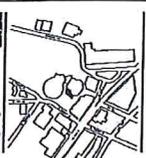
Oregon Shakespeare Festival

OREGON SHAKESPEARE FESTIVAL  
155 S. POLK STREET  
SEASIDE, OREGON 97138

WALKER | MACY

TH ARCHITECTURE

OREGON SHAKESPEARE FESTIVAL  
BOMMIER THEATRE ACCESS  
ASHLAND, OREGON

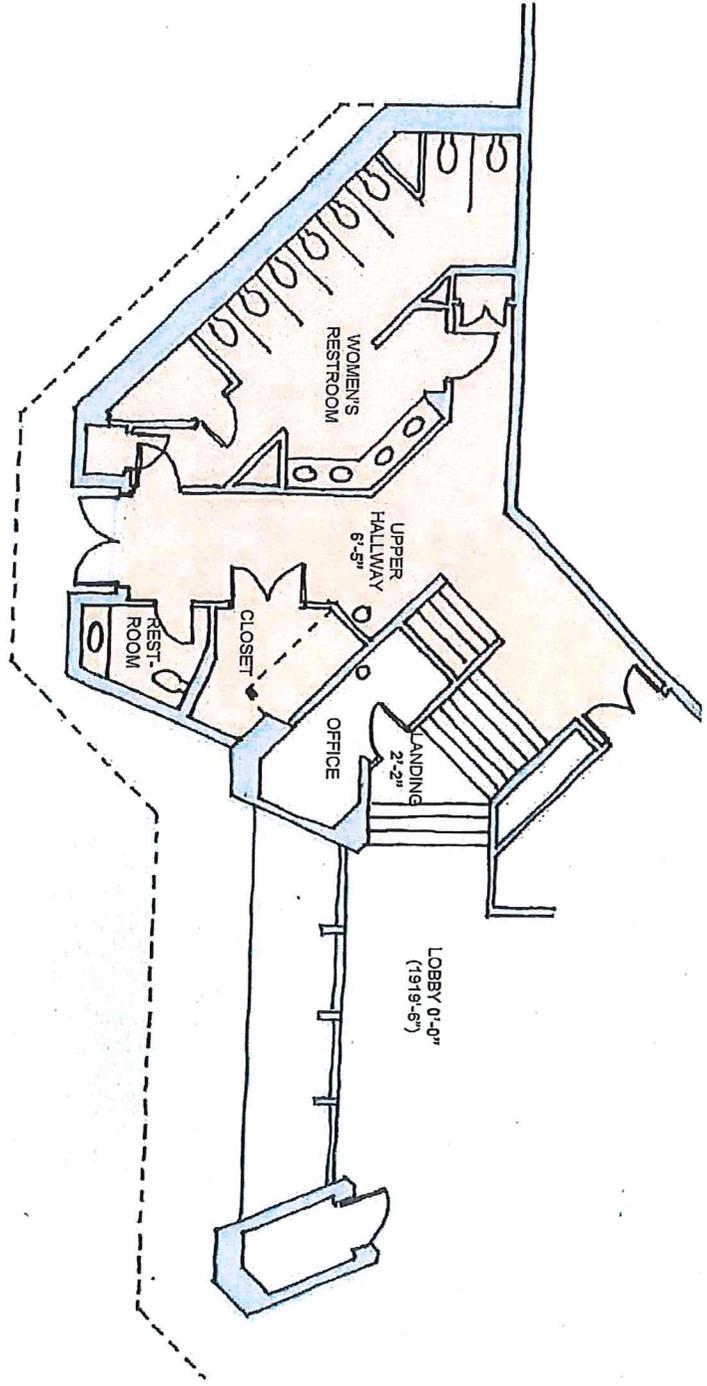


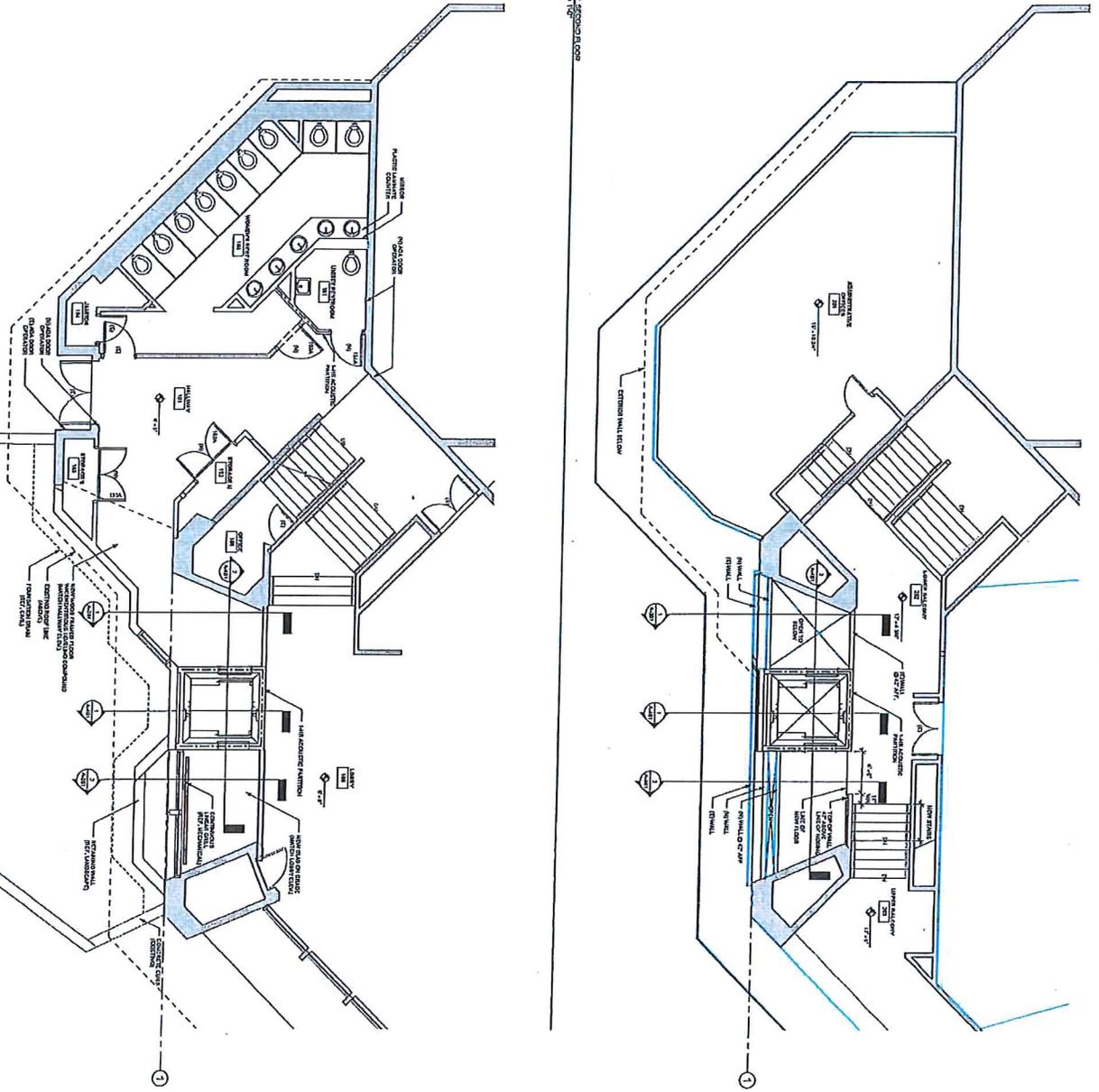
SCHEMATIC DESIGN  
20d/2015

RENDERING

A002

NOT FOR CONSTRUCTION





101 FIRST FLOOR PLAN

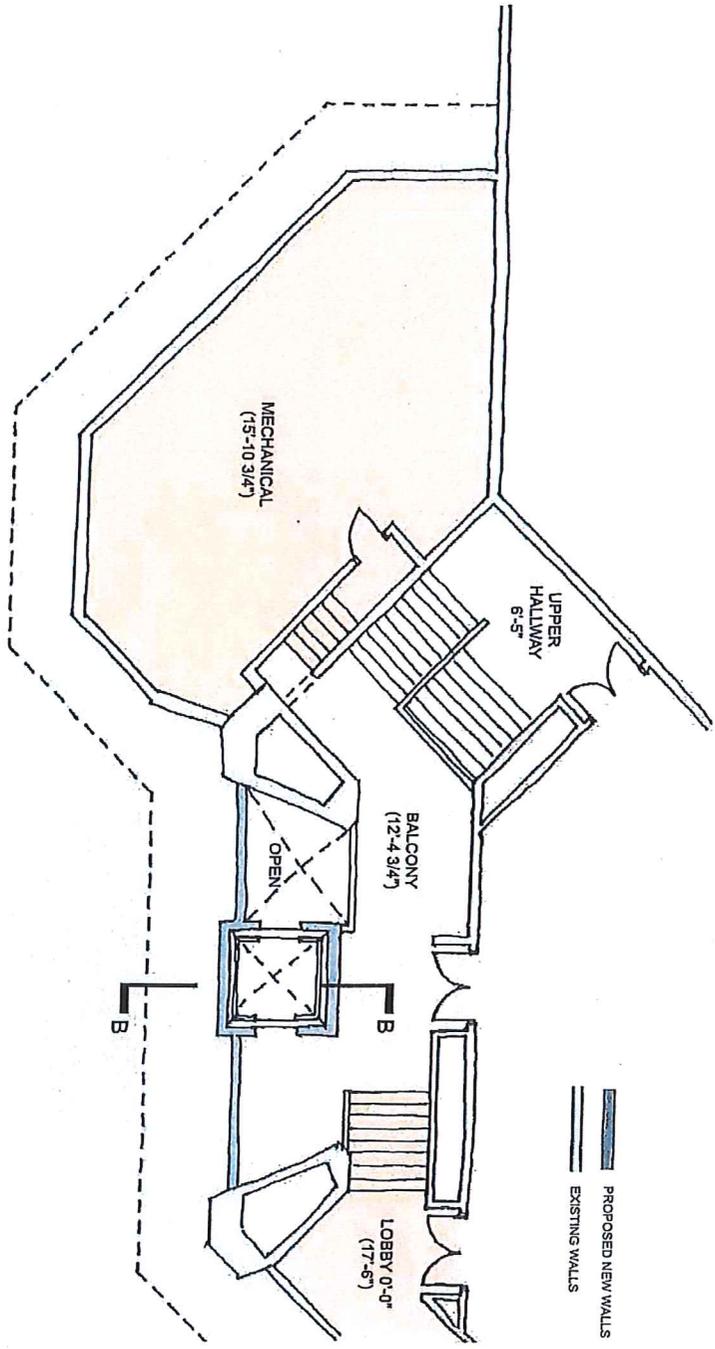
102 2ND FLOOR PLAN

NOT FOR CONSTRUCTION

FLOOR PLANS

A-101

DATE: 04/12  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DESIGN DEVELOPMENT  
03.30.15

