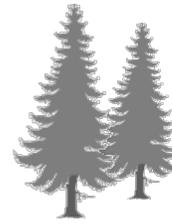


CITY OF ASHLAND

TREE COMMISSION AGENDA November 5, 2015



CALL TO ORDER

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

APPROVAL OF MINUTES

Approval of October 8, 2015 regular meeting minutes.

ANNOUNCEMENTS & LIAISON REPORTS

- City Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

PUBLIC FORUM

Welcome Guests

TYPE I REVIEWS

PLANNING ACTION: PA-2015-01894

SUBJECT PROPERTIES: 263 and 267 Granite Street

OWNER: Robert and Susan Cain

APPLICANT: Kerry Kencairn

DESCRIPTION: A request to modify a previous subdivision approval and a Physical and Environmental Constraints Permit in order to build a single family residence with an accessory residential unit. Included in the application is a proposal to relocate a public path and pedestrian easement.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential and Woodland; **ZONING:** R-1-10 and WR; **ASSESSOR'S MAP:** 39 1E 08DA; **TAX LOTS:** 1902; 1900.

PLANNING ACTION: PA-2015-01981

SUBJECT PROPERTY: 624 & 640 A Street

APPLICANT/OWNER: Jim & Cheryl Lewis

DESCRIPTION: A request for a Tree Removal Permit to remove four Black Cottonwood Trees situated between 624 & 640 A Street. The project arborist notes that limbs or tops of the trees have unexpectedly broke and fell to the ground resulting in damage to structures on the property.

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09AB; **TAX LOT:** 4800 & 4900.

PLANNING ACTION: PA-2015-02003

SUBJECT PROPERTY: 35 South Second Street

OWNER/APPLICANT: MPM Investments

AGENT: Kistler, Small & White, Architects

DESCRIPTION: A request for a Modification of Planning Action #2015-01496 to allow the removal of two trees, a 12-inch diameter at breast height (d.b.h.) Birch and a 4-inch d.b.h. Maple that were not identified for removal in the original approval which included a

Conditional Use Permit, Site Design Review, Tree Removal Permit to remove two trees, and an Exception to Street Standards to allow new kitchen and bar additions to the Winchester Inn located at 35 S. Second St. The removal of the Birch tree requires a Tree Removal Permit because the tree is over six-inches in diameter.

COMPREHENSIVE PLAN DESIGNATION: Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 5600-5700.

PLANNING ACTION: PA-2015-02022

SUBJECT PROPERTIES: 670 C Street

OWNER: Mike and Laura Murphy

APPLICANT: Canopy LLC

DESCRIPTION: A request to remove one scots pine tree (*Pinus sylvestris*) that is described as a problematic tree for various reasons.

COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING:** R-2;

ASSESSOR'S MAP: 39 1E 09AC; **TAX LOTS:** 8400.

TYPE II REVIEWS

PLANNING ACTION: PA-2015-01284

SUBJECT PROPERTY: 474 Russell Street

OWNER/APPLICANT: Laz Ayala/Ayala Properties, LLC

DESCRIPTION: A request for Site Design Review approval to construct two mixed-use buildings for the property located at 474 Russell Street. "Building A" will be a two-story, mixed use 8,688 square foot building consisting of commercial space and garages on the ground floor, and four residential condominiums on the second floor; "Building B" will be a two-story 12,617 feet commercial building consisting of commercial space with six residential condominiums on the second floor.

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09AA; **TAX LOTS:** 2805

NEW BUSINESS/ITEMS FROM COMMISSIONERS

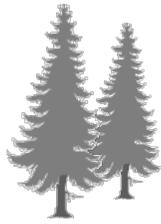
- Tree of the Year nominations to be selected to the Top 5.
- Letter concerning Tree of the Year

DISCUSSION ITEMS

- Street Tree Guide.

ADJOURNMENT

Next Meeting: December 3, 2015



**CITY OF
ASHLAND**
TREE COMMISSION AGENDA
October 8, 2015



CALL TO ORDER

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

Commissioners	Council Liaison
Ken Schmidt (<i>absent</i>)	Carol Voisin
Gregg Trunnell	Staff
Casey Roland	<i>Zechariah Heck, Assistant Planner</i>
Maureen Battistella (<i>absent</i>)	<i>Pete Baughman, Parks Liaison</i>
Russell Neff	
Christopher John	
Mike Oxendine	

APPROVAL OF MINUTES

Roland/John m/s to approve the September 3, 2015 regular meeting minutes. The motion passed unanimously.

ANNOUNCEMENTS & LIAISON REPORTS

- City Council Liaison

Councilor Voisin gave an update to the Commission on current and future issues to be discussed at City Council meetings.

- Parks & Recreation Liaison

Baughman gave an update on Lithia Park hazard trees and the Garfield Park makeover.

- Community Development Liaison

Heck updated the Commission on the Tree of the Year process.

PUBLIC FORUM

Nobody from the audience provided public comments.

TYPE I REVIEWS

PLANNING ACTION: PA-2015-01792

SUBJECT PROPERTY: 399 South Mountain Ave

APPLICANT: Jason Eaton, Conscious Construction, Inc.

OWNER: Eric Subert

DESCRIPTION: A request for Site Design Review to add one residential unit to the subject property. The application includes a demolition of an existing garage and a removal of one tree with a diameter at breast height of 8 – 12 inches.

COMPREHENSIVE PLAN DESIGNATION: Southern Oregon University; **ZONING:** R-2;

ASSESSOR’S MAP: 39 1E 09DD; **TAX LOT:** 1000.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 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 1).

Commissioners Oxendine/John m/s to recommend approval of the plans as submitted with the following recommended conditions. The motion was unanimously supported.

- 1) That the applicant mitigate damage to the Acer macryphyllum (maple tree) by starting a water program as soon as possible;
- 2) That an arborist be on site to supervise any construction near the Acer macryphyllum;
- 3) That a preliminary excavation trench of proposed cut for parking/driveway shall be done by hand which will identify potential issues with Acer macryphyllum and that any problematic roots are cut clean by an arborist.

PLANNING ACTION: PA-2015-01807
SUBJECT PROPERTY: 95 North Main Street
OWNER: Durant – Newton Trust
APPLICANT: Randy Mason
DESCRIPTION: A request for a Tree Removal Permit to remove a hazard tree. The tree is a 17- inch diameter Ailanthus tree from the rear of Brothers Restaurant at 95 North Main Street.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1-D;
ASSESSOR’S MAP: 39 1E 09BB; **TAX LOTS:** 5700.

Commissioners Trunnell/Neff m/s to recommend approval of the plans as submitted. The motion was unanimously supported.

PLANNING ACTION: PA-2015-01810
SUBJECT PROPERTY: 139 North Second Street
OWNER/APPLICANT: Judith Ginsburg
DESCRIPTION: The property owner is seeking approval to remove a large incense cedar (*Calocedrus*) from the multi-unit residential property. The application states the tree is close enough to the house and foundation to cause physical damage and a financial burden.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR’S MAP:** 39 1E 09BA; **TAX LOT:** 9600.
PLANNING ACTION: PA-2015-01578

Commissioners Trunnell/Neff m/s to recommend approval of the plans as submitted with the following recommended conditions. The motion was unanimously supported.

- 1) That an official letter from a licensed contractor on their business letterhead stating the tree is negatively affecting the house foundation is submitted and approved by the Staff Advisor prior to the tree being removed;
- 2) That a mitigation tree is replanted in the general area of the tree to be removed. The mitigation tree must survive for at least one year from planting date.

SUBJECT PROPERTY: 199 E. Hersey Street
OWNER: Vision Homes Inc.
APPLICANT: Taylored Elements Construction
DESCRIPTION: A request for a minor modification to a Land Partition (PA-2015-000794) in the form of a Tree Removal Permit. The applicant previously designated four trees to be preserved during site development. The applicant is now requesting the subject trees to be removed for various reasons.

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

Commissioners Roland/Trunnell m/s to recommend approval of the plans as submitted with the following recommended conditions. The motion was unanimously supported.

- 1) That Staff inspect and approve of all tree protection fencing prior to further site work or removal of trees;**
- 2) That a water program begin immediately for the cedar tree labeled as # 5;**
- 3) That Staff identify and clarify what trees were labeled as being preserved in the original planning action, and, what trees, if any, have been removed without a permit;**
- 4) If any trees were removed without first obtaining a tree removal permit, the City should enforce a penalty upon the applicant equal to the value of the trees cut down.**

TYPE II REVIEWS

PLANNING ACTION: PA-2015-01517

SUBJECT PROPERTIES: 209 Oak St., 221 Oak St., 225 Oak St. and 11 B St.
(And shared driveway partially on 237-239 Oak St.)