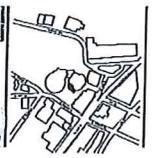


NOT FOR CONSTRUCTION

A102

SECOND FLOOR  
PLAN

SCHWABTITZ DESIGN  
2017/01/15

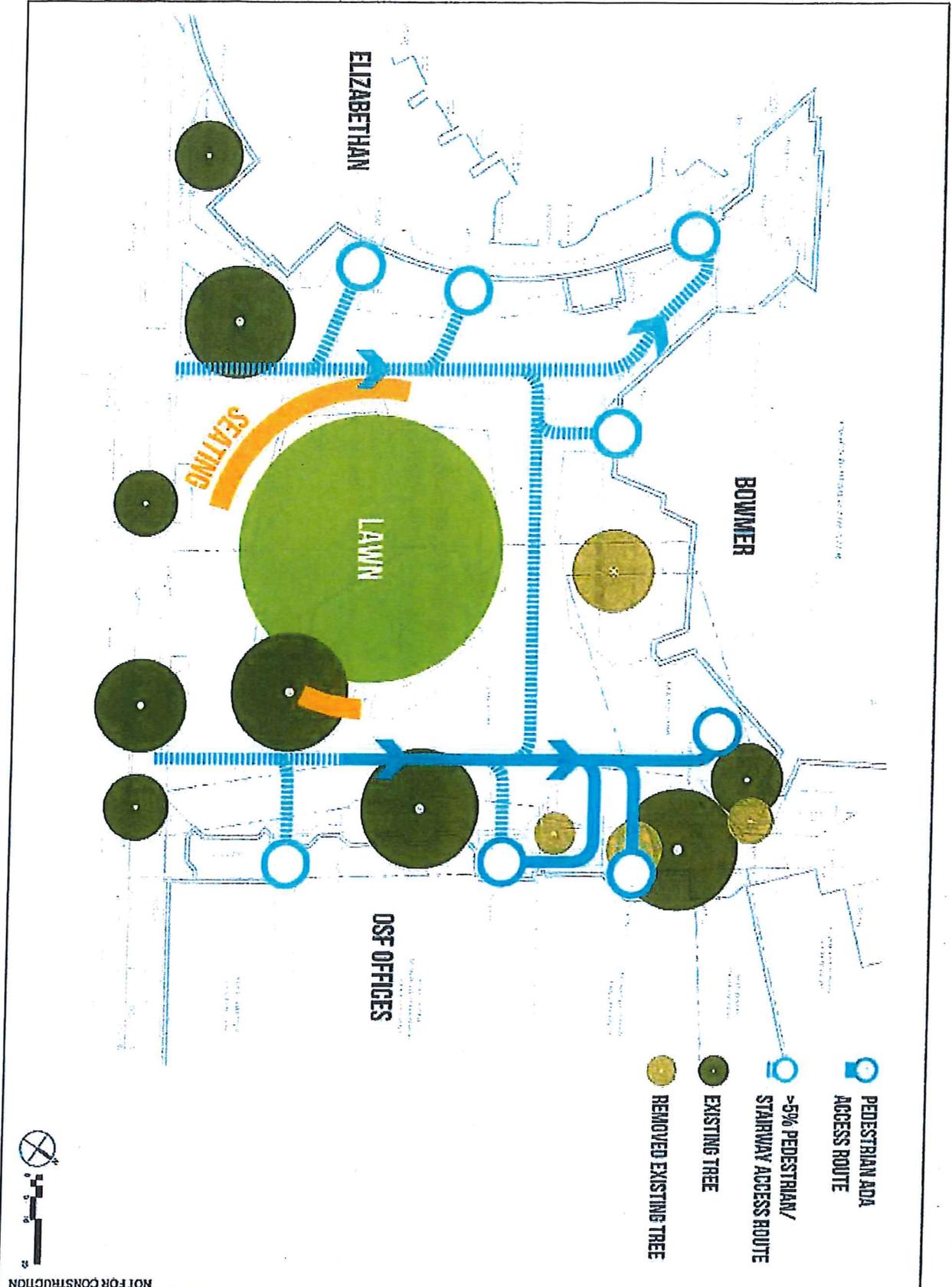


OREGON SHAKESPEARE FESTIVAL BOWMER THEATRE ACCESS  
ASHLAND, OREGON

TH ARCHITECTURE

WALKER | MACY

Oregon Shakespeare Festival  
OREGON SHAKESPEARE FESTIVAL  
ASHLAND, OREGON



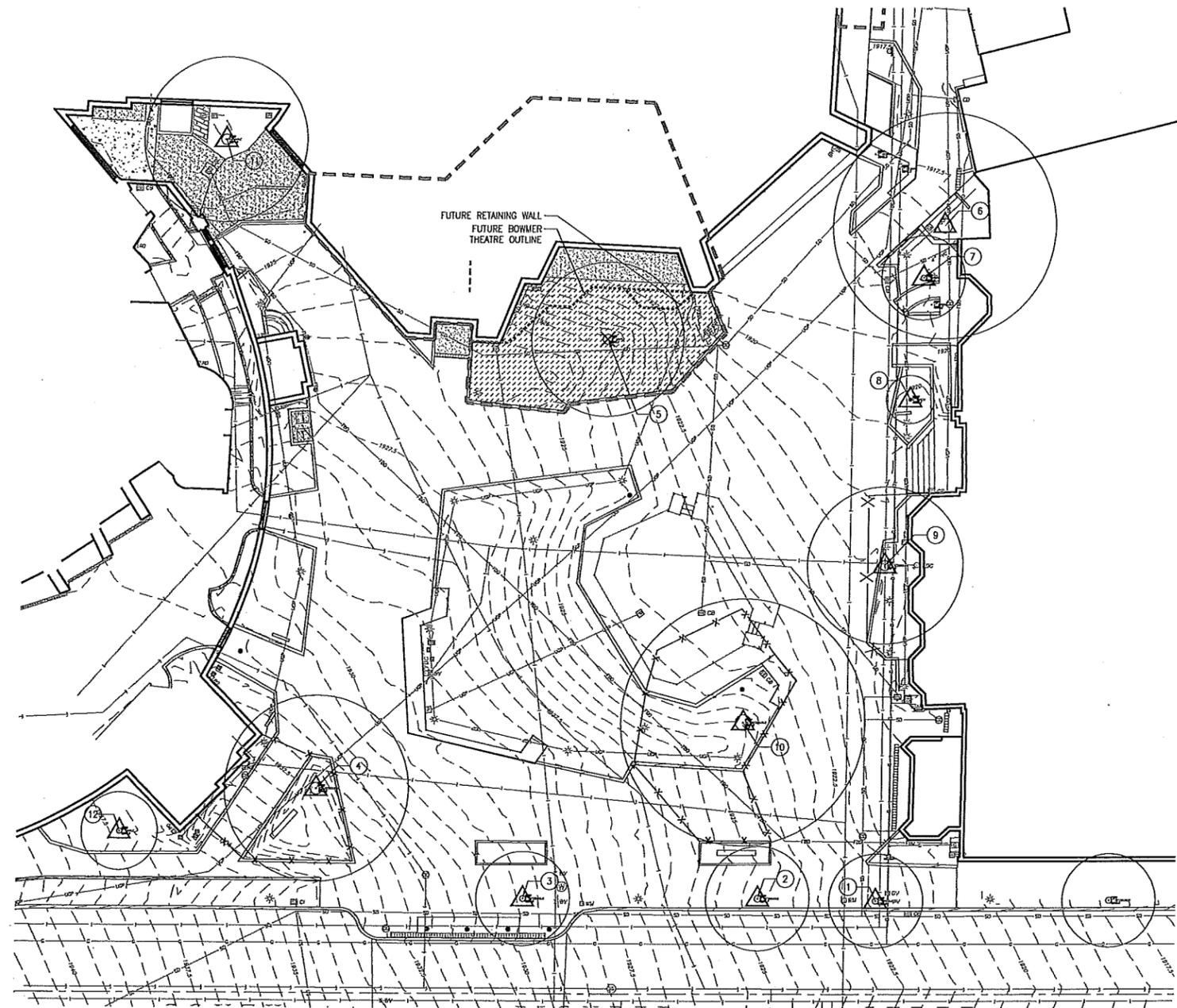
OREGON SHAKESPEARE FESTIVAL  
 WALKER | LACY

OREGON SHAKESPEARE FESTIVAL BOMMER THEATRE ACCESS  
 ARCHITECT: OSF OFFICES

THE APPLICATION DATE: 2/20/15

EXISTING CONDITIONS  
 L000

NOT FOR CONSTRUCTION



- LEGEND**
- LIMIT OF WORK
  - ▨ CLEAR AND GRUB VEGETATION
  - ⊕ 6' CHAINLINK TREE PROTECTION FENCE
  - ⊙ PROTECT EXISTING TREE TO REMAIN
  - ⊗ REMOVE EXISTING TREE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING FIBER OPTIC LINE
  - EXISTING POWER LINE
  - EXISTING STORM LINE
  - EXISTING GAS LINE

- GENERAL NOTES**
1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
  2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.

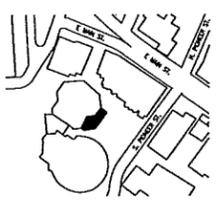
**EXISTING TREE DATA**

TREE NO.	SPECIES	DBH	CANOPY SIZE	CONDITION
1	ASH	7"	9'	FAIR
2	ASH	9"	10'	FAIR
3	ASH	9"	9'	FAIR
4	CANYON LIVE OAK	19"	18'	FAIR
5	MAPLE	16"	15'	GOOD
6	ASH	21"	22'	GOOD
7	BIRCH	7"	8'	POOR
8	BIRCH	7"	7'	POOR
9	ASH	18"	15'	GOOD
10	ASH	22"	24'	GOOD
11	MAPLE	16"	16'	FAIR
12	MAPLE	9"	9'	FAIR

**Oregon Shakespeare Festival.**  
**OREGON SHAKESPEARE FESTIVAL**  
 15 S. PIONEER STREET  
 ASHLAND, OR 97520

WALKER | MACY

**OREGON SHAKESPEARE FESTIVAL BOWMER THEATRE RENOVATION**  
 ASHLAND, OREGON



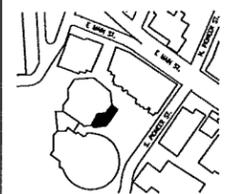
PROJECT NUMBER: P3027.1  
 DRAWN BY: DH REVISED BY: CMC  
 PERM: LAND USE PERMIT  
 ISSUE DATE: 03/30/2015  
 REVISIONS:

**SITE DEMOLITION & TREE PROTECTION PLAN**

**L050**



NOT FOR CONSTRUCTION



PROJECT NUMBER:	P3027.1
DRAWN BY:	DH
REVIEWED BY:	CMC

PERMIT:  
LAND USE PERMIT  
SCALE DATE:  
03/30/2015


MATERIALS & PLANTING PLAN

L100

LEGEND

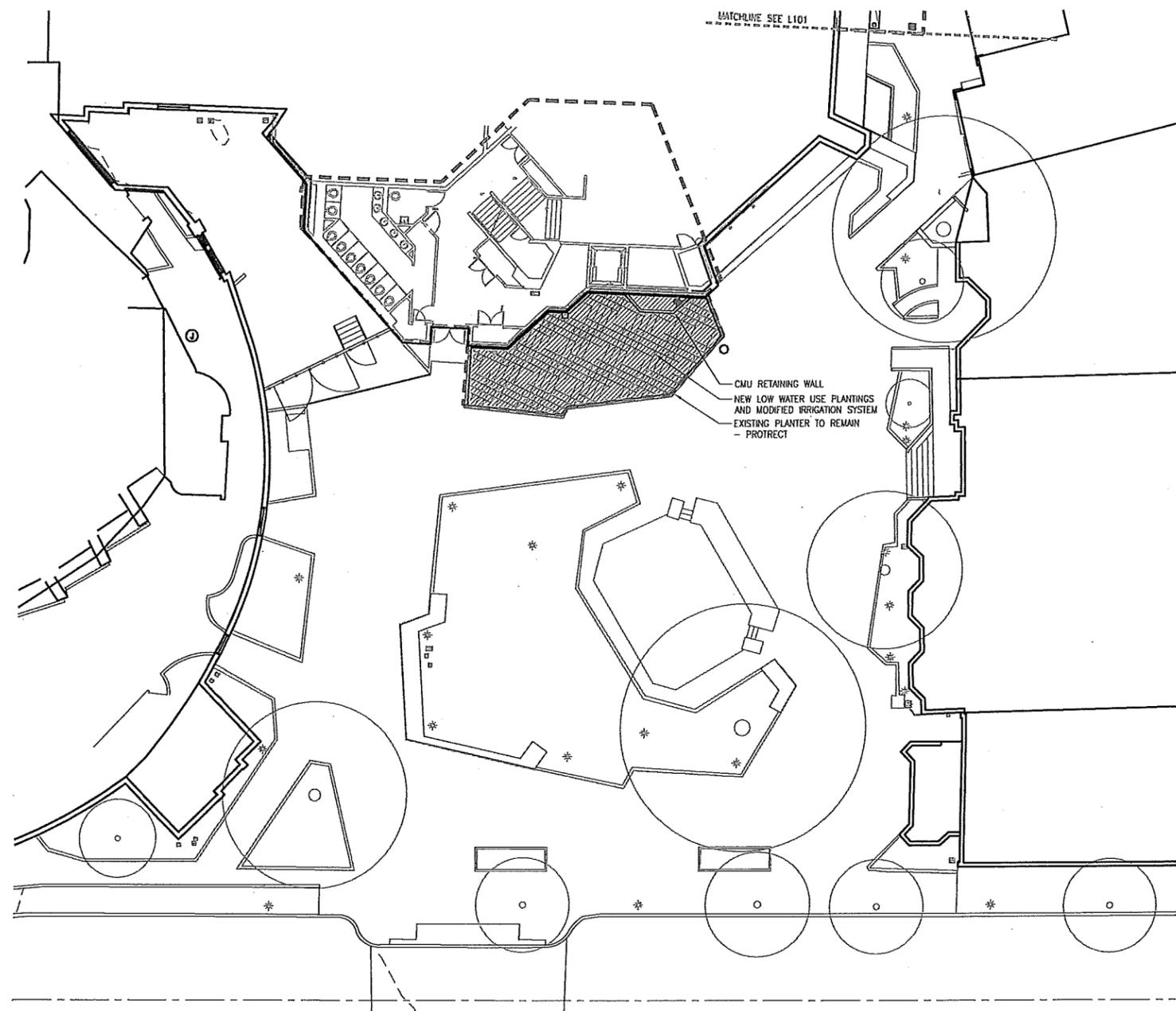
- BRICK PAVING
- CONCRETE PAVING
- IMPROVED PLANTED AREA
- SITE AREA
- LIMIT OF WORK

IMPROVED SITE AREA

TOTAL SITE AREA	938 SF
IMPROVED PLANTING AREA	769 SF
PERCENTAGE OF IMPROVED AREA	82%

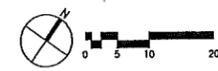
PRELIMINARY PLANTING LIST

BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
MAHONIA NERVOSA	LONGLEAF MAHONIA	3 GAL. CONT.
SPRAEA BETULIFOLIA VAR. LUCIDA	BIRCHLEAF SPIRAEA	3 GAL. CONT.
BERBERIS THUNBERGII "AUREA NANA"	DWARF GOLDEN BARBERRY	3 GAL. CONT.
MISCANTHUS SINENSIS ADAGIO	ADAGIO DWARF SILVER GRASS	1 GAL. CONT.
NANDINA HARBOUR DWARF	HARBOUR DWARF NANDINA	3 GAL. CONT.



MATCHLINE SEE L101

CMU RETAINING WALL  
NEW LOW WATER USE PLANTINGS  
AND MODIFIED IRRIGATION SYSTEM  
EXISTING PLANTER TO REMAIN  
- PROTECT



NOT FOR CONSTRUCTION



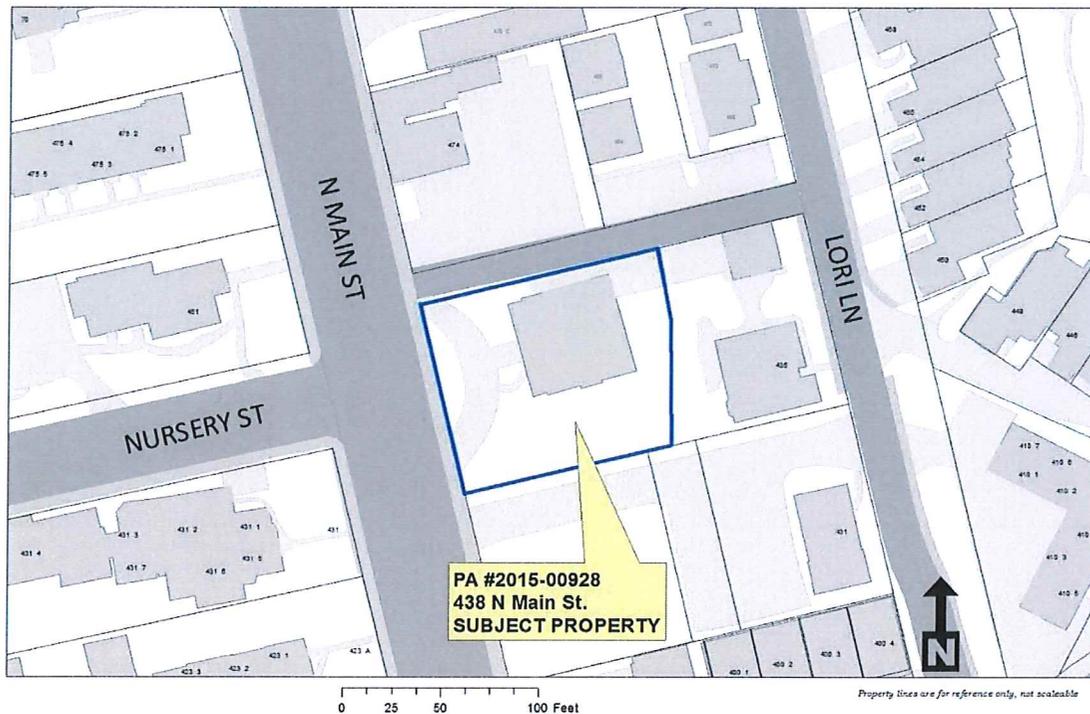


**NOTICE OF APPLICATION**

**PLANNING ACTION:** 2015-00928  
**SUBJECT PROPERTY:** 438 N. Main  
**OWNER/APPLICANT:** Francesca Amery  
**DESCRIPTION:** A request for a Hazard Tree Removal Permit to remove one approximately 15-inch diameter at breast height Spruce tree for the property located at 438 North Main Street. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP #:** 39 1E 05DA; **TAX LOT:** 2800.

**NOTE:** The Ashland Tree Commission will also review this Planning Action on **Thursday, June 4, 2015 at 6:00 PM** in the City Council Chambers located at 1175 East Main Street.

**NOTICE OF COMPLETE APPLICATION: May 22, 2015**  
**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 5, 2015**



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.

## TREE REMOVAL PERMIT

### 18.5.7.040.B Criteria for Issuance of Tree Removal Permit

#### B. Tree Removal Permit.

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
  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.
  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.
  4. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

N. Main St. Spruce

I was contacted by Francesca Amery April 28<sup>th</sup> 2015 regarding 3 spruce trees located at 438 N Main St Ashland, Oregon 97520. Apparently 2 of the 3 trees failed in storms this past winter. The one remaining tree has a severe lean and a double top and may be more susceptible to failure now with the other two trees removed. We recommend removal of this remaining tree and request permission so the entire planting bed can be re-landscaped with more appropriate plants. If you have any further questions please contact us at (541)-772-0404.

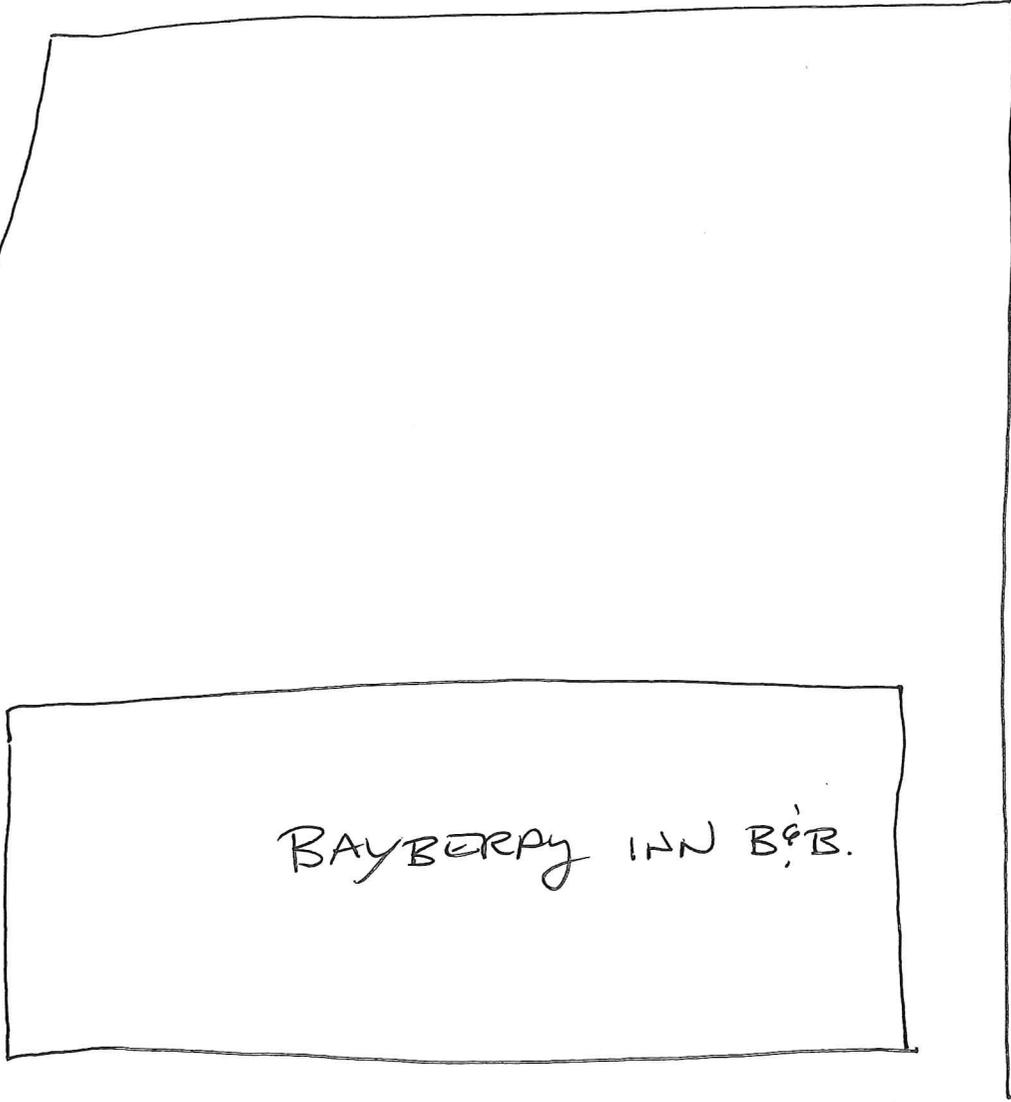
Willie Gingg

Southern Oregon Tree Care, LLC

**RECEIVED**  
MAY 14 2015  
**City Of Ashland**



Driveway



A  
L  
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Y

BIG  
ALS

BAYBERRY INN B&B.

**RECEIVED**  
MAY 14 2015  
City Of Ashland

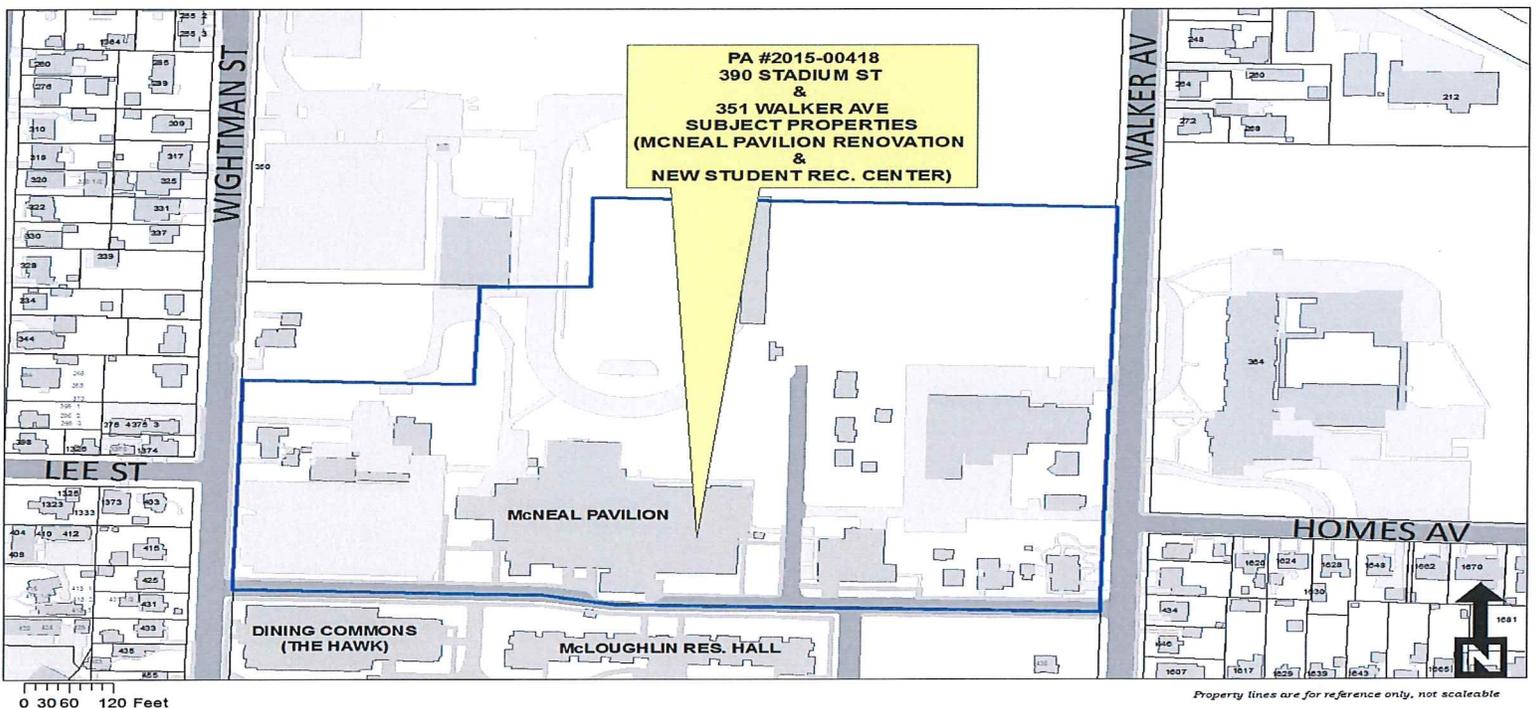


**PLANNING ACTION:** 2015-00418  
**SUBJECT PROPERTY:** 390 Stadium Street & 351 Walker Ave (on the Southern Oregon University campus)  
**OWNER/APPLICANT:** Southern Oregon University  
**AGENTS:** CSA Planning, Ltd.

**DESCRIPTION:** A request for Site Design Review for the renovation of McNeal Pavilion on the Southern Oregon University Campus at 390 Stadium Street and 351 Walker Avenue. The application also includes requests for Conditional Use Permit approval to allow the construction of a new Student Recreation Center which was not identified in the 2010 SOU Campus Master Plan and which will exceed the 40-foot height allowed in the SO zoning district, and for Tree Removal Permits to remove nine (9) trees that are 18-inches in diameter-at-breast-height (d.b.h.) or greater. (106,722 square feet of the existing 113,000 square foot building area will be demolished. With the proposed renovation and new construction the combined building area will consist of 104,891 gross square feet on three levels, a 7.17 percent reduction in the total building square footage.) **COMPREHENSIVE PLAN DESIGNATION:** Southern Oregon University; **ZONING:** SO; **ASSESSOR'S MAP:** 39 1E 10 CD; **TAX LOT:** 100.

**NOTE:** The Ashland Tree Commission will also review this Planning Action on Thursday, June 4, 2015 at 6:00 PM in the Civic Center Council Chambers located at 1175 East Main Street.

**ASHLAND PLANNING COMMISSION MEETING:** **June 9, 2015 at 7:00 PM, Ashland Civic Center Council Chambers located at 1175 East Main Street**



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

### 18.5.2.050 Approval Criteria

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

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

## CONDITIONAL USE PERMITS

### 18.5.4.050.A. Approval Criteria

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- 1. 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.
- 2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
- 3. 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, pursuant with subsection 18.5.4.050.A.5, below. 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.
  - a. Similarity in scale, bulk, and coverage.
  - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
  - c. Architectural compatibility with the impact area.
  - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
  - e. Generation of noise, light, and glare.
  - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
  - g. Other factors found to be relevant by the approval authority for review of the proposed use.
- 4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
- 5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
  - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
  - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
  - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for

## Residential Zones.

- d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
- e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
- f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
- g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
- h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
- i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
- k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
- l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

## TREE REMOVAL PERMIT FROM THE UNIFIED LAND USE ORDINANCE

### 18.5.7.040.B Criteria for Issuance of Tree Removal Permit

#### B. Tree Removal Permit.

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
  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.
  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.
  4. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

CoveyPardee

LANDSCAPE ARCHITECTS

295 East Main, No. 8, Ashland, OR 97520 / 541 552 1015 / greg.covey@llc / coveypardee.com

May 22, 2015

City of Ashland  
 Tree Commission  
 20 East Main Street  
 Ashland, OR 97520

MAY 22 2015

Re: **Tree Removal Permit Request**  
 SOU McNeal Pavilion Renovation and Student Recreation Center

Dear Tree Commission Members,

Efforts were made in the planning process of the SOU McNeal Recreation Center project to accommodate existing trees. However, the large scale of the project will require the removal of eight (8) trees with a diameter of 18 inches or greater. Additional trees, less than 18 inches in diameter and therefore exempt from the requirement for a tree removal permit (see AMC section 18.5.7.020), will also be removed as a part of the project. These trees are indicated on the Tree Protection & Removal Plan, with replacement mitigation trees noted on the Site Review Planting Plan. Removal of these trees will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks. Additionally, the removal of these trees will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. One or more trees are planned to be planted in the new landscape as mitigation for each tree greater than 6 inches in diameter that is removed. The Site Review Planting Plan includes thirty-three (33) new trees.

**Tree #4** is a 36-inch Leyland Cypress. It is located too close to the proposed west entry plaza and a proposed utility route which will require grade cuts within the root zone of the tree. The tree would not survive the excavation process, and needs to be removed.

**Tree #5** is a 38-inch Leyland Cypress. It is located too close to the proposed west entry plaza and a proposed utility route which will require grade cuts within the root zone of the tree. The tree would not survive the excavation process, and needs to be removed.

**Tree #6** is a 26-inch Mulberry. This tree is an inappropriate species for its setting and is located too close to the proposed fire access route which will require grade cuts within the root zone of the tree. The tree would not survive the excavation process, and needs to be removed.

**Tree #7** is a 28-inch Modesto Ash. This tree is an inappropriate species for its setting and is located within the proposed fire access route, and needs to be removed to allow for construction.

**Tree #8** is an 18-inch Modesto Ash. This tree is an inappropriate species for its setting. It is located within the proposed pedestrian sidewalk route, and needs to be removed to allow for construction.

**Tree #11** is a 20-inch Pine. It is located within the proposed building footprint, and needs to be removed to allow for construction.

**Tree #18** is a 28-inch Sycamore. This tree is exhibiting signs of decline. The tree canopy is within the proposed building outline, and proposed grading and utilities occur within the root zone. This tree could not survive construction, and needs to be removed.

*Tree Removal Permit Request  
SOU McNeal Pavilion Renovation and Student Recreation Center  
May 22, 2015*

**Tree #19** is a 36-inch Sycamore. This tree is exhibiting signs of decline. Proposed grading and utilities occur within the root zone. This tree could not survive construction, and needs to be removed.

**Tree #25** is a 30-inch Chinese Elm. This tree fell into decline several years ago and was removed by the SOU maintenance staff before commencement of design for this project.

The proposed project will include many new trees selected for hardiness, beauty, and longevity, and coordinated with the recently completed North Campus Village project.

Respectfully,



Alan Pardee  
Covey Pardee Landscape Architects

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PLANNING DEPARTMENT

**Conditional Use Permit Criterion 4**

4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

**Discussion; Conclusions of Law:** The Planning Commission concludes that the development of a Student Recreation Center adjoining the main physical education facilities on the SOU campus links two uses that are similar and compatible with the SOU educational mission. The Planning Commission concludes that the proposed Conditional Use does not have the effect of allowing any use which is prohibited or not permitted in the Southern Oregon University(SO) zone in which the property is located. As such, the Planning Commission concludes that this Conditional Use is consistent with and satisfies Conditional Use Criterion 4.

\*\*\*\*\*

**Conditional Use Permit Criterion 5**

5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
  - I. *HC, NM, and SOU.* The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

**Conclusions of Law:** The Planning Commission concludes that the above criteria is not independent criteria but is rather criteria that directs the proper application of the criteria at ALUO 18.5.4.050(A)(3). Target uses in this zone include buildings that support the campus educational functions. As a student-focused use that supports the health and well-being of the SOU students, the Planning Commission finds that the only difference between the Student Recreational Center and the Target Use for the SOU zone is that it was not identified and specifically called out as a planned project in the SOU Master Plan.

\*\*\*\*\*

**TREE REMOVAL PERMIT**

**Tree Removal Permit Criterion 1**

**Chapter 18.5.7 – Tree Removal Permits**

**18.5.7.040 Approval Criteria**

**B. Tree Removal Permit.**

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.



MAY 22 2015

- b. 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.
- c. 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.
- d. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
- e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

**Conclusions of Law:** The Planning Commission herewith incorporates and adopts Exhibits 9 and 12 which illustrate the proposed tree removal. The Planning Commission finds that the removal of the proposed trees do not constitute a significant impact to the area and that mitigation is provided as described under Criterion 2. The Planning Commission therefore finds that the tree removal proposal is consistent with ALUO Section 18.5.7.040(B)(2) and therefore satisfies Tree Removal Permit Criterion 1.

\*\*\*\*\*

***Tree Removal Permit Criterion 2***

**18.5.7.050 Mitigation Required**

One or more of the following shall satisfy the mitigation requirement.

- A. **Replanting On-Site.** The applicant shall plant either a minimum 1 ½-inch caliper healthy and well-branched deciduous tree or a five to six-foot tall evergreen tree for each tree removed. The replanted tree shall be of a species that will eventually equal or exceed the removed tree in size if appropriate for the new location. Larger trees may be required where the mitigation is intended, in part, to replace a visual screen between land uses. Suitable species means the tree's growth habits and environmental requirements are conducive to the site, given existing topography, soils, other vegetation, exposure to wind and sun, nearby structures, overhead wires, etc. The tree shall be planted and maintained per the specifications of the Recommended Street Tree Guide.

**Conclusions of Law:** The Planning Commission finds that proposed mitigation as noted in Exhibit 12 and illustrated in Exhibit 9 is acceptable, and that the tree removal proposal is consistent with ALUO Section 18.5.7.050(A) and therefore satisfies Tree Removal Permit Criterion 2.