OWNER/APPLICANT: Spartan Ashland Natalie Real Estate, LLC

AGENTS: Kistler, Small & White, Architects

DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approvals for the properties at 209 Oak Street, 221 Oak Street, 225 Oak Street and 11 B Street. The proposal includes the renovation of two existing, historic homes; the construction of six townhouses along B Street; and the construction a new, detached residential cottage. Also included are requests for a Variance to allow a 15-foot wide, one-way driveway where a 20-foot driveway width would typically be required; two Conditional Use Permits to allow a 25 percent increase in the Maximum Permitted Floor Area, and to allow a commercial use within an existing, historic residential building; an Exception to the Street Standards to allow a curbside sidewalk along B Street where a planting strip would typically be required between the curb and the sidewalk; an Exception to the Site Development and Design Standards to allow the placement of a new residence on proposed Lot #9 to be placed behind the setback line of adjacent historic buildings; and a Tree Removal Permit to remove two trees which are within the footprints of proposed buildings. *(The proposal involves use of the existing driveway which is partially located on the adjacent property to the north at 237-239 Oak Street; this property's owner has signed to allow the application to move forward using the shared driveway.)*

COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BB; **TAX LOTS:** 15600, 15700, 15900 and 16000.

Commissioners Roland/Trunnell m/s to support the Staff Report and request that the planning action be delayed until the applicant provides the material listed below. Furthermore, the Commission requests to review the revised application at one of their future regular meetings. The motion was unanimously supported.

The Tree Commission supports the Staff Report and requests

- 1) A revised tree removal permit application with an accurate tree inventory;**
- 2) An arborist report including assessment of the trees' conditions and their ability to accommodate the redevelopment of the site;**
- 3) Identification of trees to be removed and the species and placement of proposed mitigation trees.**

NEW BUSINESS/ITEMS FROM COMMISSIONERS

- Review of Downtown Beautification Project.

The Commissioners reviewed and discussed the plans submitted by the applicant. No one attended the meeting who could speak to the specifics of the plan. Ann Seltzer, Management Analyst from the City, was in attendance to discuss the general project goals and history. Ultimately, the Commission unanimously decided to write a letter to City Council stating their support for the project but their objection to removal of healthy, mature trees.

DISCUSSION ITEMS

- Street Tree Guide.

No discussion occurred regarding this item.

- Follow up from last month's meeting.

No discussion occurred regarding this item.

ADJOURNMENT

Next Meeting: November 5, 2015

Respectfully submitted by Zechariah Heck, Assistant Planner (Staff Liaison).

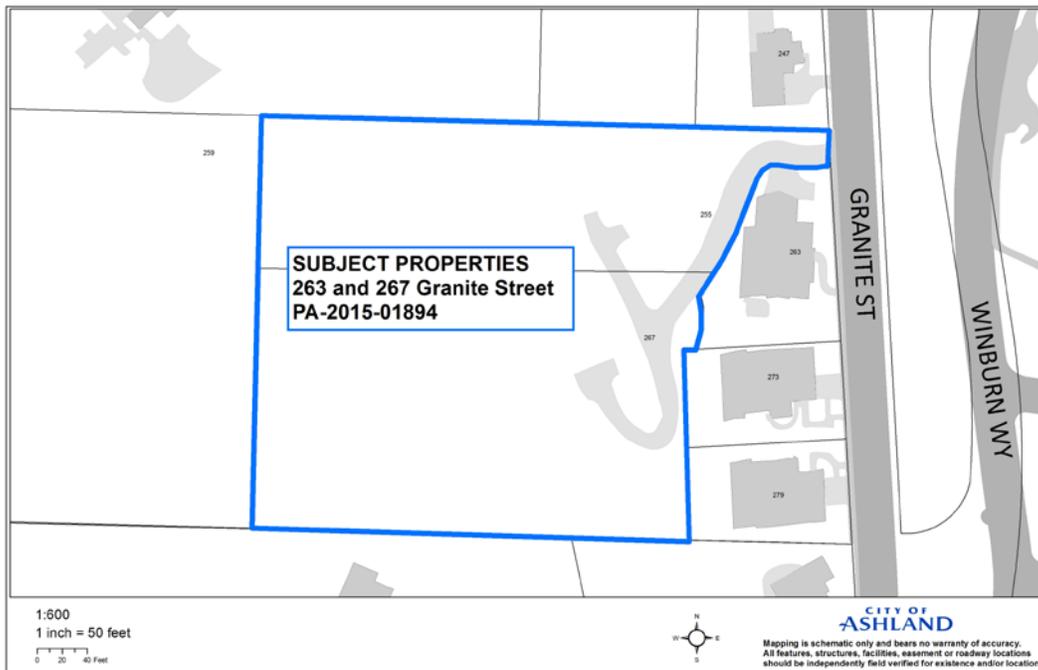


NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-01894
SUBJECT PROPERTY: 263 and 267 Granite Street
OWNER: Robert and Susan Cain
APPLICANT: Kerry Kencairn
DESCRIPTION: A request to modify a previous subdivision approval and a Physical and Environmental Constraints Permit in order to build a single family residence with an accessory residential unit. Included in the application is a proposal to relocate a public path and pedestrian easement. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential and Woodland; **ZONING:** R-1-10 and WR; **ASSESSOR'S MAP:** 39 1E 08DA; **TAX LOTS:** 1902; 1900.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, November 5, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: October 29, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: November 12, 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.

MINOR MODIFICATIONS

18.5.6.040

- C. Minor Modification Approval Criteria. A Minor Modification shall be approved only upon the approval authority finding that all of the following criteria are met.
1. Minor Modification applications are subject to the same approval criteria used for the initial project approval, except that the scope of review is limited to the modification request. For example, a request to modify a commercial development's parking lot shall require Site Design Review only for the proposed parking lot and any changes to associated access, circulation, etc. Notice shall be provided in accordance with chapter 18.5.1.
 2. A modification adding or altering a conditional use, or requiring a variance, administrative variance, or exception may be deemed a Major Modification and/or may be subject to other ordinance requirements.
 3. The approval authority shall approve, deny, or approve with conditions the application, based on written findings; except that conditions of approval do not apply, and findings are not required, where the original approval was approved through a Ministerial review.

PHYSICAL & ENVIRONMENTAL CONSTRAINTS

18.3.10.050

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section 18.5.1.050 and shall be approved if the proposal meets all of the following criteria.

- A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
- B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
- C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

SITE DESIGN AND USE STANDARDS

18.5.2.050

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.

Application Submittal
267 and 263 Granite Streets
39 1E 08DA Tax Lots 1900 and 1902
Granite Estates Sub-division

Owners Robert and Susan Cain
671 B Street
Ashland, OR 97520
541 944-4039

Landscape Architect and Planning
Kerry KenCairn
KenCairn Landscape Architecture
545 A Street Suite 3
Ashland, OR 97520
541 488-3194

Architect
Jerome White
Kistler Small and White Architects
66 Water Street #100
Ashland, OR 97520
541 488-8200

Geotechnical Engineer
Robin Warren
Applied Geotechnical Engineering
1314-B Center Drive #452
Medford, Oregon 97501
541 226-6658

Structural Engineer
Jason Prins
Structural Solutions Inc
Medford, OR 97504
Phone: (541) 608-8117

Surveyor
Stuart Osmus
Terrasurvey
274 4th Street
Ashland, Oregon 97520

Project Description

This project seeks to reconfigure the lot lines and building envelopes for the two remaining, undeveloped lots that are part of the original Granite Estates sub-division. This property is unique in that the original grades were not natural as it had been a functioning granite quarry before being redeveloped into a small housing project. The original approval was for a performance standards option development through the physical and environmental constraints ordinance.

As part of the initially approved project, 5.38 acres of land was deeded to the City of Ashland as open space, and the remaining acreage was divided into 5 home site lots; the first three of the five lots to be developed front onto Granite Street. The remaining two lots are non-conforming as far as lot configuration and slope requirements are concerned. The proposed reconfiguration creates smaller building envelopes and turns the lots on a 90 degree axis to their original layout. The remaining two lots are hillside lots with severe constraints in the Physical and Environmental Constraints category; they also fall into the wildfire lands classification.