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MAY 22 2015











**PLANNING ACTION:** PA-2015-00934

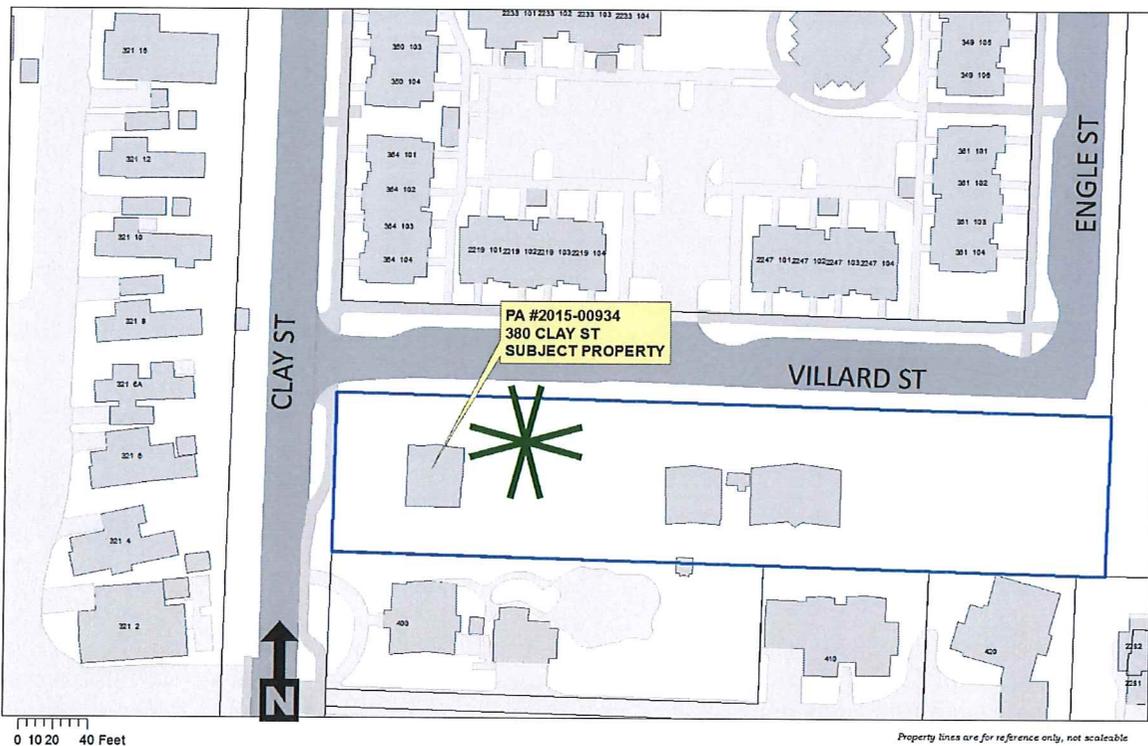
**SUBJECT PROPERTY:** 380 Clay Street

**OWNER/APPLICANT:** City of Ashland

**DESCRIPTION:** A request for a Tree Removal Permit to remove a 72-inch diameter at breast height (d.b.h.) Fremont Cottonwood tree from the property located at 380 Clay Street. (This tree was previously identified to be preserved and protected as part of Planning Action #2009-00043.) **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 11C; **TAX LOT:** 2500.

**NOTE:** The Ashland Tree Commission will also review this Planning Action on Thursday, June 4, 2015 at 6:00 PM in the Civic Center Council Chambers located at 1175 East Main Street.

**ASHLAND PLANNING COMMISSION MEETING:** June 23, 2015 at 7:00 PM, Civic Center Council Chambers, 1175 East Main Street.



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.

## 18.5.7.040.B Criteria for Issuance of Tree Removal Permit

### B. Tree Removal Permit.

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
  1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
  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.
  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.
  4. Nothing in this section shall require that the residential density to 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 of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
  5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

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**Application for Tree Removal on a vacant Multi-family Residential Lot**

City Of Ashland

**Zoning R-2**

**Lot Size 0.94 acres (40,946 Sq ft)**

**Project Location:**

380 Clay Street  
Ashland, OR 97520  
391E11C Tax Lot 2500

**Owner:**

City of Ashland  
20 East Main Street  
Ashland, OR 97520

**Applicant:**

Dave Kanner – City Administrator  
City of Ashland  
20 East Main Street  
Ashland, OR 97520  
Phone: 541-488-6002

**Applicable Ordinances Addressed:**

18.2.5 .080 Zoning and Density  
18.5.7 Tree Removal Permits

**Plans Provided:**

COVER - Vicinity and Existing Conditions  
PL 1.1 - Allowable maximum density  
PL 1.2 - Allowable minimum density Option 1  
PL 1.3 - Allowable minimum density Option 2  
PL 2.0 - Surrounding Tree Inventory, Site Specific removal and protection plan  
Attachment 1 - Applicable pages of the comprehensive plan supporting affordable housing  
Attachment 2 – Arborist and botanist reports

**Project Description**

The city of Ashland owns a 0.94 acre tract of land on Clay Street. The lot is zoned R-2 and contains a large Fremont Cottonwood tree that was voted tree of the year in 2013. The property was originally purchased for the development of affordable housing, it is adjacent to another property that has already been developed as an affordable housing project by Jackson County Housing Authority and another piece of land owned by the City of Ashland that has been designated to be a park, adjacent on the south side of the property are single family homes. Fremont Poplars were historically planted by ranchers and settlers to be used for fuel and fence post wood (Utah State University), their fast growth rate made them a dependable wood product resource. Historically this area has been used for agriculture; the tree appears to be part of the original farmstead.

Fremont Cottonwoods (*Populus fremontii*) are native to California and the Southwest (Texas, New Mexico, Arizona, Nevada and Utah). The typical lifespan of these trees is 75 to 100 years with a maximum of 130 years (National Wildlife Federation, USDA Forest Service). The Cottonwood on this property has been cored (see attachment 2) and the interpretation of the core sample is that the tree is

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Approximately 75 years of age. Fremont Cottonwood, as with most other poplar species are not well suited to development or close proximity to humans and their dwellings. Poplars are best suited to Reclamation, Soil Stabilization, Stream Bank Restoration and large open landscapes; in this way these trees are best suited for situations where people, their vehicles, and dwellings are not likely to be close by. The trees are not good neighbors with any type of paving or plumbing as the roots will lift and break paving and penetrate plumbing to go after water.

There is an irrigation ditch that runs along the south property line that historically conveyed irrigation water to the site; the ditch still runs and can be a problem for the homes on the south side of this ditch. Until recently, this tree has grown with little surrounding development, the development patterns in this area started changing in early 2000, prior to that the development pattern was the two historic farmsteads near the tree.

The city of Ashland would like to remove the tree to make way for the original purchase intent for this property, the development of affordable housing. This application is asking for the removal of this tree to allow for the full development density potential of this lot. This application acknowledges that this tree is beautiful and special, but not compatible with development and urban or suburban uses.

At questions is whether the community finds greater value in affordable housing or in a tree that has already reached its prime life span and is not appropriate to the location it is in due to development that has occurred around it over time. Our town has voted for not increasing the urban growth boundary, and has designated this neighborhood for R-2. Infill by nature has an effect on existing sites and amenities. We are applying for this removal based on the ultimate best use of this property, and securing the ability to develop to the maximum density allowable in this zone for an affordable housing project.

This property, and this tree have been involved in numerous planning actions in the past that specifically address the preservation of this tree, or a group of trees that includes this tree, on this site.

**Prior Condition from PA 2007-00802-fin**

t) That an agreement be recorded requiring the poplar tree grove situated at the southwest corner of the site to be protected and preserved in accordance with the approved Tree Protection/Tree Removal Plan (Applicant's Exhibit L-1). Any modifications or amendments to the plan would be processed through a Tree Removal Permit procedure. The southwest corner of the property as delineated on the Tree Protection/Tree Removal Plan (Applicant's Exhibit L-1) would not be covered by Exempt Tree Removal Activities described in the Land Use Ordinance. Further, the agreement would stipulate that further development of the southwest corner that includes an increase in the number of residential units shall include a percentage of residential units for purchase or rent to households consistent with the requirements for annexation and commensurate with City of Ashland resolution adopting a range of qualifying incomes.

**Prior condition from PA 2009-00043**

2.4 The Planning Commission finds that the application satisfies the applicable criteria for a Tree Removal Permit to remove a total of 12 of the approximately 17 existing trees on the site over six-inches in diameter at breast height (d.b.h.) where the previous Willowbrook Subdivision included the removal of only eight trees. Two of the 12 trees proposed to be removed, an eight-inch d.b.h. almond

(*prunus dulcis*) identified as #24 and a 12-inch d.b.h. black locust (*robinia pseudoacacia*) identified as #18 are now dead according to the project arborist's assessment. The remaining ten trees – including a significant 40-inch d.b.h. poplar identified as Tree #17 - are proposed for removal due to their locations relative to proposed road and sidewalk construction. Based on the recommendations of the Tree Commission, a condition has been proposed below to require that the sidewalk configuration at the southwest corner of the subject property be slightly modified, and Tree #23 preserved and protected, if the project arborist determines that these modifications would allow the preservation of Tree #23, an eight-inch d.b.h. black oak. The Planning Commission finds that the street and site configurations necessitating the requested tree removals have been proposed in order to permit the application to be consistent with applicable ordinance requirements and standards including preserving a significant wetland, addressing minimum density standards, providing street improvements, and satisfying the Site Design and Use Standards and access management requirements. The Planning Commission further finds that the proposed removals have been requested after consultation with a professional arborist who has assessed the current condition of the trees and concluded the removal of the trees will not have a significant negative impact on tree densities, sizes, canopies, species diversity, erosion, soil stability, or flow of surface waters, and that the impacts to wind protection of the adjacent tree to be preserved can be mitigated through professional pruning given the relatively open canopy structure of the tree to be preserved. The Planning Commission finds that the applicants propose to plant more than twelve new trees with the proposed development of the subject property, more than satisfying the mitigation requirements of the ordinance.

#### 18.2.5.080 Residential Density Calculation in R-2

Zoned R-2 13.5 units per acre  
0.94 acres (41,150 square feet)  
Base density =  $0.94 \times 13.5 = 12.69$  units  
Minimum development requirement 80% of base density = 10.152 units  
With residential density bonus (maximum 60%)  
    Conservation housing = +15%  
    Outdoor recreation space = +10%  
    Affordable housing = +35%  
12.69 base density plus 60% = 20.30 units

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## Chapter 18.5.7 – Tree Removal Permits

### 18.5.7.020 Applicability and Review Procedure

All tree removal and topping activities shall be carried out in accordance with the requirements of this chapter and as applicable, the provisions of part 18.3 Special Districts and Overlay Zones, and chapter

If tree removal is part of another planning action involving development activities, the tree removal application, if timely filed, shall be processed concurrently with the other planning action. Applications for Tree Removal Permits are reviewed as follows.

**B. Type I Reviews.** The following Tree Removal Permits are subject to the Type I review in section

2. Removal of trees greater than six-inches DBH on lots zoned R-2, R-3, and R-1-3.5 that are not occupied solely by a single family detached dwelling.

The tree in question is greater than 6" d.b.h. and is in the R-2 zones. The land is vacant although there are still dwellings present on the property.

3. Removal of significant trees, as defined in part 18.6, on vacant property zoned for residential purposes including but not limited to R-1, RR, WR, and NM zones.

The tree in question is a significant tree, it is 70" d.b.h.

### 18.5.7.030 Application Submission Requirements

An application for a Tree Removal Permit shall be submitted by the owner of the subject property or authorized agent on a form prescribed by the City and accompanied by the required filing fee. The application shall include a plan or drawing meeting the requirements below.

**A. General Submission Requirements.** Information required for a Ministerial or Type I review, as applicable (see sections 18.5.1.040 and 18.5.1.050.), including but not limited to a written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards.

**B. Plan Submittal.** An application for all Tree Removal Permits shall include the following.

Scaled plans have been submitted with this application.

### 18.5.7.040 Approval Criteria

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**A. Emergency Tree Removal Permit.** An Emergency Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. If the condition of a tree presents an immediate danger of collapse, as defined in part 18.6, and represents a clear and present hazard to persons or property, an emergency tree removal permit may be issued and the payment of a fee may be waived. The Staff Advisor may require the applicant to hire an arborist to review the evidence to ascertain whether the tree presented an immediate danger of collapse.

**Not Applicable - The tree is not in immediate danger of collapse based on various arborist reports.**

**B. Tree Removal Permit.**

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.

We are not applying for a removal permit based on this tree being a hazard; the tree is not currently showing any major signs of decline. Poplars in general are hugely hazardous trees in relationship to human habitation and development. Characteristically, Poplars will decline from the inside out through rot. Decline in a poplar usually shows up through wind breakage or other strong environmental influences. The request for tree removal is to allow the property to be developed to the extent possible within this zone.

From Trees for Urban and Suburban Landscapes, Edward F. Gilman

"The best place for this tree (*Populus Fremontii*) is in a large landscape such as a park, away from people, or along stream banks or other reclamation sites. Their rapid growth makes them well suited for quickly stabilizing the soil, especially in dryer climates. This is one of the poplars found along water courses in the desert area of North America. Keep it (*populous fremontii*) away from sidewalks, curbs, play areas, buildings, drain fields, and sewer lines, because the roots grow fast and can invade everything."

The location of this tree in relationship to the development of the property as affordable housing does present a public safety hazard. Poplars grow fast, have soft wood, and break. Poplars achieve maturity at 75 years, and then begin a decline, the trees typically last 75 to 100 years, with 130 years as a maximum. The tree and the proposed development usage are not coexistent.

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2. Tree that is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

Removal of the tree is necessary to bring the property into existing its zoning use, R-2 zoning for this lot has a base density of 12.69 units, it must be developed at 80% of base density which brings us to 10 units. 10 units can be placed on approximately half the site, but doing so would impact the health of the tree when parking and vehicle circulation is brought into the equation. Further, with the control of ground water which would be necessary for this site to be developed the current sub surface flows that feed this tree would be disrupted, challenging the trees continued health and safety to humans.

b. 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.

This tree is not providing any erosion, soil stability, surface water control that would not be replaced by development. The tree is also not in a position to protect other trees, there is no affect from its removal in relation to this criteria.

c. 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.

This tree, though a unique species for our area is not a unique genus, Poplars are native to Southern Oregon as they are native to most areas of the United States. The tree is of a unique size, when compared to other trees in the area that are slower growing and longer lived species. Poplars are very fast growing trees, they are also short lived tree. Ultimately, poplar is not an appropriate species for a residential environment with one of the main reason being that they grow very fast and are weak wooded; the size of this tree, with its horizontally spreading branches makes it a problem tree in this setting as branches will break from their own weight as they spread horizontally out from the tree trunk.

We have provided an exhibit that identifies trees within a 200 foot radius of the proposed project for species and size. Surrounding species include the following Birch, Pine, Sugar Maple, Incense Cedar, White Oak, Big Leaf Maple, Silk Tree, Deodar Cedar, Black Locust, Willow Oak, European hornbeam, Linden, Zelkova and Quaking Aspen.

d. Nothing in this section shall require that the residential density to be reduced below the alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this

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ordinance. Keeping the tree requires development at minimum allowable density for the zone and lot size. Removal of the tree allows for maximum allowable density for the zone and lot size.

The potential density of the lot is as follows.

Zoned R-2 13.5 units per acre

0.94 acres

Base density = 12.69 units

Minimum development requirement 80% of base density = 10.152 units

With residential density bonus (maximum 60%)

Conservation housing = +15%

Outdoor recreation space = +10%

Affordable housing = +35%

12.69 plus 60% = 20.30 units

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

#### 18.5.7.050 Mitigation Required

One or more of the following shall satisfy the mitigation requirement.