This project is a proposal to create a primary home and an ARU on Lot 1, and leave lot 2 available for future development. This proposal also seeks to redefine the public access easement that travels through the property connecting to the Ashland trails system. The goal is to run the easement between the two newly configured building envelopes, and put the path

RECEIVED

OCT 02 2015

City Of Ashland

collect water behind the walls and directed to the new system of hard pipe storm drains. There is not a natural drainage system associated with this project. Due to the severity of slope, it is not feasible to create detention facilities on this site.

D. Tree Conservation, Protection and Removal

A complete tree inventory that provides the specifics identified in this section has been provided see sheet L 1.1. The tree proposed for removal are adjacent to the most practical approach to the proposed primary residence, and adjacent to grading that is required as part of that residence. The grades of this site determine home and circulation placement, all of the trees were planted by the applicant as part of the previous development and they will replant at this time to exceed the previous project plantings.

A tree protection plan has been submitted, see sheet L 1.1. This is a very sparse site; it will be easy to avoid damaging existing trees to remain.

Replacement trees have been requested, see sheet L 3.3 Erosion Control.

E. Building Location and Design Standards

1. Building Envelopes

a. The proposed building envelopes contain slopes over 35%, but in general are less steep than the previously approved envelopes. This project takes advantage of grades with milder slopes to the greatest extent possible.

b. The building envelopes honor retention in natural state by being located along already disturbed and improved circulation routes and/or grades.

c. There is only one tree proposed for removal within a building envelope, the other trees proposed for removal are within the area needed for vehicular access and grading.

d. **Main Residence:** The main residence is located well below the adjacent ridgelines so that the building envelope avoids ridgeline exposure. The proposed roofline does not project above the ridgeline. (See East Elevation on A11 and Building Section D on A15).

ARU: The ARU is located well below the adjacent ridgelines so that the building envelope avoids ridgeline exposure. The proposed roofline does not project above the ridgeline. (See East Elevation on A12).

2. Building Design

Main Residence: The building design of the main residence utilizes the following slope responsive design techniques.

ARU: The building design of the ARU utilizes the following slope responsive design techniques.

a. **Main Residence:** The main residence's building height is well under the 35' permitted hillside building height at all points when measured from the natural grade to the uppermost point of the roof peaks. (See Site Section on drawing A13 for a visual of this line.)

ARU: The ARU's building height is well under the 35' permitted hillside building height at all points when measured from the natural grade to the uppermost point of the roof peaks. (See Site Section on drawing A13 for a visual of this line.)

RECEIVED

OCT 02 2015

City Of Ashland

landscape for this site is proposed to be a matrix of short erosion control grasses, well spaced trees not adjacent to the homes and firewise plantings in general. The primary and secondary fuel breaks are predominantly clear which is the natural state of the site. See sheet L 4.0

B. Requirements for Construction of All Structures

5. Roofing

Main Residence: All roofs will be constructed of Class A Asphalt roof shingles (see roof plan on drawing A7). Additionally, all exterior decks will be of non-combustible ceramic tile.

ARU: All roofs will be constructed of Class A Asphalt roof shingles (see roof plans on drawing A9). Additionally, all exterior decks will be of non-combustible ceramic tile.

18.3.10.110 Development Standards for Severe Constraint Lands

D. Engineering Geologic study approved by the Public Works Director and Planning Director

A detailed geotechnical study accompanies this submittal.

Chapter 18.4.5 – Tree Preservation and Protection

18.4.5.30 Tree Protection

A. Tree Protection Plan. A Tree Protection Plan (see Sheet L1.1) that meets all of the code requirements has been provided in this submittal package.

B. Tree Protection Plan Submission Requirements. A Tree Protection Plan (see Sheet L1.1) that meets all of the code requirements has been provided in this submittal package.

C. Tree Protection Measures Require. A Tree Protection Plan (see Sheet L1.1) that meets all of the code requirements has been provided in this submittal package.

18.4.5.050 Verification Permit All trees will be tagged per the requirements in this section. Any work will await a verification permit prior to proceeding with any tree removals on the site.

18.4.8.030 Solar Setbacks

A. Setback Standard A

Main Residence: All proposed development meets the required solar setback for a standard A lot at the north property line. The shadow that would be cast by the main residence at 12 pm noon on December 21 (assuming a 24 degree solar angle) is labeled on Building Section B on drawing A14, along with the location of the north property line. This section was chosen because it is the worst case (where the property line comes in closest proximity to the building). Due to the fact that the building is nestled into the south facing slope, the shadow does not reach the north property line.

ARU: All proposed development meets the required solar setback for a standard A lot at the north property line. The ARU is so far from the north property line (roughly 175 feet, on a south facing slope) there is no way it could possibly cast a shadow on that line at noon on December 21. See Site Plan on drawing A2.

18.5.3.120 Property Line Adjustments

RECEIVED

OCT 02 2015

City Of Ashland

2. Time Limit. The applicant shall submit a copy of the recorded property line adjustment survey map to the City within 15 days of recording and prior to any application being filed for building permits on the re-configured lots.

Chapter 18.5.6 – Modifications to Approved Planning Applications

C. Minor Modification Approval Criteria. A Minor Modification shall be approved only upon the approval authority finding that all of the following criteria are met.

1. Minor Modification applications are subject to the same approval criteria used for the initial project approval, except that the scope of review is limited to the modification request. For example, a request to modify a commercial development's parking lot shall require Site Design Review only for the proposed parking lot and any changes to associated access, circulation, etc. Notice shall be provided in accordance with chapter 18.5.1.

This proposal is for a modification of lots line and building envelopes. The overall affect of the application is to minimize buildable area in steep sites, make staging and building more efficient for both lots, and to increase the efficiency and safety of vehicle access on the site.

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. A Tree Protection Plan (see Sheet L1.1) that indicates any trees marked for removal has been provided in this submittal package. There are 5 trees proposed for removal. In all cases the removal is being requested to allow for site development that is either required for the home or the driveway access to the primary home.

A. Other Requirements.

Flood Plain, Hillsides, and Wildfire.

Tree removal in the Physical and Environmental Constraints Overlay (i.e., areas identified as Flood Plain Corridor Land, Hillside Lands, Wildfire Lands and Severe Constraint Lands) must also comply with the provisions of chapter 18.3.10 Physical and Environmental Constrains Overlay. The trees that are pending removal are part of a Physical and Environmental Constraints Permit application. The property is categorized as Hillside Lands, Wildfire Lands and fall under the Severe Constraints classification. The trees proposed for removal are adjacent to the proposed building envelope, or the proposed driveway development, the trees are within the extents of the grading required to create these improvements.

18.5.7.40 Approval Criteria

A. A Tree that is Not a Hazard.

RECEIVED

OCT 02 2015

City Of Ashland

The trees that are pending removal are part of a Physical and Environmental Constraints Permit application. The property is categorized as Hillside Lands, Wildfire Lands and fall under the Severe Constraints classification. The trees proposed for removal are adjacent to the proposed building envelope, or the proposed driveway development, the trees are within the extents of the grading required to create these improvements.

The trees proposed for removal are in locations that will receive erosion control measures, and/or hardscape and walls. There will not be any disturbance to the flow of surface waters, adjacent trees or windbreaks.

The trees proposed for removal are part of the sparse existing native hillside forest; the removal of these trees will not greatly affect densities, species distribution or diversity. The removals are proposed to allow for the development of the primary home and vehicular access, both domestic and emergency. This site is a reclaimed granite quarry; all of the trees proposed for removal were planted as part of the initial development work and will be replaced with more appropriate trees as well as better and permanent locations.