A. **Replanting On-Site.** The applicant shall plant either a minimum 1 ½-inch caliper healthy and well-branched deciduous tree or a five to six-foot tall evergreen tree for each tree removed. The replanted tree shall be of a species that will eventually equal or exceed the removed tree in size if appropriate for the new location. Larger trees may be required where the mitigation is intended, in part, to replace a visual screen between land uses. Suitable species means the tree's growth habits and environmental requirements are conducive to the site, given existing topography, soils, other vegetation, exposure to wind and sun, nearby structures, overhead wires, etc. The tree shall be planted and maintained per the specifications of the Recommended Street Tree Guide.

The tree removal is being requested prior to the submittal of a formal project design, this will allow the lot to be sold to the developing affordable housing company with the tree removal situation already resolved. Because of this process it does not make sense to mitigate on site, the City would be happy to mitigate on the adjacent park property in collaboration with Parks and Recreation staff.

B. **Replanting Off-Site.** If in the City's determination there is insufficient available space on the subject property, the replanting required in section 18.5.7.050.A, above, shall occur on other property in the applicant's ownership or control within the City, in an open space tract that is part of the same subdivision, or in a City owned or dedicated open space or park. Such mitigation planting is subject to the approval of the authorized property owners. If planting on City owned or dedicated property, the City may specify the species and size of the tree. Nothing in this section shall be construed as an obligation of the City to allow trees to be planted on City owned or dedicated property.

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The tree removal is being requested prior to the submittal of a formal project design, this will allow the lot to be sold to the developing affordable housing company with the tree removal situation already resolved. Because of this process it does not make sense to mitigate on site, the City would be happy to mitigate on the adjacent park property in collaboration with Parks and Recreation staff.

- D. **Mitigation Plan.** An approved mitigation plan shall be fully implemented within one year of a tree being removed unless otherwise set forth in a tree removal application and approved in the tree removal permits.

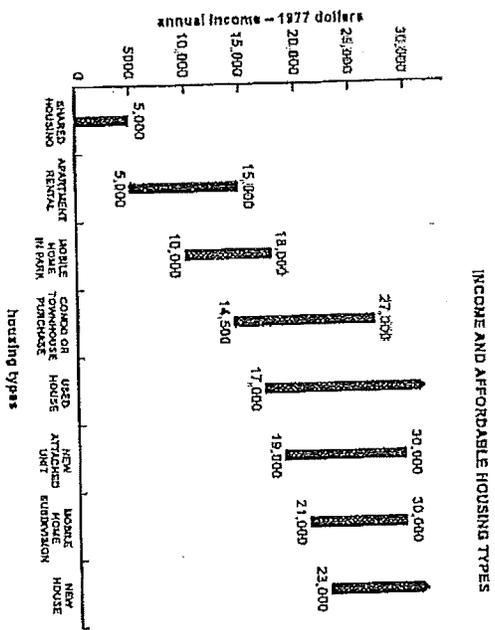
We recommend that the tree not be physically removed until the new project plans are submitted and approved. Mitigation trees could be planted before this takes place or within one year of the actual tree removal.

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**TABLE VI-2  
HOUSING MIX**

	1970*	1980**
Single Family	Units: 3,332 % Total: 76.8%	Units: 3,993 % Total: 63.7%
Multi-Family	Units: 923 % Total: 21.3%	Units: 2,091 % Total: 33.3%
Mobile Homes	Units: 81 % Total: 1.9%	Units: 187 % Total: 3.0%
Group Quarters	N/A	Units: 1,080

\*U.S. Dept. of Census.  
\*\*Portland State Center for Population Research & Census.

**TABLE VI-3  
INCOME HOUSING LEVELS IN ASHLAND, 1977  
(ESTIMATE USING 1970 CENSUS DATA)**

Income Range	% of Households
Less than \$2,000	1.2%
\$2,000-4,000	2.4%
\$4,000-6,000	5.9%
\$6,000-8,000	8.2%
\$8,000-12,000	16.0%
\$12,000-15,000	13.9%
\$15,000-20,000	15.35%
\$20,000-30,000	26.8%
Greater than \$30,000	11.1%

The severity of the problem resulting from the high cost of housing is shown in Figure VI-1. Several housing types have been graphed to indicate the income ranges which normally occupy such units. For rental units, it was assumed that 25% of the monthly gross income would be applied towards rent. For purchase units, it was assumed that 28% of the monthly gross income would be used to make payments, assuming 12% mortgage interest rates and a 10% down-payment. The cost of the units in this case and the estimated rent levels are in 1977 dollars.

As can be seen, a large proportion of Ashland's population falls in the range of apartment rentals, subsidized housing and mobile homes in parks. In the very low range of income are persons who can only be helped through subsidized housing, either through subsidized mortgages or direct subsidies to the per-

The major focus for diversification of Ashland's economy over the present planning period should be diversification of markets. There is such a risk in depending upon any one economic sector, such as tourism, as the major export market for locally produced goods and services. Establishment of light manufacturing firms with high value-added components should be especially encouraged. Sophisticated services catering to a geographically dispersed clientele and retailing targeted to local residents should be encouraged as well.

Demand for real estate in Ashland may continue to drive prices up. This may make it more difficult to attract independent small business people to Ashland, and more difficult to attract highly educated personnel to Southern Oregon State College. Either of these circumstances could reduce Ashland's ability to diversify its economy. However, it is apparent that nationwide, quality-of-life factors tend to outweigh cost factors in the establishment of new, "footloose" enterprises, as long as business costs are not prohibitive. Therefore, an aggressive affordable housing policy will be a key to Ashland's long term economic health, as the economy can diversify only as long as it is supplied by a local labor market. It is not realistic to assume that Ashland wages can be raised to the level required for the average worker in Ashland to be able to afford the average new home in Ashland in 1990.

Retirees are not expected to be a major influence in Ashland's economy over the next fifteen years. In fact, relative to Medford and the rest of Jackson County, Ashland's retirement population is expected to decrease due to rising real-estate values. These rising costs appear to have discouraged nearby non-locals from retiring to Ashland. Ashland residents seem able to retire here, but are concerned with rising property taxes once incomes are fixed.

Southern Oregon State College will continue to be an economic force in the community, but until it develops a stronger research capacity and graduate offerings, it is unlikely to increase its impact on the City's economy. A stronger educational component could serve both product diversification through a basic sciences component, and market diversification through the business and social sciences components.

These components could attract knowledge-intensive manufacturing such as computer software and medical specialty businesses to Ashland. Educational facilities and professional services are other types of businesses that could be expected to locate and flourish in Ashland. Establishment of an Asian Studies center, affiliated with the College or independent, is an important step toward educational enhancement of marketing potential.

*The city needs to develop policy options which strike a balance between the growth of tourism and the growth of population and markets.*

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**ECONOMIC, ENVIRONMENTAL, SOCIAL AND ENERGY CONSEQUENCES (8.07.02)**

**1) Economic**

a) Alterations to the land to accommodate conflicting uses could compromise the quality of an open space area and potentially decrease surrounding property values.

b) Street design and construction costs would be higher due to the physical constraints of these areas, such as steep, densely wooded topography, ravines and high water tables.

c) A portion of the costs for acquisition and maintenance of open space lands would be paid for by local taxes.

d) The construction of homes within open space areas would require higher construction standards to avoid property damage resulting from a hillside slumping, erosion or flooding.

**2) Social**

a) Allowing conflicting uses may reduce the quality of open space areas where people gravitate towards to enjoy visual and auditory solitude. Intrusion into these areas for the purpose of accommodating residential devel-

opment and road construction may jeopardize the potential recreation value for passive uses such as picnicking, walking, jogging, hiking, bicycling or bird watching.

b) The total open space proposal includes almost 730 acres of land. It is important, when deciding to set aside this amount of land for open space uses, to determine the impact this would have on the Housing Element.

Most of the open space proposal has been designed to utilize land that is of marginal or useless for housing. The project will only have a small effect on Employment land, as the only area proposed to be used for open space that is zoned for employment is along the railroad and "A" Street.

The City has compiled an analysis of the housing impact of the development of the open space plan, contained in a memorandum by the Planning Director dated Feb. 21, 1990.

The total impact on housing would be a loss of land on which 331 housing units could be developed. By far the largest impact is from the two active parks, which are located on

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*The Parks and Open Space map identifies significant open space areas in the community.*

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areas that were designed for affordable housing at relatively high densities. These two parks would occupy land that could provide 231 housing units.

In the current urban growth boundary, there was a need for 127 acres of land for high cost housing (\$110,000 and up in 1990 dollars). There was a large surplus of this type of land already in the City limits, as the 1982 plan shows 256 vacant and available. Therefore, the loss of the parcels zoned RR-.5 and R1-10 are insignificant, as there are already more than sufficient lands in the urban growth boundary to provide housing in large lot, low density zones with correspondingly high prices.

However, the land available for moderate cost housing was in a tighter supply. While there was a need for 388 acres of moderate cost housing, only 342 were available in the City limits. 160 acres were provided in the urban growth boundary. Therefore, the loss of the two parcels that would be developed for active parks would not need to be replaced, as there is a surplus of over 100 acres even with these two areas removed.

3)

Environmental

a) Physical and aesthetic consequences to open space areas resulting from road construction could be mitigated through proper design.

b) All conflicting uses could disturb and destroy wildlife habitat and fragile ecosystems. Sensitive areas may become susceptible to increases in erosion, which in turn may impact the water quality of streams and wetlands.

c) Disruption of open space corridors, which act to link the region's wilderness areas to the city, would result in a decline in urban wildlife.

4) Energy

a) Urbanization of sensitive open spaces involves infrastructure improvements which can be complex, costly and energy intensive.

b) Techniques (i.e. erosion control measures) used to mitigate the impacts caused by conflicting uses may have higher energy requirements.

SOUTHERN OREGON  
TREE CARE, LLC



541-772-0404  
Sotrecare.com  
PO Box 5140 Central Point, OR 97502

380 CLAY ST. ASHLAND  
Eastern Cottonwood

Prepared For

AMY GUNTER

City of Ashland, OR.

By

Willie Gingg  
ASCA Consulting Arborist  
PNW ISA Certified Tree Risk Assessor #1166  
ISA Board Certified Master Arborist #PN5564B

May 25<sup>th</sup> 2013

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City of Ashland

380 Clay St. Ashland

## Summary

I was contacted by Amy Gunter of the city of Ashland regarding a cottonwood tree on City property at 380 Clay St. In general she wanted to know the health of the tree, how close construction could come to the tree along with other general information. I inspected the tree and determined it was in reasonably good health, was an eastern cottonwood rather than a black cottonwood as was previously thought and was around 75 years old. Construction could reasonably come within 72 feet of the trunk, possibly a little closer but would depend on the type and extent of construction. Estimated maintenance costs would be \$750- \$1,000 per year.

## Assignment

I was asked to write a report on a large cottonwood located at 380 Clay St. In Ashland, Oregon. The assignment was to

- Develop a recommended TPZ (tree protection zone) necessary for future development
- Develop a general maintenance strategy including estimated annual / bi-annual costs
- Estimate the age of the tree
- Estimated height, spread and diameter of the tree
- Describe any distinctive form or unique qualities of the tree
- Describe the average life span of the *Populus* species
- Provide recommendations for any immediate maintenance necessary to remove potential hazards including estimated costs

## Limits of Assignment

The contents of this report are based on my observations on the day of my site visit, May 8<sup>th</sup> 2013.

## Tree description

The tree had a full, wide spreading canopy, appeared healthy in both leaf color and coverage. The leaves were deltoid shaped, with rounded lobes and flat petioles. The limbs were very long; many were 40 to 50 feet long. I noticed many old pruning cuts with vigorous wound wood growing over them. There were many dead limbs greater than four inches diameter and a few broken limbs hung in the tree. The trunk was six feet DBH (diameter breast height), had a crown spread of 70 by 90 feet and approximately 75 feet tall. Beneath the tree there was an old, abandoned home, and irrigation pump system and a lot of debris.

## Analysis & Testing

The shape of the leaves and the spreading canopy described above did not fit with our native black cottonwood and triggered me to look deeper into the identification. The deltoid shape of the leaves, flat petiole, and crenate leaf margins led me to identify this as an eastern cottonwood (*Populus deltoides*).

Willie Gingg, Consulting Arborist

RECEIVED May 25<sup>th</sup> 2013

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City of Ashland

380 Clay St. Ashland

In trying to age the tree I took two core samples using an increment borer. A 10 inch core showed 21 annual growth rings from each side of the tree. Taking the DBH of the tree and the 10 inch core as a standard of 21 years, I estimated this tree to be 75 years old.

## Discussion

The average life span of an eastern cottonwood is 75- 100 years. In ideal conditions they can live 200- 400 years. This tree appears to be growing very vigorously. The old pruning wounds are sealing rapidly and showing very little signs of decay. Based on the estimated age, expected life span and current vigor of the tree I would suggest the tree is around 50% to 80% of the way through its life span.

Eastern cottonwood shows considerable resistance to contractor pressures. Intermediate to good tolerance to root loss, fill soils and saturated soils. (Matheny & Clark 1998).

This wide spreading canopy is not common in our native cottonwood trees. As such, it is an eye catching tree. The species itself is also not common here in Southern Oregon making it a unique tree. Knowing the brittle nature of this species and the possibility of construction nearby, this tree should have a regular pruning and inspection cycle. The tree should be inspected annually by a qualified arborist and possibly pruned every other year to remove major deadwood and reduce end-weight on select limbs. The initial pruning cost will likely be higher due to the volume of material that needs to come out.

Ideally a minimum TPZ for this tree would one foot per inch of DBH, so a 72 foot radius from the trunk would be ideal. Given the tolerance and current vigor of the tree and if the tree is to be impacted on only the east side, that number could drop to 60 feet on the one side. If construction were to take place I would recommend installing temporary fencing to protect the TPZ. Six inches of wood chip mulch should be spread inside the fenced area. Regular monitoring of the soil moisture inside the fenced area to ensure adequate water for the tree should also take place.

## Conclusions

Cottonwood trees are not the most desirable tree in a residential setting; however, this tree is unusual for the area, has an interesting growth form and is very mature but healthy. With supplemental care this tree could take some development nearby but should be monitored annually to determine the risk it may pose.

## Recommendations

I would recommend this tree be pruned before any construction began to remove deadwood greater than one inch diameter. Weight reduction cuts should be made selectively on heavy limbs. Work should be performed or supervised by an I.S.A. Certified Arborist.

A qualified arborist should review and make recommendations to any construction blue prints that impact the dripline of the tree prior to construction. A temporary fence should be installed prior to construction with a minimum radius of 72 feet from the trunk and should encircle the entire tree.

Willie Gingg, Consulting Arborist

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May 25<sup>th</sup> 2013

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380 Clay St. Ashland

Aged wood chip mulch should be spread within the fenced area to a depth of six inches.

A designated person should monitor soil moisture weekly throughout construction and maintain proper moisture levels.

A qualified arborist should perform a risk assessment annually after construction so the City can monitor any risk the tree may pose.

Pruning and report costs would likely run \$750- \$1,000 per year

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380 Clay St. Ashland

## Glossary

**Crenate-** Having a margin with low, rounded or scalloped projections

**Deltoid-** Triangular shape

**DBH-** Diameter at breast height- the diameter measured 54 inches above grade

**Drip line-** The outside edge of a tree's canopy

**Increment Borer-** A specialized tool used to extract a core of wood tissue from a living tree with relatively minor injury to the tree

**ISA Certified Arborist-** A credential certifying that a person has a minimum 3 years of experience and a working knowledge of tree biology

**Petioles-** The stalk attaching the leaf blade to the stem

**TPZ-** Tree Protection Zone- An area set aside in a construction zone that is not to be disturbed in order to preserve an existing tree

**Wound Wood-** Partially differentiated tissue responsible for closing wounds. Wound wood develops from callus associated with wounds.