18.5.7.050 Mitigation Required

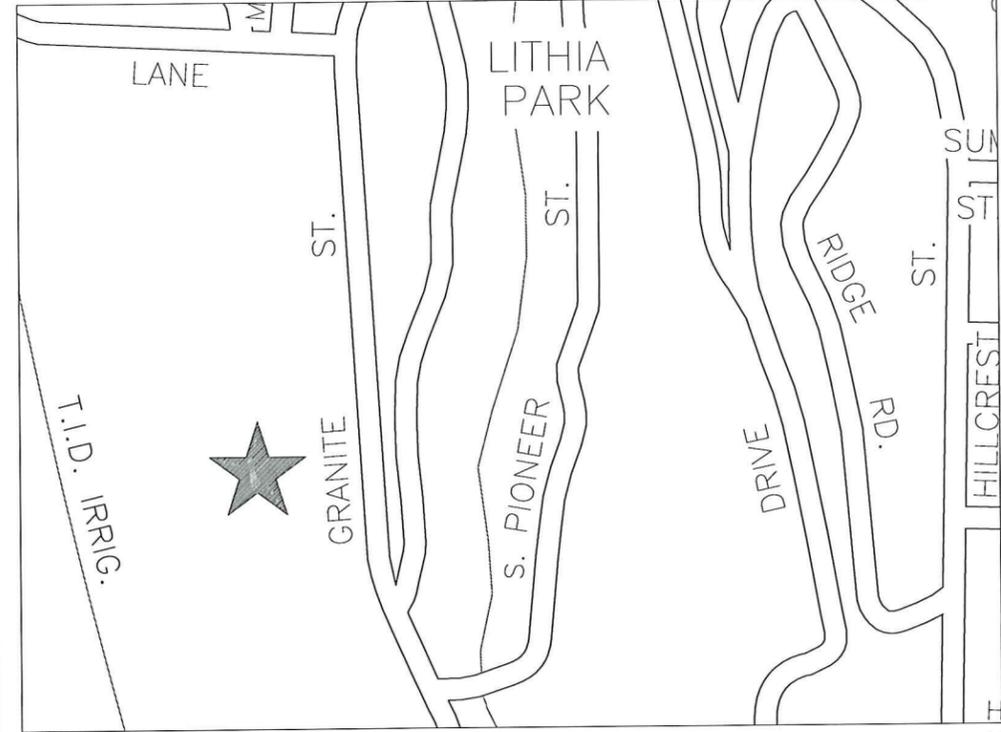
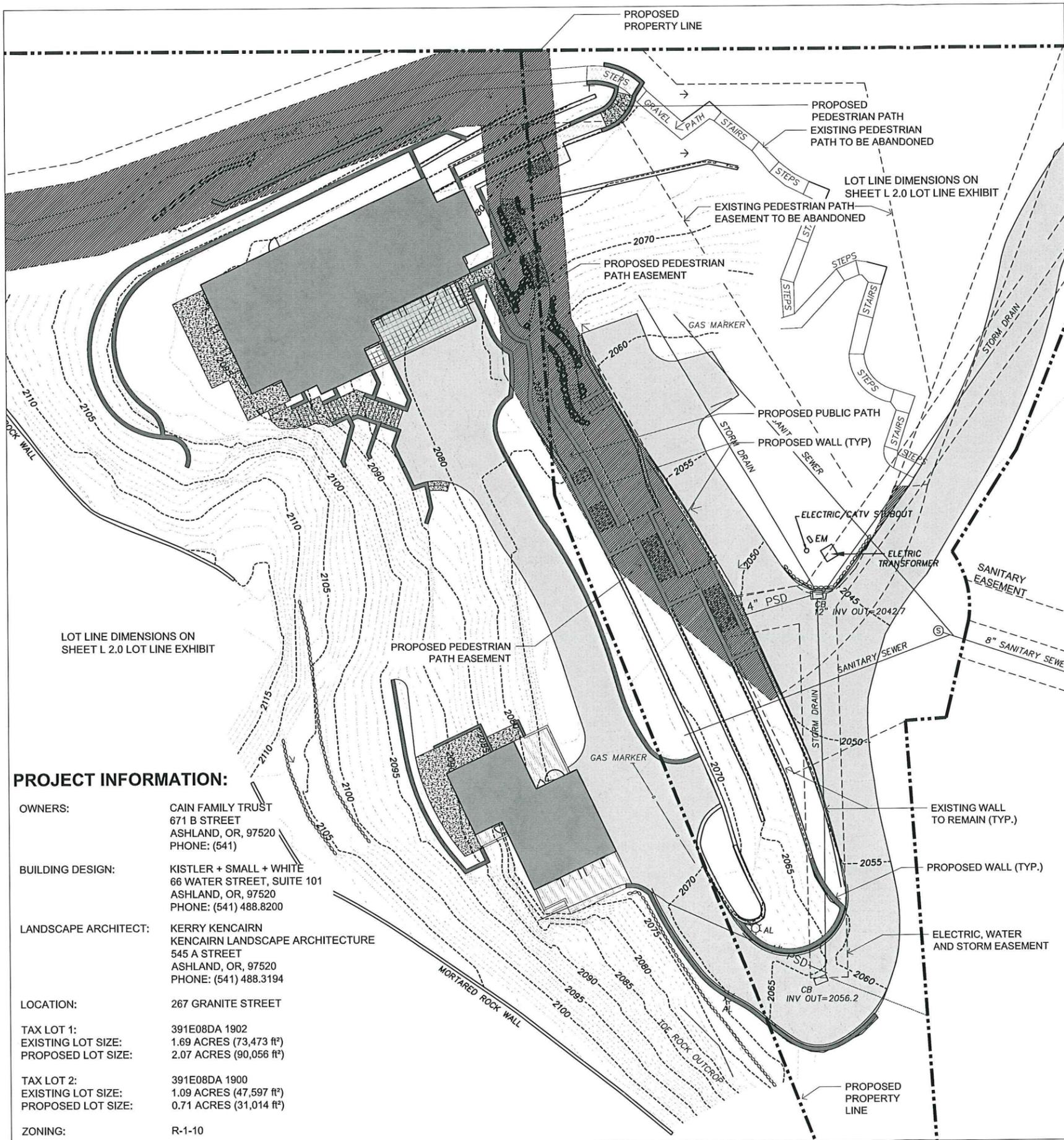
A. Replanting On-Site.

This lot is part of a sparsely forested native landscape set within a former granite quarry. Planting of additional trees on site has been identified along the driveway where grades have been ameliorated as part of the driveway design and deeper soil opportunities have been created. There are five trees proposed for removal, mitigation trees are shown on Erosion Control Plan, Sheet L 3.3.

RECEIVED

OCT 02 2015

City Of Ashland



VICINITY MAP

SCALE 1" = 500'-0"

RECEIVED

OCT 02 2015

City Of Ashland

LOT COVERAGE	
TAX LOT 1 - 391E08DA 1902	2.07 ACRES = 90,056 SQUARE FEET
PROPOSED LOT SIZE:	3,186 SQUARE FEET
HOUSE FOOTPRINT:	3,536 SQUARE FEET
PAVED DRIVEWAY:	987 SQUARE FEET
PAVED WALKWAYS:	
TOTAL LOT COVERAGE:	7,709 SQUARE FEET
PERCENT LOT COVERAGE:	8.6%
ALLOWABLE LOT COVERAGE PER ZONE:	40%

LOT COVERAGE	
TAX LOT 2 - 391E08DA 1900	0.71 ACRES = 31,014 SQUARE FEET
PROPOSED LOT SIZE:	0 SQUARE FEET
HOUSE FOOTPRINT:	7,593 SQUARE FEET
PAVED DRIVEWAY:	744 SQUARE FEET
PAVED WALKWAYS:	
TOTAL LOT COVERAGE:	8,337 SQUARE FEET
PERCENT LOT COVERAGE:	26.9%
ALLOWABLE LOT COVERAGE PER ZONE:	40%

PROJECT INFORMATION:

OWNERS: CAIN FAMILY TRUST
671 B STREET
ASHLAND, OR, 97520
PHONE: (541)

BUILDING DESIGN: KISTLER + SMALL + WHITE
66 WATER STREET, SUITE 101
ASHLAND, OR, 97520
PHONE: (541) 488.8200

LANDSCAPE ARCHITECT: KERRY KENCAIRN
KENCAIRN LANDSCAPE ARCHITECTURE
545 A STREET
ASHLAND, OR, 97520
PHONE: (541) 488.3194

LOCATION: 267 GRANITE STREET

TAX LOT 1: 391E08DA 1902
EXISTING LOT SIZE: 1.69 ACRES (73,473 ft²)
PROPOSED LOT SIZE: 2.07 ACRES (90,056 ft²)

TAX LOT 2: 391E08DA 1900
EXISTING LOT SIZE: 1.09 ACRES (47,597 ft²)
PROPOSED LOT SIZE: 0.71 ACRES (31,014 ft²)

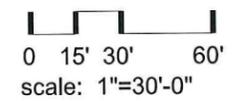
ZONING: R-1-10

PROJECT SITE

SCALE 1" = 30'-0"

CONTENTS:

- COVER
- L 1.0 SITE PLAN + VICINITY MAP
- L 1.1 EXISTING SITE SURVEY
- L 1.2 TREE PROTECTION PLAN
- L 2.0 SLOPE ANALYSIS
- L 2.1 LOT LINE EXHIBIT
- L 2.2 BUILDING ENVELOPE EXHIBIT
- L 3.0 LOT EXHIBIT
- L 3.1 GRADING PLAN
- L 3.2 CUT/FILL ANALYSIS PLAN
- L 3.3 DRAINAGE PLAN
- L 4.0 EROSION CONTROL PLAN
- L 4.1 FIRE PREVENTION AND CONTROL PLAN
- L 5.0 SITE DETAILS



545 A ST., STE 3, ASHLAND, OR 97520
541.545.1465

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

Drawn By:
STAFF

SCALE: 1" = 30'-0"

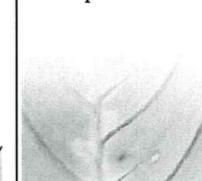
CAIN RESIDENCE
267 Granite Street
Ashland, Oregon 97520

REVISION DATE

SITE PLAN
+
VICINITY MAP

ISSUE DATE:
OCTOBER 2, 2015

COVER



www.KenCairnLandscape.com
545 A ST, STE 3, ASHLAND, OR 97520
541.545.1465



Drawn By:
STAFF

SCALE 1" = 30'-0"

CAIN RESIDENCE
267 Granite Street
Ashland, Oregon 97520

REVISION DATE

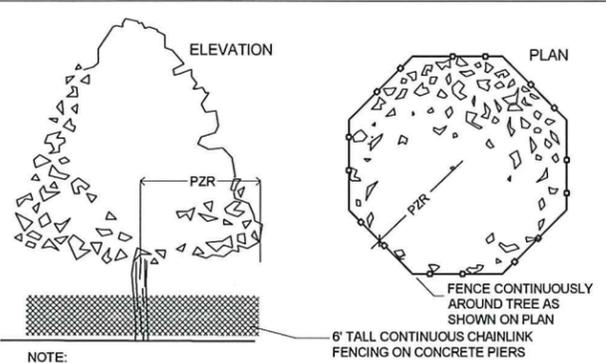
TREE PROTECTION PLAN

ISSUE DATE:
OCTOBER 2, 2015

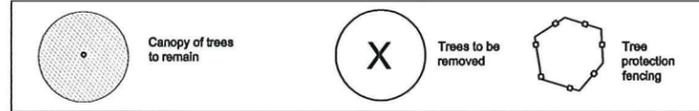
L 1.1

TREE PROTECTION AND REMOVAL NOTES

- BEFORE BEGINNING WORK, THE CONTRACTOR IS REQUIRED TO MEET WITH THE LANDSCAPE ARCHITECT AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
- CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
- ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED, BORED UNDER THE TREE ROOTS, OR DUG BY HAND.
- NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
- ADDITIONAL TREE PRUNING REQUIRED FOR THE CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
- ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE TREE CONSULTANT SHOULD EVALUATE IT AS SOON AS POSSIBLE SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
- THE PROJECT LANDSCAPE ARCHITECT MUST MONITOR ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS.
- ALL TREES REMAINING SHALL BE IRRIGATED ON A WEEKLY BASIS WHEN WORK OCCURS BETWEEN JUNE 1st THROUGH OCTOBER 1st. IRRIGATION SHALL WET THE SOIL WITHIN THE TREE PROTECTION ZONE TO A DEPTH OF 30 INCHES.
- EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
- ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
- SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
- MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
- DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
- REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
- EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

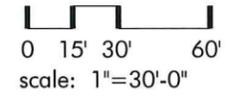
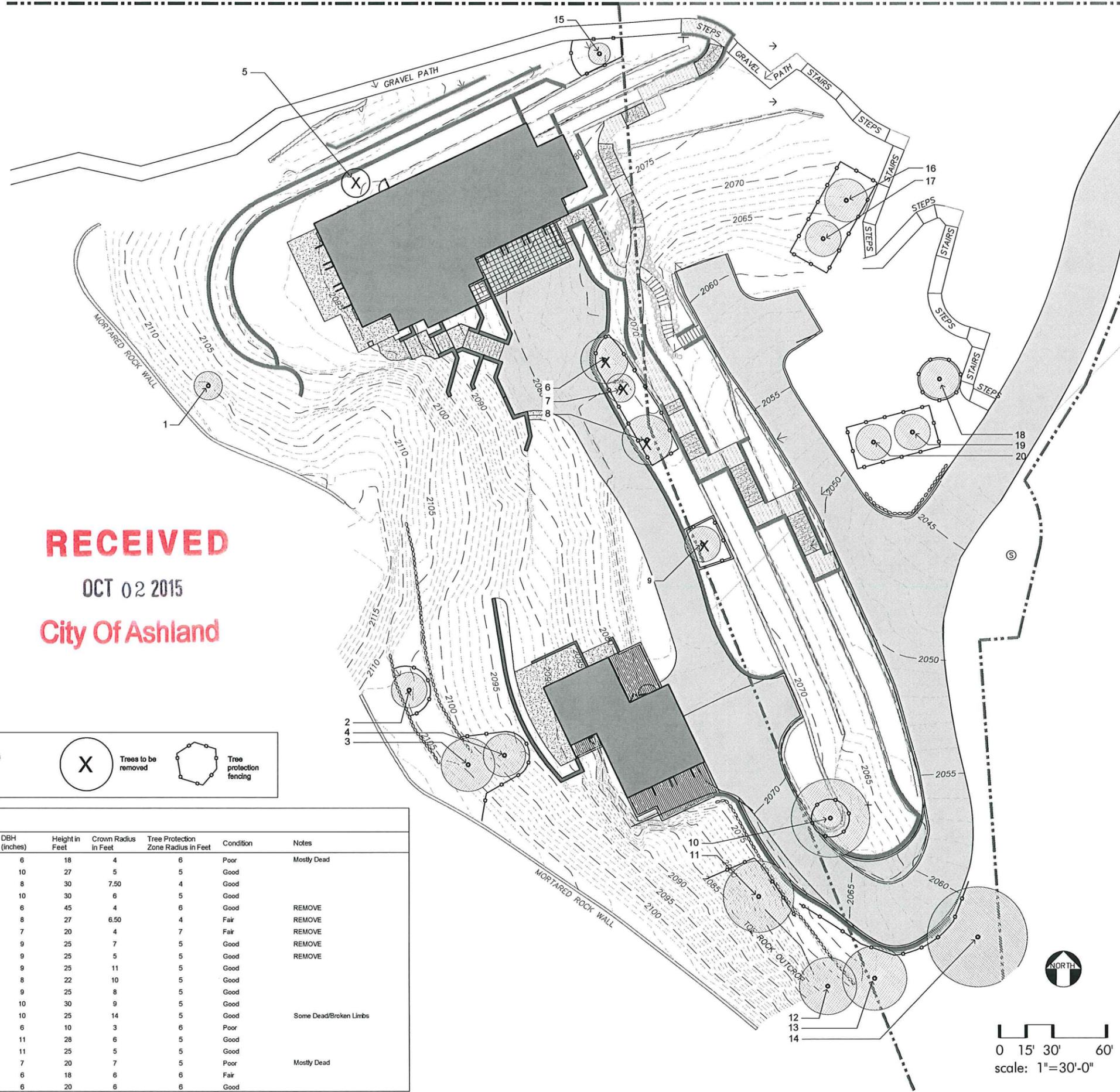