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Willie Gingg, Consulting Arborist

May 25<sup>th</sup> 2013

380 Clay St. Ashland

### Assumptions and Limiting Conditions

1) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the arborist can neither guarantee nor be responsible for the accuracy of the information provided by others.

2) Loss or alteration of any part of this report invalidates the entire report.

3) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consulting arborist.

4) The consulting arborist shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services to be agreed upon before that time.

MAY 13 2015

Willie Gingg

Willie Gingg, Consulting Arborist

May 25<sup>th</sup> 2013

380 Clay St. Ashland

## Certification of Performance

I, Willie Gingg, certify:

- That I have personally inspected the trees and stumps referred to in this report, and have stated my findings accurately.
- That I have no current or prospective interest in the plant material or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- That my compensation is not contingent upon reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment, of stipulated results, or the occurrence of any subsequent events.
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.
- I further certify that I am a member of the American Society of Consulting Arborists and I am an International Society of Arboriculture Board Certified Master Arborist.

Signed: Willie Gingg

Dated 5-25-13

Willie Gingg, Consulting Arborist

MAY 13 2013

May 25<sup>th</sup> 2013

October 2004

Galbraith & Associates

Tree Assessment

Tree #22: 70" Populus trichocarpa, Poplar

This tree is the largest on the site: an old specimen tree, which is near the end of its life expectancy. It has long, wide-spreading, horizontal branches and a large canopy. If this tree were retained, it would require a 90.5' radius (181' diameter) tree protective zone, an area much beyond the large tree canopy – an area which extends into neighboring property. Even given this tree protective zone, the trees long term survival may not be ensured due to its advanced age and the probability that widespread peripheral feeder roots even beyond the Tree Protective Zone may be damaged.

Poplar and related species is on the Ashland Prohibited Street Tree list, due to problematic species characteristics. This species is undesirable within residential neighborhoods as well. Poplars have characteristically brittle wood; the frequent breaking and dropping of its limbs poses a hazard in neighborhoods. Roots of this tree may be damaged by construction within a large area. When tree roots are severed by construction, an entry for bacteria and disease is provided. Anchoring roots may be damaged and the tree would be in danger of falling.

Even if this portion of the development were designated as neighborhood Open Space, there would be an increase in activities within the canopy area, due to the surrounding urban development. With its very large size and weight, falling branches would present a major hazard to anything within its canopy and beyond. It is our considered opinion that due to this foreseeable hazard this tree is (regrettably) recommended for removal.

February 2005

Ben Cochran, Certified Arborist

The 70" Cottonwood has no obvious signs of disease. However there is some dieback not necessarily disease related. There is some work needed by overall the tree is healthy and past work has been good. There are some cavities from older branches but from the ground there appears to be no major issues. Overall for as cottonwoods go these are in good health.

May 2005

January Jennings / Mary Pritchard

Tree Evaluation

MAY 13 2015

Populus trichocarpa (common name, Black Cottonwood)

Old hollow cavities at base in in the tree 12" trench (old?) near truck base. Species is the tallest native western native hardwood. This is a champion tree for Ashland and area. Not a residential species. Roots will breaks pipes. Issue: may become a hazard tree? Will it be climbed by children? We would need an ariel (sp) inspection and root collar inspection before we could make any more recommendation to the TC. Species rated poor to construction impacts in trunk and roots? Get more opinions.

May 2005

Tom Myers, Certified Arborist

Populus trichocarpa

This Black Poplar is a 70 inch diameter specimen tree. It has never been topped and the trunk is sound without any visible wounds. The tree was last pruned about 12 years ago. The amount of dead wood in the tree is not unusual for a tree this old. Black poplars are not a desirable tree to have in a developed landscape because they are prone to limb and trunk breakage. This tree would have to be pruned and monitored over the rest of its life if left to remain in this development. Even with good care this tree could conceivably break a large limb or even break at the trunk. Generally a tree that has no visible flaws will not break in a storm but Poplars are known to break in high winds. After climbing this tree and doing an aerial inspection, I feel that it will continue to thrive barring God.

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## Calypso Consulting

Botanical Inventory, Vegetation Mapping, and GIS  
2639 NE Community Lane, Bend, OR 97701  
510.604.8201, cshohet@gmail.com

April 30, 2015

### TREE SPECIES DETERMINATION, 380 CLAY STREET, ASHLAND, OREGON

On April 30<sup>th</sup>, 2015, I examined a tree at 380 Clay Street in Ashland, Oregon at the request of KenCairn Landscape Architecture, 545 A Street, Ashland, Oregon, in order to verify its taxonomy.

**DETERMINATION:** *Populus fremontii* subsp. *fremontii*, Fremont Cottonwood

Family: Salicaceae  
Genus: *Populus*  
Species: *fremontii*  
Subspecies: *fremontii*

A sample of the tree (leaf, twig, bud) was collected and keyed to species using the dichotomous key and atlas information from *The Jepson Manual, Vascular Plants of California*, Second Edition, 2012 and *The Oregon Flora Project* ~ online website (<http://www.oregonflora.org/>). See Figures 1 and 2 for photos of this specimen.

Fremont Cottonwood is characterized by: leaf blade glabrous abaxially; leaf blade deltate, margin coarsely scalloped; leaf base +/- cordate to truncate. For a detailed taxonomic description of *Populus fremontii* ssp. *fremontii*, (The Jepson Manual, Vascular Plants of California, Second Edition, 2012, page 1218).

Fremont Cottonwood is known from alluvial bottomlands and streamside habitat.

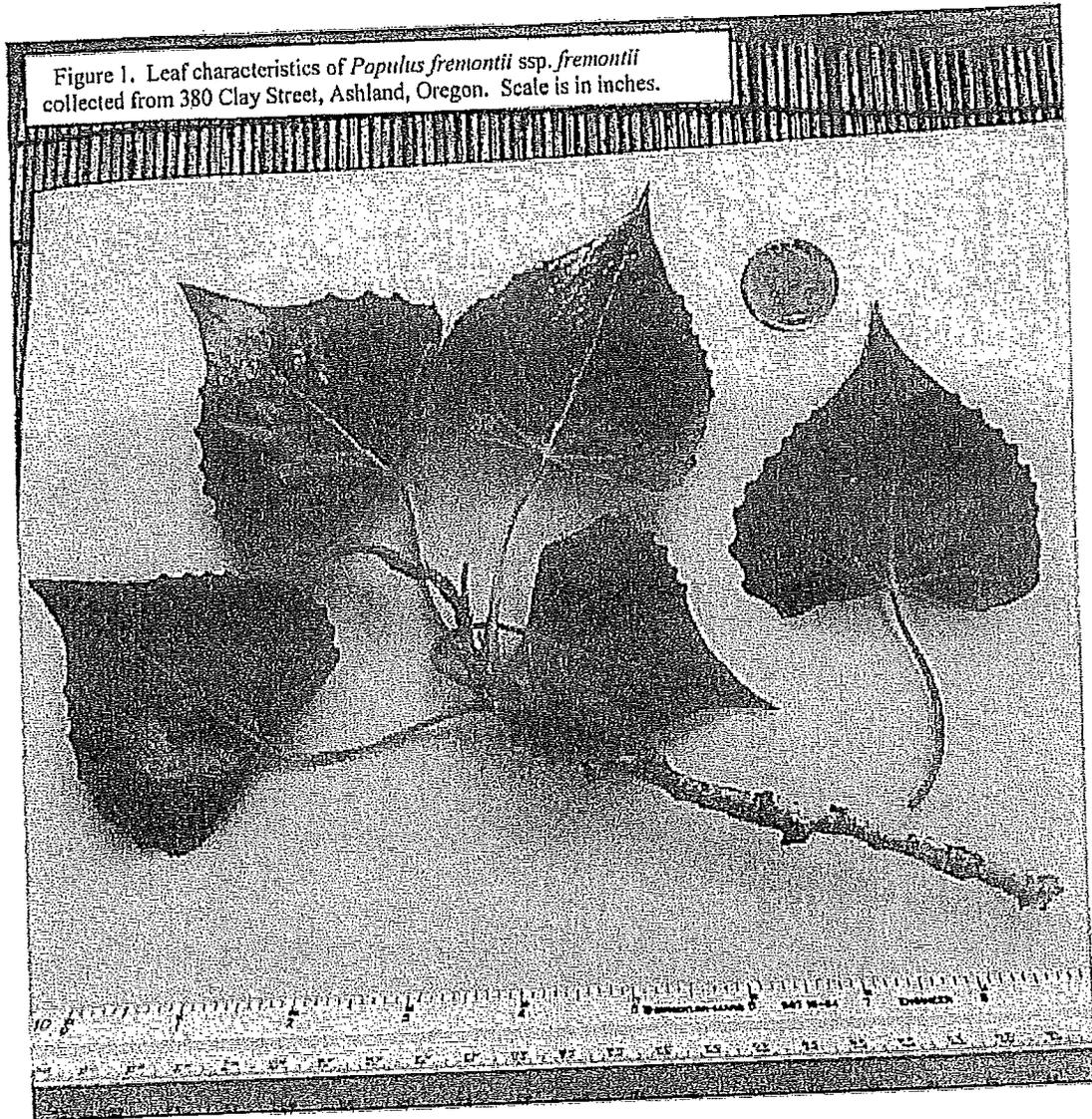
*Cecile Shohet*  
Senior Botanist, Calypso Botanical Consulting

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Figure 1. Leaf characteristics of *Populus fremontii* ssp. *fremontii* collected from 380 Clay Street, Ashland, Oregon. Scale is in inches.

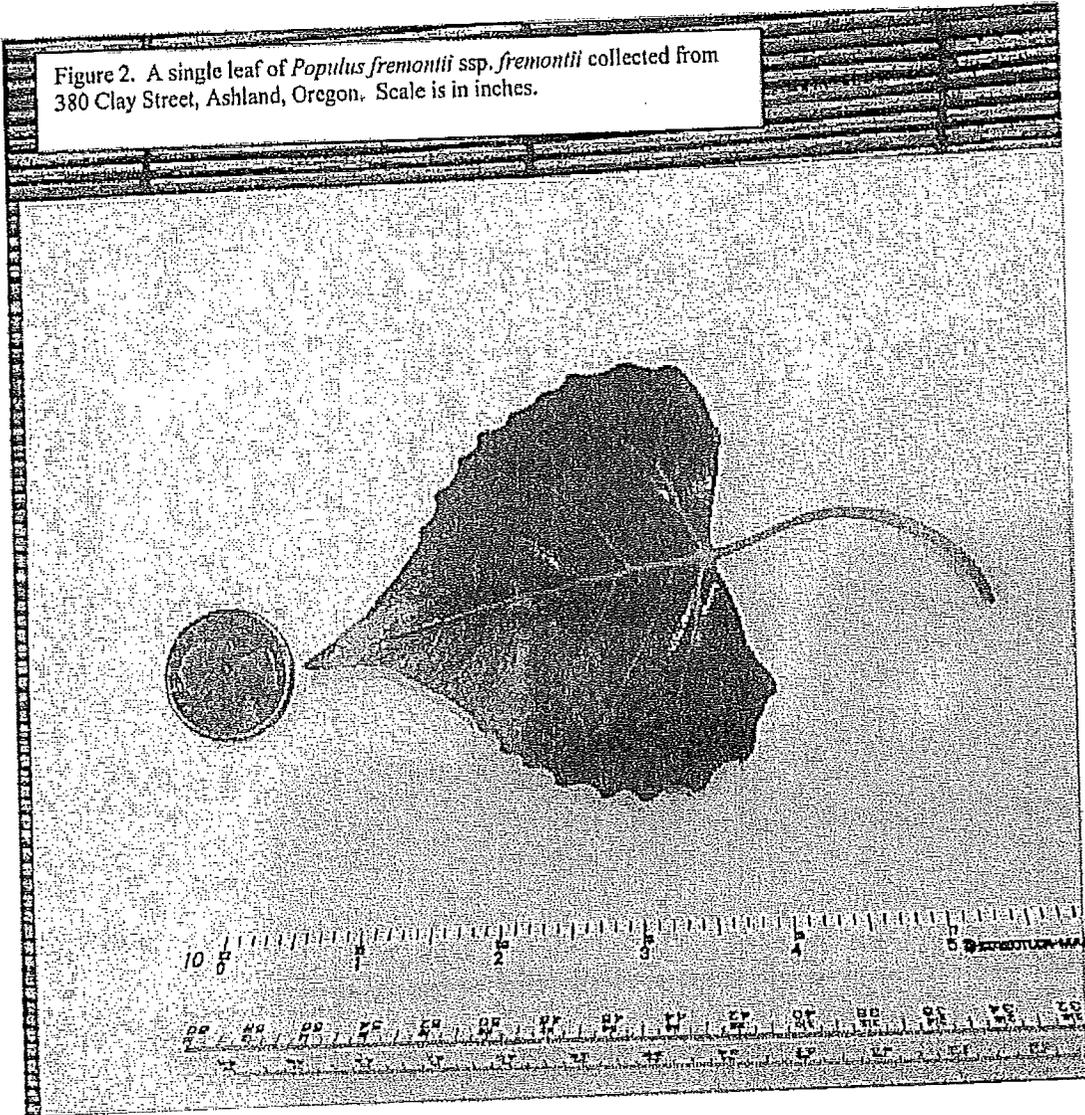


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Herbarium

Figure 2. A single leaf of *Populus fremontii* ssp. *fremontii* collected from 380 Clay Street, Ashland, Oregon. Scale is in inches.



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### Chapter V Population Projections and Growth

#### GOAL

To provide for the needs of the expected population growth in Ashland to the year 2005, and maintain a diversity of income, cultural, and age groups in Ashland's population, consistent with other plan goals.

#### POLICIES

V-1 Develop a growth management strategy that will exceed monitor Ashland's size and rate of growth. If needed, develop methods to keep the growth within the expected population projection, while accommodating the cyclical nature of growth.

- 1) Council Policy, implemented if growth the expected range for more than three consecutive years.

V-2 All other plans and projections by the City should use the same population projection, for consistency of planning, unless compelling reasons exist for using alternative projections.