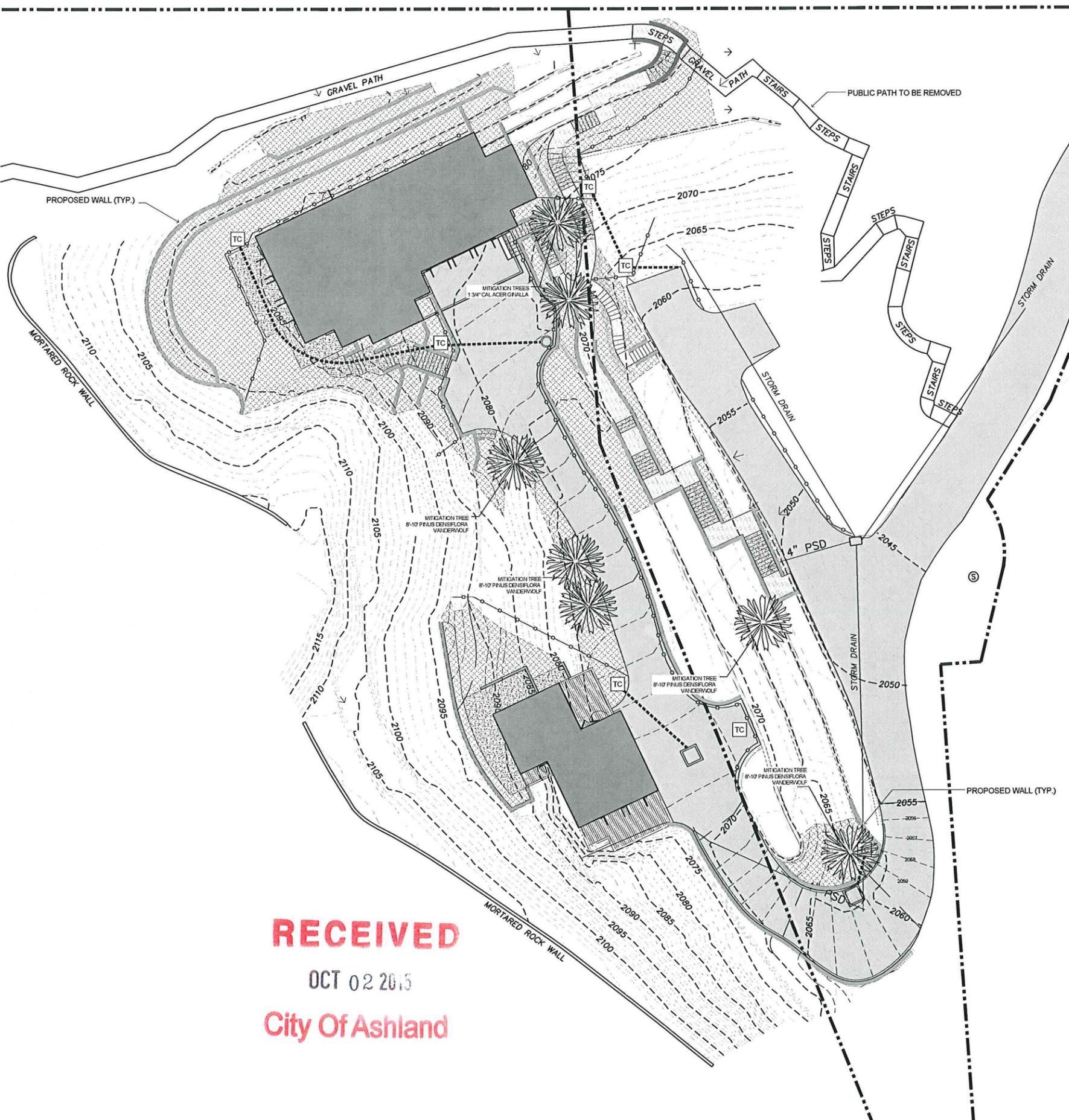
- NOTE:**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
 - FENCING SHALL ONLY BE REMOVED TEMPORARILY FOR WORK TO BE DONE WITHIN DRIPLINE AND REPLACED AT THE END OF EACH WORK DAY.
 - ALL EXCAVATION WITHIN DRIPLINE OF TREES SHALL BE DONE BY HAND. IF ROOTS OVER 2" IN DIAMETER ARE ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT OR ARBORIST BEFORE PROCEEDING.
 - TREE ROOTS ENCOUNTERED DURING CONSTRUCTION, SHALL BE CUT CLEANLY AT A 90 DEGREE ANGLE AND PACKED WITH DAMP SOIL IMMEDIATELY.
 - DURING CONSTRUCTION ALL TREES TO REMAIN SHALL BE IRRIGATED ON A WEEKLY BASIS OR AS NECESSARY WITH LEAKY PIPE ENCIRCLING THE TREE FROM TRUNK OUT TO DRIP LINE.



TREE LEGEND

#	Species	DBH (inches)	Height in Feet	Crown Radius in Feet	Tree Protection Zone Radius in Feet	Condition	Notes
1	Pinus ponderosa	6	18	4	6	Poor	Mostly Dead
2	Pinus ponderosa	10	27	5	5	Good	
3	Pseudotsuga menziesii	8	30	7.50	4	Good	
4	Pinus ponderosa	10	30	6	5	Good	
5	Calocedrus decurrens	6	45	4	6	Good	REMOVE
6	Pinus ponderosa	8	27	6.50	4	Fair	REMOVE
7	Calocedrus decurrens	7	20	4	7	Fair	REMOVE
8	Pinus ponderosa	9	25	7	5	Good	REMOVE
9	Pinus ponderosa	9	25	5	5	Good	REMOVE
10	Robinia spp.	9	25	11	5	Good	
11	Pseudotsuga menziesii	8	22	10	5	Good	
12	Pseudotsuga menziesii	9	25	8	5	Good	
13	Pseudotsuga menziesii	10	30	9	5	Good	
14	Robinia 'Purple Robe'	10	25	14	5	Good	Some Dead/Broken Limbs
15	Calocedrus decurrens	6	10	3	6	Poor	
16	Pinus ponderosa	11	28	6	5	Good	
17	Pinus ponderosa	11	25	5	5	Good	
18	Pinus ponderosa	7	20	7	5	Poor	Mostly Dead
19	Calocedrus decurrens	6	18	6	6	Fair	
20	Calocedrus decurrens	6	20	6	6	Good	



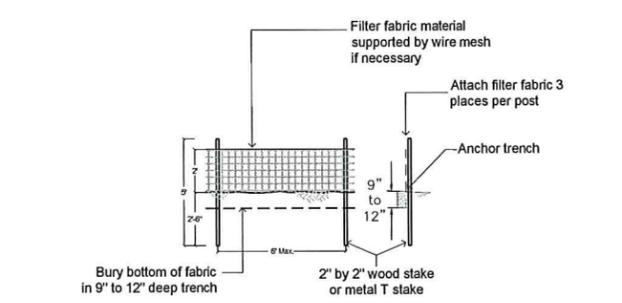


EROSION CONTROL LEGEND

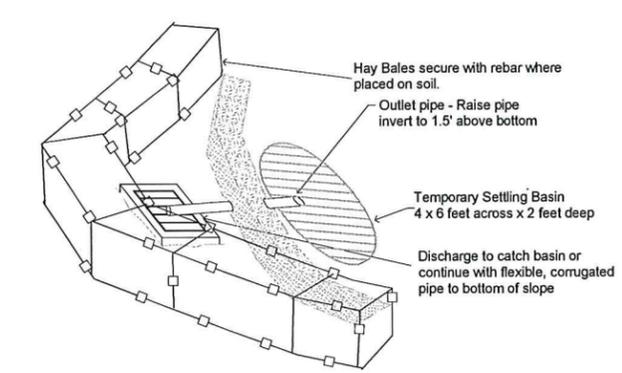
- PERMANENT HYDROSEED AREAS STANDARD HYDROSEED MIX:
Hard Fescue, Micro Clover, Tall Fescue,
White Yarrow, w/ wood fiber mulch,
tackifier, slow-release fertilizer, & mycorrhizal inoculant
- SILT FENCE
- CATCH BASIN - SEE L 3.2 DRAINAGE PLAN
- TEMPORARY SEDIMENT CATCHMENT - SEE DTL. #2 THIS SHEET
- TEMPORARY SEDIMENT CATCHMENT PIPE

NOTES:
1. AREAS NOT SHOWN AS HYDROSEEDING WILL NOT BE DISTURBED
2. INSTALL TEMPORARY CATCHMENT AT LOW POINT IN SILT FENCE LAYOUT

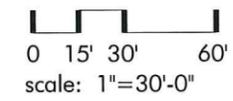
IRRIGATION NOTES:
1. Trees and ornamental landscape with irrigation will be designed prior to building permit application.
2. Hydroseed species have been selected to flourish without supplemental water.



1 SCHEMATIC: SILT FENCE CONSTRUCTION
L 3.3 Scale: NTS



2 SCHEMATIC: TEMPORARY SEDIMENT CATCHMENT
L 3.3 Scale: NTS



RECEIVED
OCT 02 2015
City Of Ashland



Drawn By:
STAFF

SCALE 1"=40'-0"

CAIN RESIDENCE
267 Granite Street
Ashland, Oregon 97520

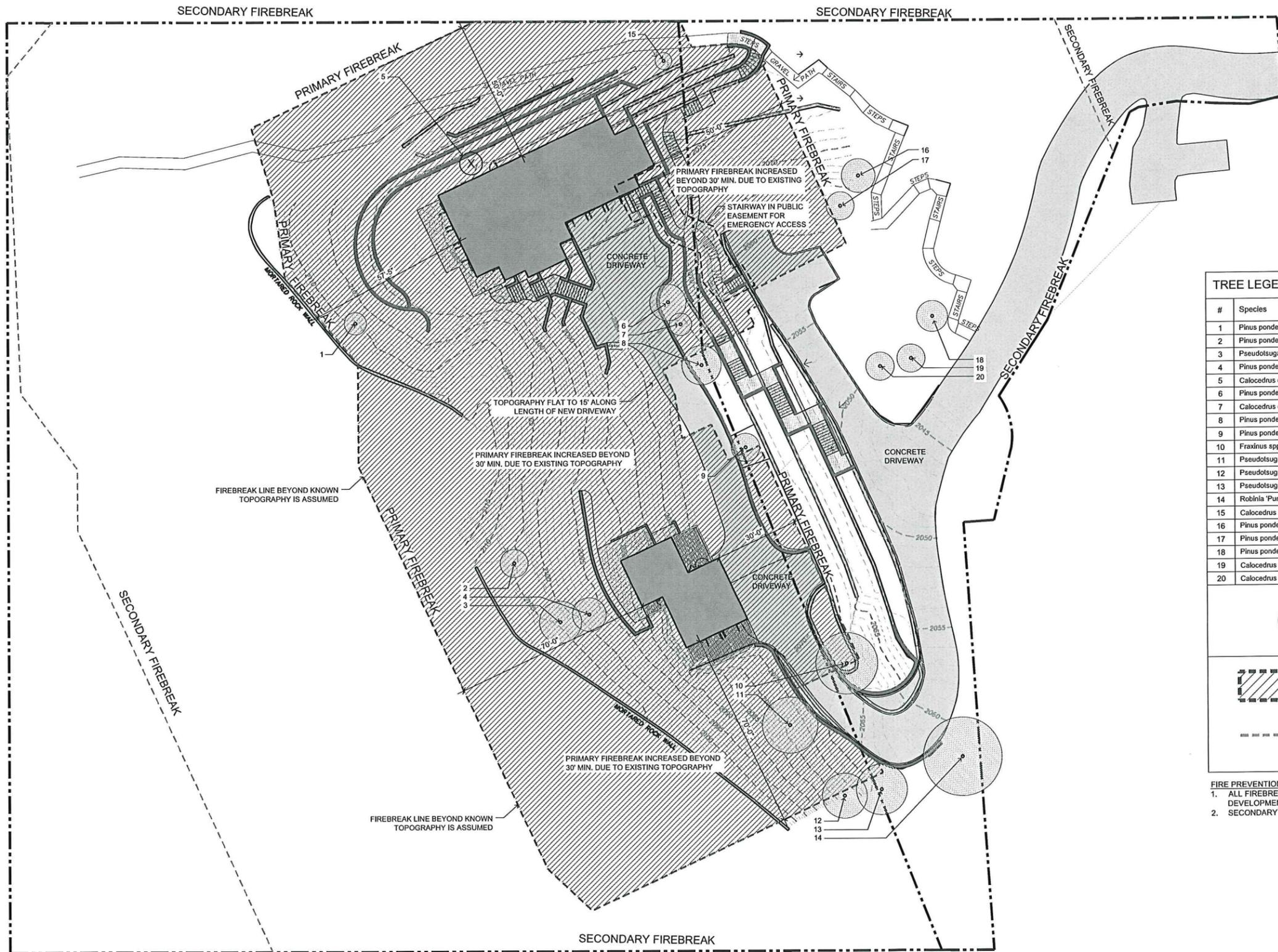
REVISION DATE

FIRE PREVENTION + CONTROL PLAN

ISSUE DATE:
OCTOBER 2, 2015

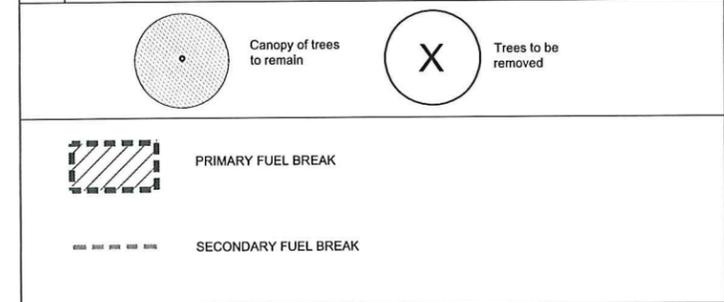
L 4.0

RECEIVED
OCT 02 2015
City Of Ashland



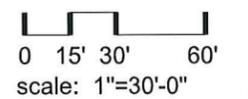
TREE LEGEND

#	Species
1	Pinus ponderosa
2	Pinus ponderosa
3	Pseudotsuga menziesii
4	Pinus ponderosa
5	Calocedrus decurrens
6	Pinus ponderosa
7	Calocedrus decurrens
8	Pinus ponderosa
9	Pinus ponderosa
10	Fraxinus spp.
11	Pseudotsuga menziesii
12	Pseudotsuga menziesii
13	Pseudotsuga menziesii
14	Robinia 'Purple Robe'
15	Calocedrus decurrens
16	Pinus ponderosa
17	Pinus ponderosa
18	Pinus ponderosa
19	Calocedrus decurrens
20	Calocedrus decurrens



FIRE PREVENTION AND CONTROL NOTES:

- ALL FIREBREAK AREAS MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE TO THE CITY OF ASHLAND DEVELOPMENT STANDARDS FOR WILDFIRE LANDS 18.3.10.B
- SECONDARY FIREBREAK IS TO FOLLOW PROPERTY LINE UNLESS OTHERWISE SHOWN.



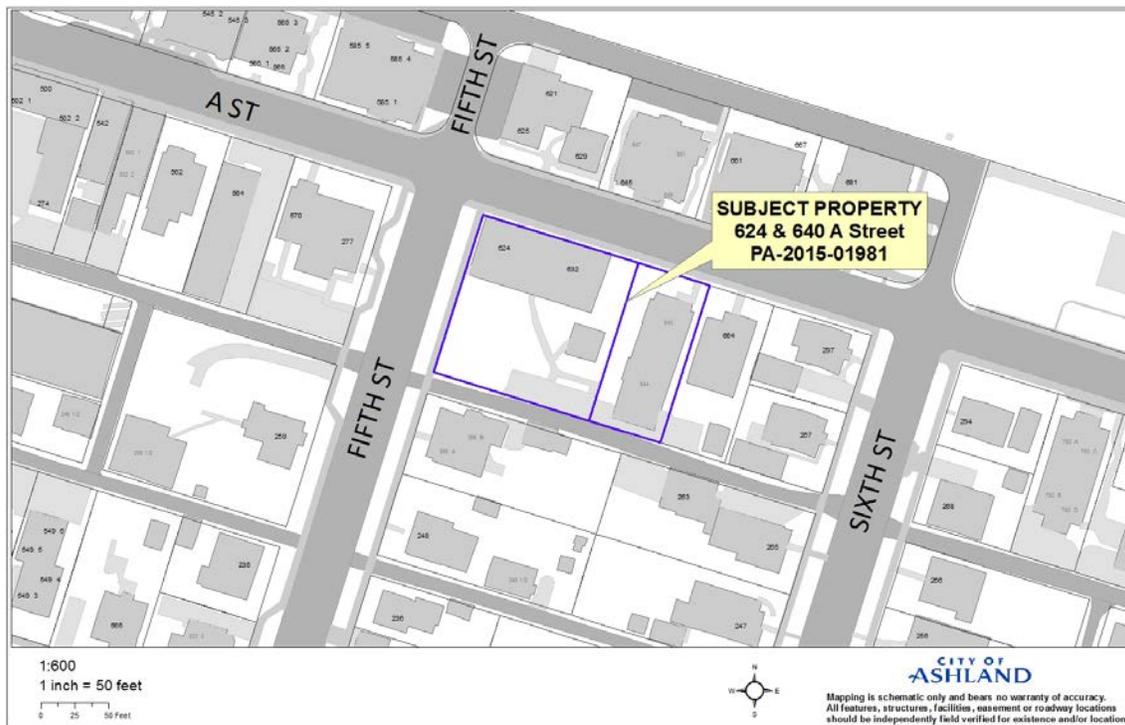


NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-01981
SUBJECT PROPERTY: 624 & 640 A Street
OWNER/APPLICANT: Jim & Cheryl Lewis
DESCRIPTION: A request for a Tree Removal Permit to remove four Black Cottonwood Trees situated between 624 & 640 A Street. The project arborist notes that limbs or tops of the trees have unexpectedly broke and fell to the ground resulting in damage to structures on the property. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09AB; **TAX LOT:** 4800 & 4900.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, November 5, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: October 28, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: November 11, 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

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.