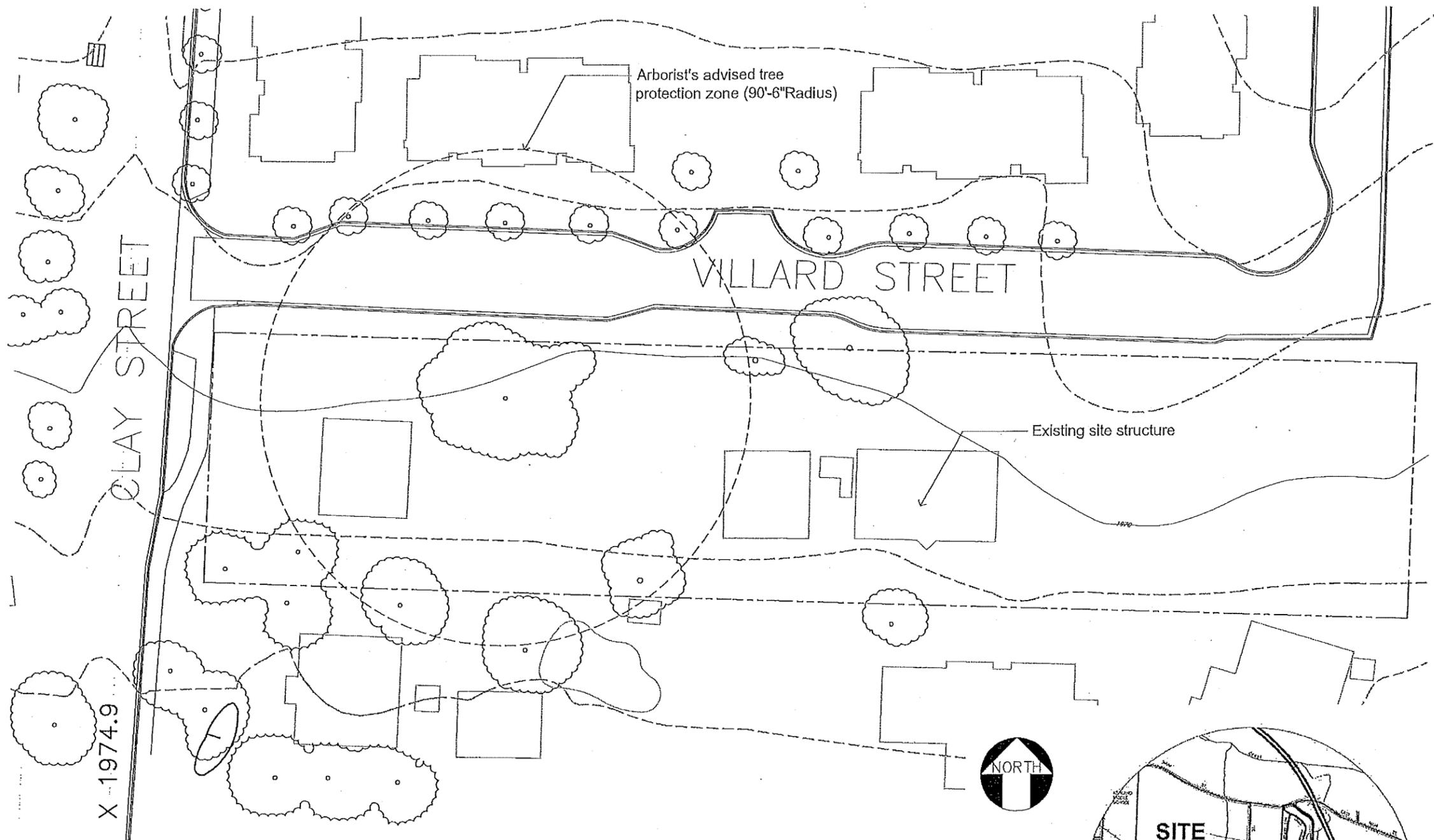
- 2) Council Policy

V-3 Review and revise, if necessary, the population projections after data from the 1990 Census is available.

- 3) Planning Division work program

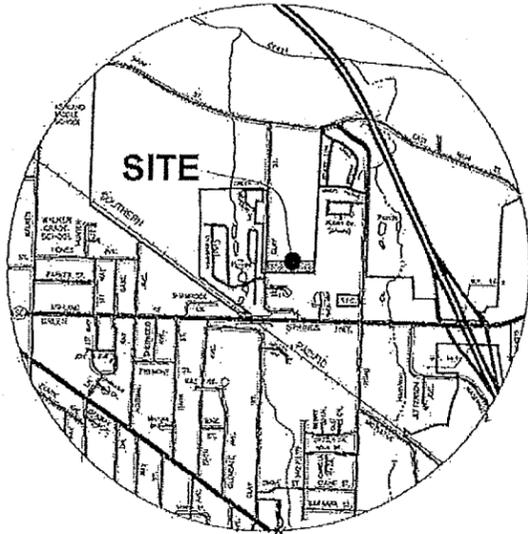
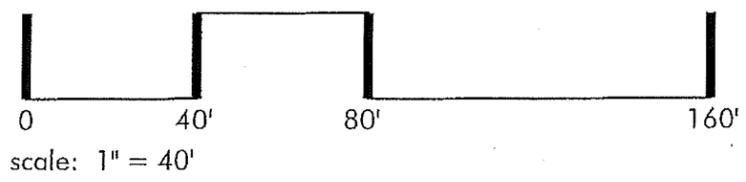
V-4 Strive to maintain a diversity of population groups in Ashland, especially if increased growth pressure leads to more expensive housing. Concentrate on population groups that are important to

- 4) Council Policy, Affordable Housing Plan.



**SITE INFO**  
 Zoning: R-2  
 Total Site Area: 41,150 SF (0.94AC)  
 Total Building Area: 9,620 SF (4,810 Ea. Building)  
 Total Parking Area: 4,443 SF

-  EXISTING TREE
-  TREE PROTECTION ZONE  
(see sheet PL 2.0)



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VICINITY AND EXISTING CONDITIONS

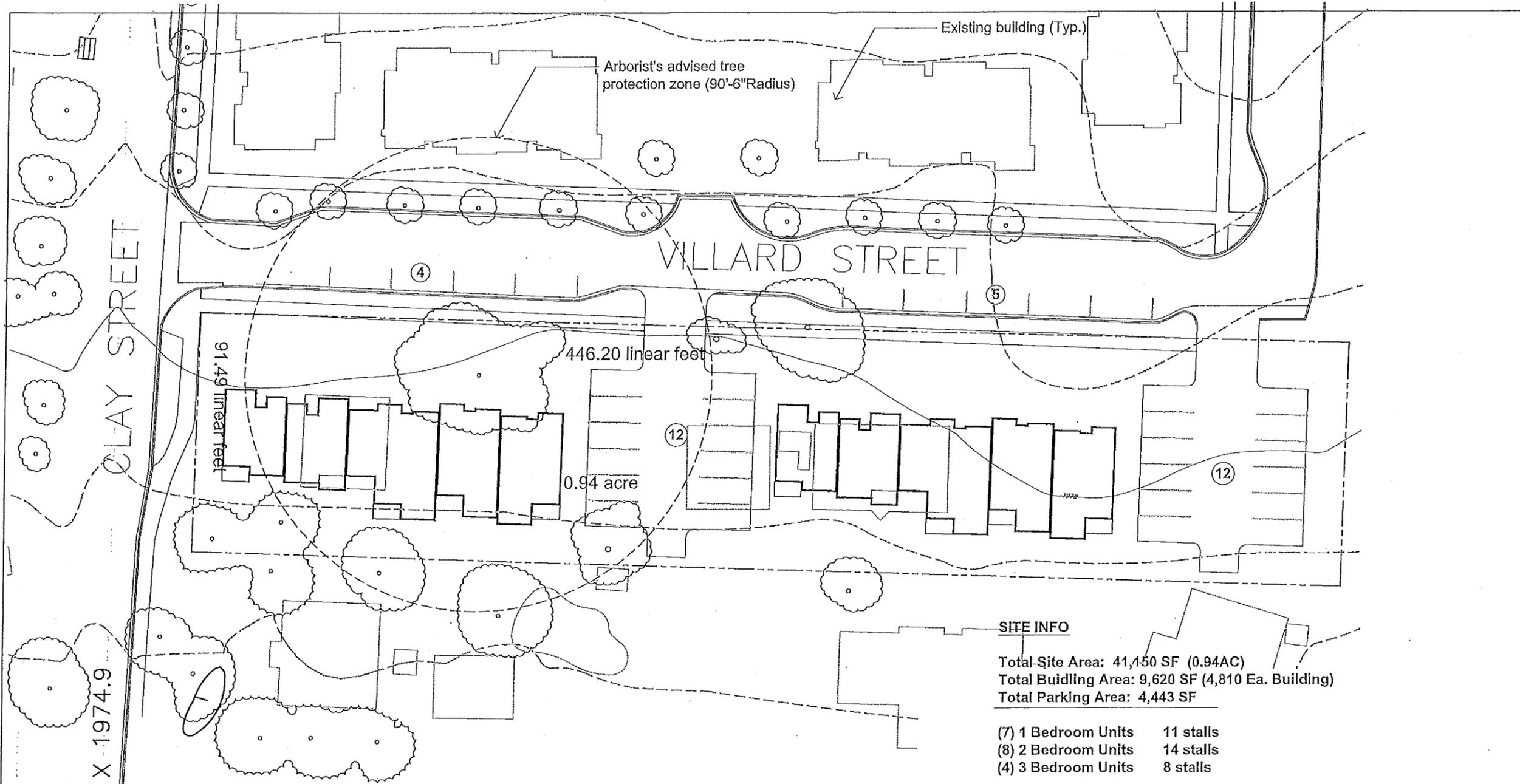
CLAY STREET PROPERTY  
 380 CLAY STREET  
 ASHLAND, OREGON 97520

MAY, 2015  
 COVER



Revision Date:  
 Drawn By: JCL

**KenCairn**  
 Landscape Architecture  
 www.kencairnlandscape.com  
 Tel: 541.488.3194 545 A Street  
 Fax: 541.552.8512 Astland, OR 97520  
 Cell: 541.501.5559 kerry@kencairnlandscape.com



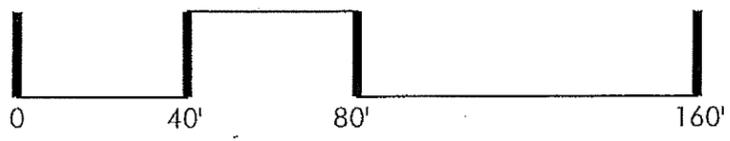
**SITE INFO**

Total Site Area: 41,150 SF (0.94AC)  
 Total Building Area: 9,620 SF (4,810 Ea. Building)  
 Total Parking Area: 4,443 SF

- (7) 1 Bedroom Units    11 stalls
- (8) 2 Bedroom Units    14 stalls
- (4) 3 Bedroom Units    8 stalls

33 stalls required

-  EXISTING TREE
-  TREE PROTECTION ZONE  
(see sheet PL 2.0)



scale: 1" = 40'

ALLOWABLE MAXIMUM DENSITY

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**CLAY STREET PROPERTY**  
 380 CLAY STREET  
 ASHLAND, OREGON 97520

MAY, 2015

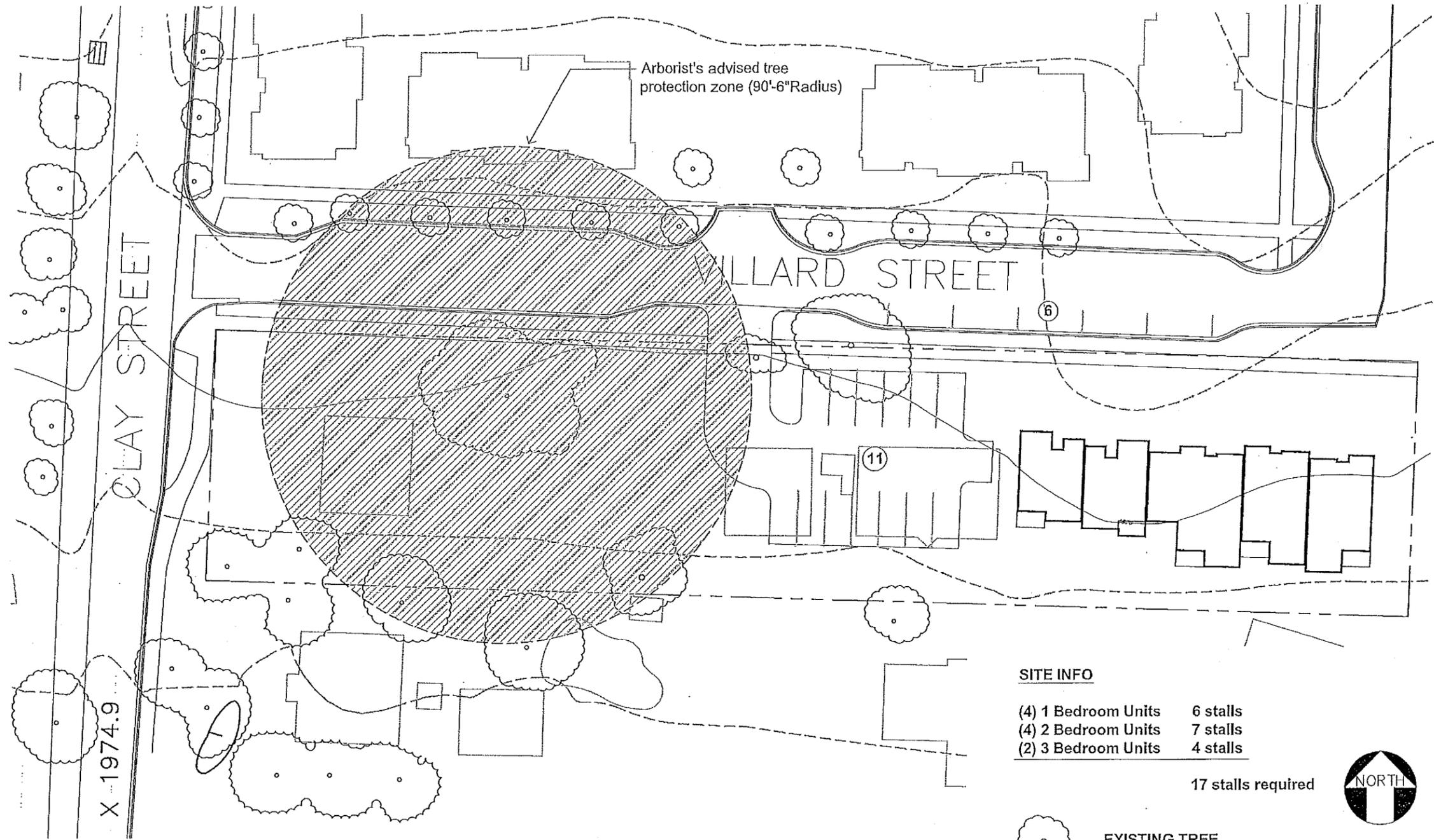
PL 1.1



Revision Date:

Drawn By: JCL

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 Fax: 541.952.9512  
 Cell: 541.601.5559 kerry@kencaimlandscape.com

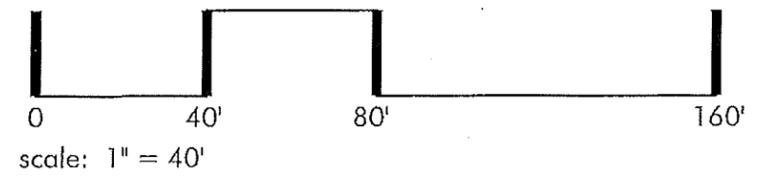


**SITE INFO**

- (4) 1 Bedroom Units    6 stalls
- (4) 2 Bedroom Units    7 stalls
- (2) 3 Bedroom Units    4 stalls

17 stalls required

-  EXISTING TREE
-  TREE PROTECTION ZONE  
(see sheet PL 2.0)



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ALLOWABLE MINIMUM DENSITY - OPTION #1

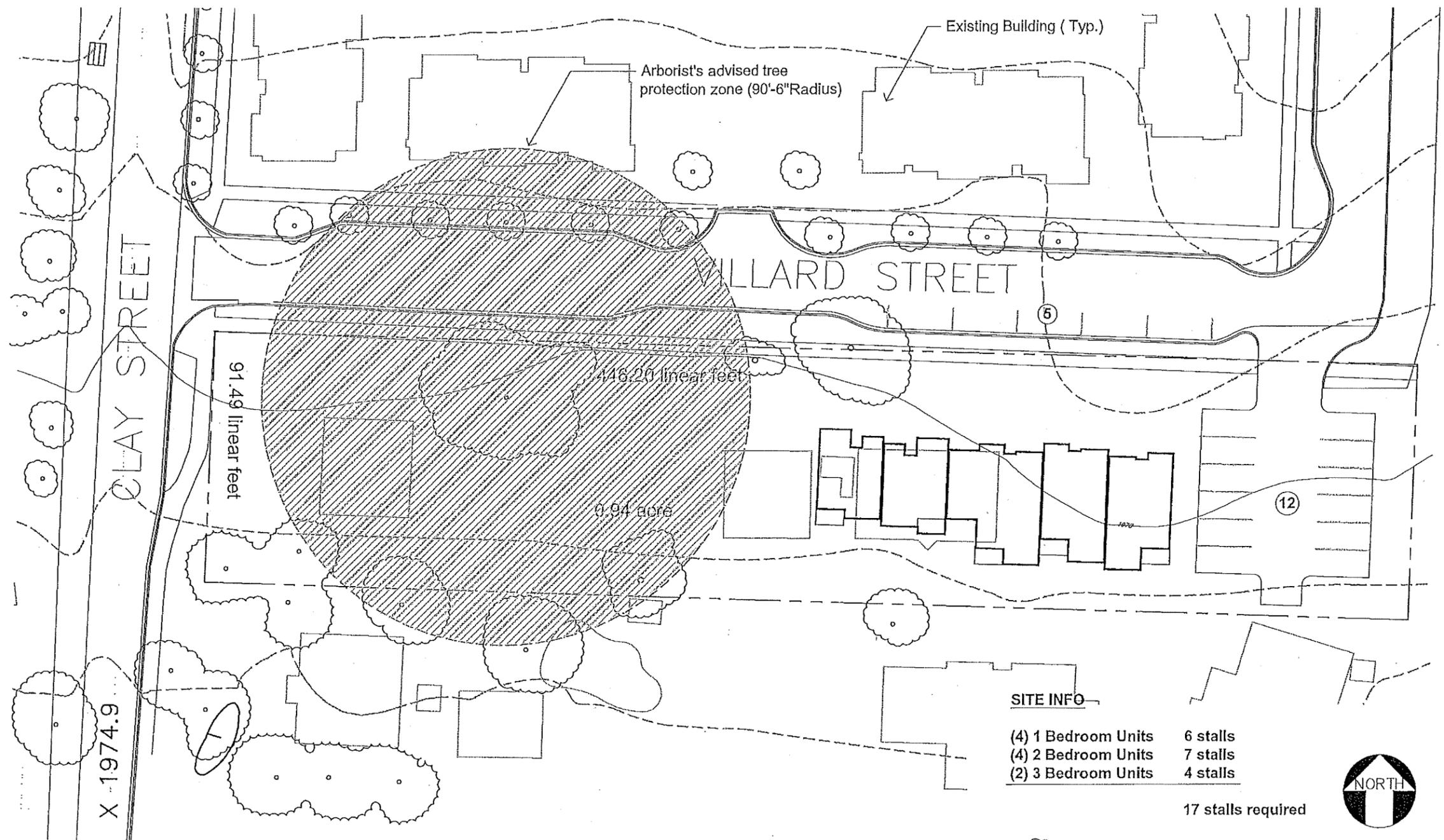
CLAY STREET PROPERTY  
380 CLAY STREET  
ASHLAND, OREGON 97520

MAY, 2015  
PL 1.2



Revision Date:  
Drawn By: JCL

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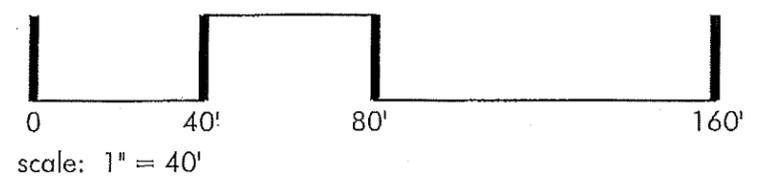


**SITE INFO**

- (4) 1 Bedroom Units      6 stalls
- (4) 2 Bedroom Units     7 stalls
- (2) 3 Bedroom Units     4 stalls

17 stalls required

-  EXISTING TREE
-  TREE PROTECTION ZONE  
(see sheet PL 1.3)



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ALLOWABLE MINIMUM DENSITY - OPTION #2

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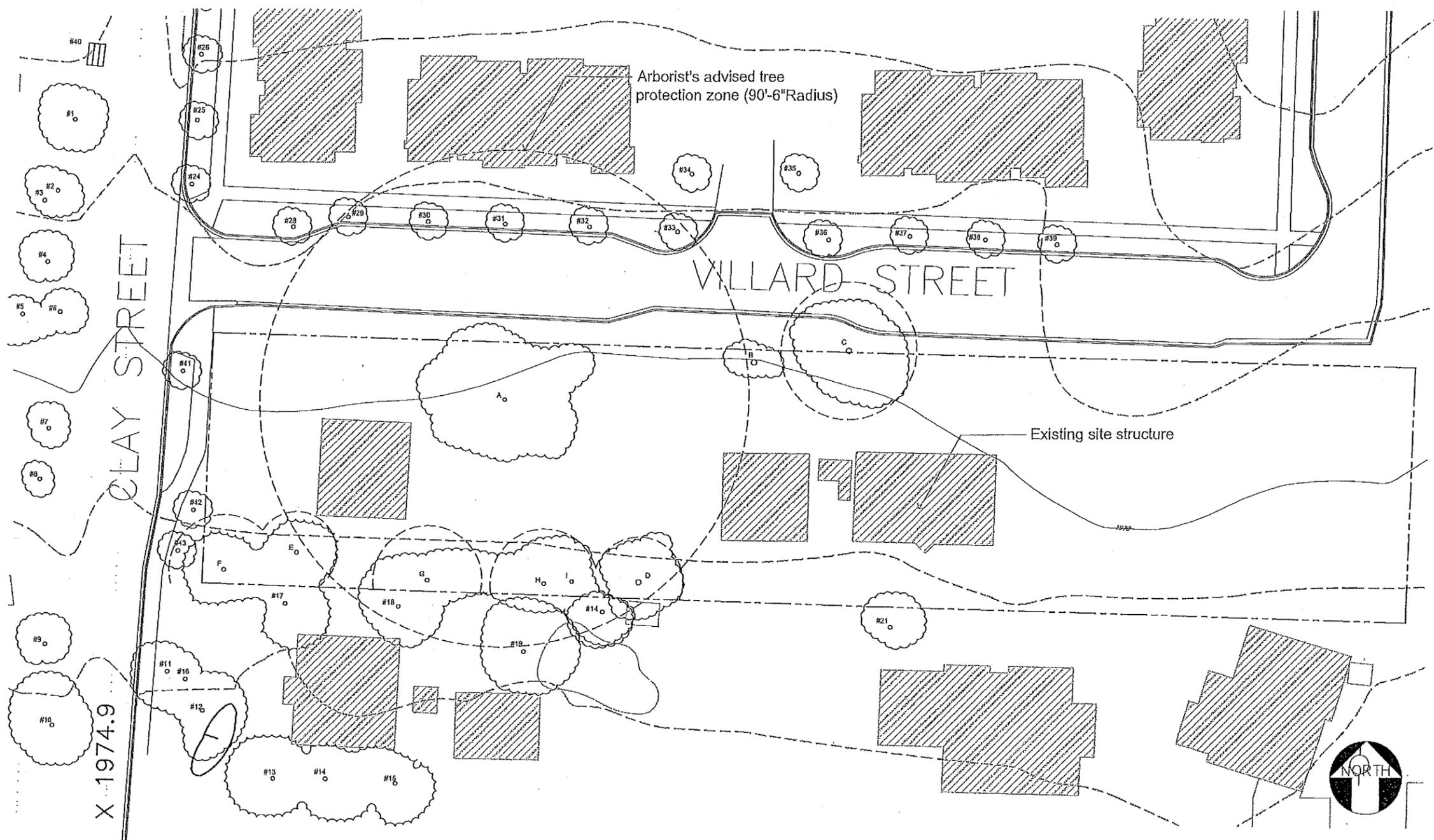
MAY, 2015  
L 1.3



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Drawn By: JCL

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Arborist's advised tree protection zone (90'-6" Radius)

Existing site structure

CONTEXTUAL TREES (within 200' of Tree 'A')

#	Species	Maturity	#	Species	Maturity	#	Species	Maturity
1	Betula sp.	M	17	Cedrus deodara	M	33	Tilia sp.	Y
2	Pinus sp.	M	18	Deciduous	M	34	Quercus sp.	Y
3	Acer saccharum	M	19	Deciduous	M	35	Quercus sp.	Y
4	Acer sp.	M	20	Robinia pseudoacacia	M	36	Quercus sp.	Y
5	Calocedrus decurrens	M	21	Acer sp.	M	37	Zelkova serrata	Y
6	Pinus nigra	M	22	NOT USED		38	Zelkova serrata	Y
7	Acer sp.	M	23	NOT USED		39	Zelkova serrata	Y
8	Calocedrus decurrens	Y	24	Quercus phellos	Y	40	Populus tremuloides	Y
9	Calocedrus decurrens	Y	25	Carpinus betulus	Y	41	Quercus phellos	Y
10	Quercus garryana	M	26	Carpinus betulus	Y	42	Zelkova sp.	Y
11	Acer macrophyllum	Y	27	Picea glauca	Y	43	Zelkova sp.	Y
12	Albizia julibrissin	Y	28	Tilia sp.	Y			
13	Cedrus deodara	M	29	Tilia sp.	Y			
14	Acer saccharinum	M	30	Tilia sp.	Y			
15	Cedrus deodara	M	31	Tilia sp.	Y			
16	Calocedrus decurrens	Y	32	Tilia sp.	Y			

Y = YOUNG TREE (12" or less DBH)  
M = MATURE TREE (12" DBH or larger)

TREE INVENTORY

	Species	DBH (inches)	Height in Feet	Crown Radius in Feet	Tree Protection Zone Radius in Feet	Tolerance to Construction	Condition	Notes
A	Populus fremontii	72"	75	80	90.50	poor	fair	
B	Prunus dulcis	8"	20	20	--	poor	poor	
C	Cedrus deodara	24"	35	30	25	moderate	fair	
D	Cedrus deodara	12"	25	20	15	moderate	good	
E	Robinia pseudoacacia	8" (x2)	25	30	10	good	good	
F	Calocedrus decurrens	20"	50	30	20	moderate	good	
G	Cedrus deodara	18"	30	20	20	moderate	good	
H	Cedrus deodara	20"	35	20	20	moderate	good	
I	Cedrus deodara	12"	24	15	12	moderate	fair	

SURROUNDING TREE INVENTORY, SITE SPECIFIC REMOVAL AND PROTECTION PLAN

CLAY STREET PROPERTY  
380 CLAY STREET  
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MAY, 2015

PL 2.0



Revision Date:  
Drawn By: JCL

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**DISCUSSION ITEM**  
**RECOMMENDED STREET TREE GUIDE LETTER**

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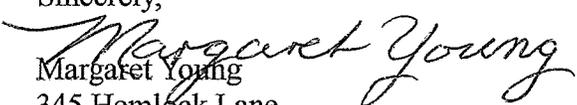
TO: City of Ashland Tree Commissioners  
RE: Street Tree Guide  
DATE: May 21, 2015

As you know, among its duties and responsibilities, the Tree Commission is charged with developing and recommending to the City Council for adoption a master list of street trees suitable for planting along City streets. "The list shall be updated and reviewed as required". The current list is riddled with inaccuracies. A few years ago, a whole block of trees died in the Mountain Creek neighborhood and three on my block alone. As a member of the homeowners' landscape committee, I referred to the tree list to facilitate our choice of replacement trees. As I researched a good number of trees on the list, I was shocked at the number of inappropriate trees (see a few attached examples). Not only were there a goodly number of trees whose large size and natural shape at maturity would render them totally unsuitable for narrow street-side spaces; there were also a number of trees that would be problematic for our climate. This issue is always important; it is critical at present, due to the amount of construction currently going on in Ashland. Homeowners/builders are being referred to the tree list and might accept it at face value. Trusting the list can result in future inconvenience as well as considerable expense for the homeowner, in addition to the angst of losing a tree or having to severely prune a tree to bring it into compliance with municipal code requirements. Sidewalk damage can also result.

Personally, I was required to prune two of the most beautiful specimens of European Hornbeam to be found (planted by the former owners). These trees are naturally oval in growth and very symmetrical in appearance. The arborist consulting for the City said that although pruning to bring them into code might "leave the trees looking unattractive it would not cause them to die". I ask you: Who wants an *unattractive* lop-sided tree? They are now mutilated (flat on one side) but within code. The process involved numerous communications and site visits with City Personnel, both time consuming and frustrating for all. (I will, however, state that all City personnel with whom I dealt were infinitely patient and polite, even sympathetic: just doing their jobs to enforce the letter of the code.) In the end, an arborist for the city was present when my arborist did the pruning. We considered each cut limb by limb. I actually wept. The City arborist stated flatly that there is "no tree" appropriate for such a narrow four-foot space between the street and the sidewalk. Now, my trees join some of the funniest-looking trees ever around this city that have been shaved straight down on one side and will never grow into attractive trees.

If I were petty, I could complain about the legions of trees that are currently out of code compliance and over hanging the streets. The City staff would be inundated by giving and enforcing citations and dealing with many irate homeowners. However, I would rather be a problem solver! Therefore, with all of these considerations in mind, I urge the Tree Commission to move revision of the tree list to the "front burner" for *immediate* study and revision! I have spoken with Peter Baughman, Park Liaison, and he has assured me that this issue will be placed on the agenda for the June 4 meeting. I plan to attend. Let's take responsible action and restore good faith so that homeowners can refer to the tree list with trust. Healthy, attractive, and appropriate trees truly enhance the quality of life in any city! (NOTE Mayor's letter in Ashland Times on how to address other tree concerns.)

Sincerely,

  
Margaret Young  
345 Hemlock Lane,  
Ashland, OR 97520  
(541) 301-8700

NOTES: Just a few trees picked randomly from the list and GOOGLED

Kentucky Coffee Tree	“Only grows well in wetlands” (We have few street-side wetlands in Ashland), trunk 3 feet in diameter;
Crepe Myrtles	Lovely trees, recommending for Zone 7; but Ashland is at the tip of Zone 7 so these trees do not always do well here in our micro climate;
Southern Magnolia	Can lift sidewalks if planted between sidewalk and curb;
Chinese Pistache	A deciduous round-headed tree with heavy arching branches that grow from a short, stout trunk, 40-50 feet tall and wide, minimum planting distance from walks and driveways 6 feet.

In addition to pages 7 and 8, an alphabetical list of trees, there follows a section on tree shapes and sizes to fit the site, drought tolerant trees, trees with seasonal interest, etc. It is, however, not specific enough as to required space for each tree type and does not specifically specify a *minimum required space*.

Although I understand that there is a goal for diversity of types, the process would be simplified if the City edited the current list; stated an absolute minimum space for trees (even small ones) to be at least 6-8 feet; and required specific trees not on the abbreviated list to be submitted to the Tree Commission for approval. Otherwise each tree on the list should be referenced with more detailed information; and homeowners/builders should also be cautioned to do additional research. Spaces of less than 6 feet should be planted with bushes and ground cover.

If the City does desire street-side trees in newly built neighborhoods in the future, perhaps more space should be required between street and sidewalk as part of the planning and construction phases.. In my neighborhood of Mountain Creek Estates, some areas have wider strips of 6-8 feet. The trees in these spaces are doing well. They have not done well at all in the four-foot strips.

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