9/10/2015

To Whom It May Concern,

Our cottonwood trees are large and dangerous! Recently a big branch broke off and hung up in the tree. Southern Oregon Tree Care and Beaver Tree Service gave us bids and before they were hired another even larger branch washed down. These trees are close to our house and close to the historic railroad Depot building as well.

We are requesting permission to remove all three cottonwoods and appreciate your consideration.

Thank you,

Cheyl Lewis
640 A St
Ashland, Oregon

RECEIVED

OCT 16 2015

City of Ashland

To Whom This Concerns,

It has been requested of me by the Land Owners of both 624 and 640 A Street, Kevin Casey, and Cheryl and Jim Lewis, to Conduct a full Removal of 4 Black Cottonwood (*Populus trichocarpa*) trees situated between their properties. I provided an inspection and risk assessment of the trees before submitting both an extended long term maintenance plan, as well as an estimate for complete removal at their request.

Though the trees are healthy, showing no visible signs of decay, a quarter their average life span of 200 years, and 2/3 their average height of 120-150 ft, Black Cottonwoods are not well suited for close proximity to structures within the urban environment. They are fast growing trees that consume and hold lot of water in their bodies, becoming very heavy, and often become overextend which compromises their structural integrity, in which limbs, and/or tops unexpectedly break and commonly fall to the ground. This has happened already this summer. Causing damage to the roof of the building at 624 A St., as well as reportedly almost injuring an employee.

With my best professional training and knowledge about the species of the subject trees, I consider removal to be the better course of action for the wellbeing of the residents, employees, pedestrians and surrounding structures.

Sincerely,

Nathanial Stuart Cert. Arborist
Canopy Conscious LLC
CCB# 203470
ISA# PN-6687A

RECEIVED

OCT 16 2015

City of Ashland

ISA Basic Tree Risk Assessment Form

Client Kevin Casey & Jim & Cheryl Lewis Date 10/2/2015 Time _____
 Address/Tree location 624 & 640 A Street Ashland OR 97520 Tree no. 4 Sheet _____ of _____
 Tree species Populus Trichocarpa dbh 33; 27, 28, 30 Height 90 Ft Crown spread dia. 40 x 70
 Assessor(s) Canopy Conscious LLC Time frame Oct-Nov Tools used orig logg-3 bge

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Residence	X			4	No	No
2	business office - Employees	X			4	No	No
3	A Street - Vehicles & Pedestrians	X			3	No	No
4	Business offices - Retirement planning Specialists & Amer. Ins.		X		4	No	No

Site Factors

History of failures Recent limb failure sept. 2015, widow maker above residence Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe often shed/drop branches & fail unexpectedly

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number 1 Max. dia. 5" Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay _____
 Flush cuts Other _____ Response growth _____
 Main concern(s) Large branch failure Damaging building, residents, Employees, Automobiles & pedestrians
 Load on defect N/A Minor Moderate Significant _____
 Likelihood of failure Improbable Possible Probable Imminent _____

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean 5 ° Corrected? _____
 Response growth _____
 Main concern(s) possible tree failure under extreme weather conditions
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ. OCT 16 2015
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness City of Ashland
 Response growth _____
 Main concern(s) over irrigating to maintain landscape
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

118

— ALLEY —

JAMES & CHERYL

LEWIS

640 A ST. Ashland

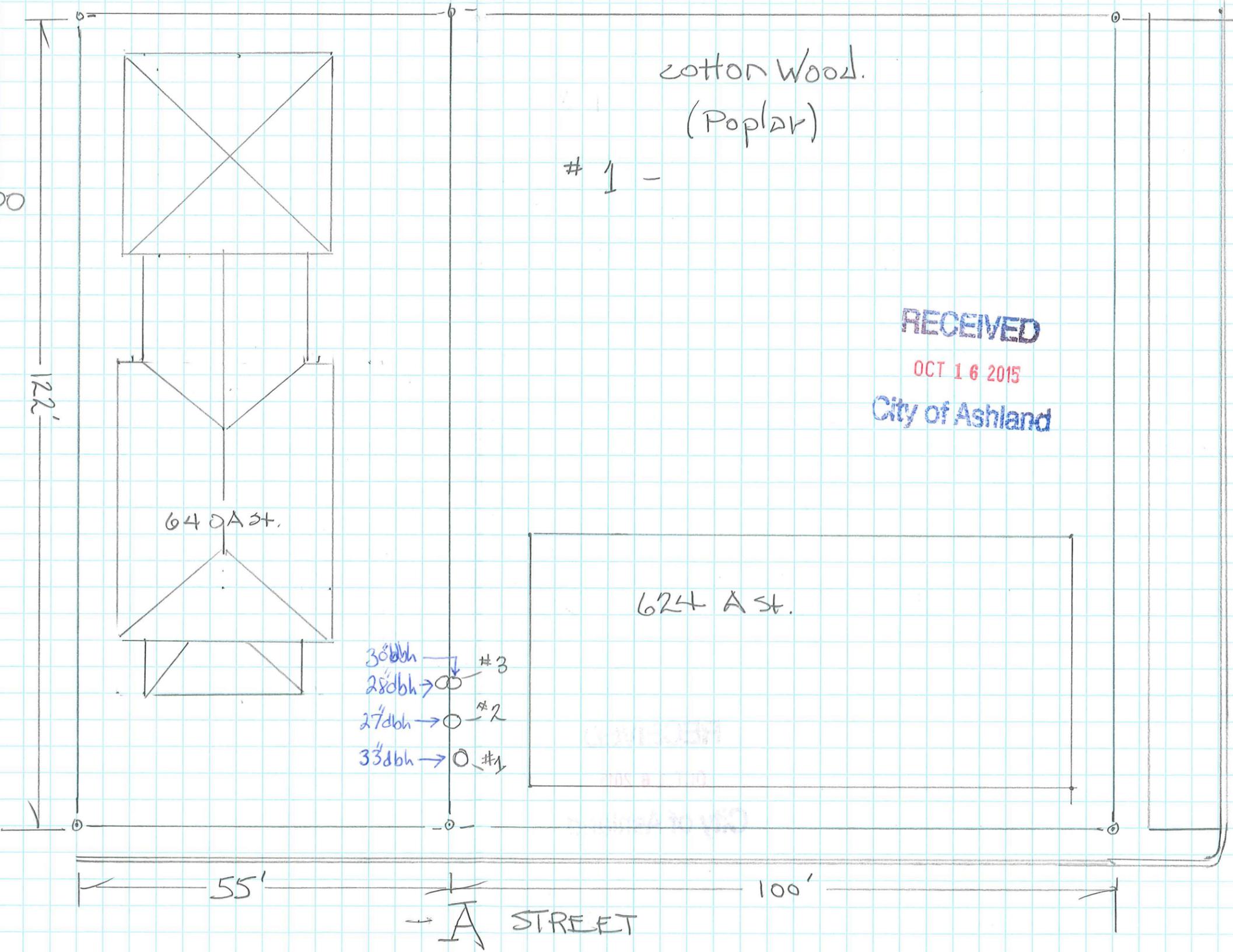
97520

391E09AB #4800

KEVIN CASEY

624 A Street
Ashland, OR 97520

391E09AB #4900



cotton wood.
(Poplar)

1 -

RECEIVED
OCT 16 2015
City of Ashland

SCALE: 1/4" = 4'
ZONING - E-1

October 14, 2015

Dear members of the Ashland Tree Commission,

My name is Kevin Casey and I am the owner of the property at 624 A Street. I have owned and worked in the building at this location for over 10 years. My staff and I have always enjoyed the beauty and majesty of the cottonwoods on the east side of the property.

Last year we had an incident where a large tree limb fell on the car of one of my employees just minutes before she was leaving for the day. The car was repaired and we were all very grateful that no one was injured.

In August of this year, another of my staff members was resting in the sun on the grass under the trees when she heard an odd cracking sound above her. Thankfully, she was able to scramble to safety just ahead of a limb crashing down on the roof of the building, with branches extending to the very area where she had been lying. Again we were grateful that she was not harmed.

This second incident really got our attention and after much deliberation we decided it would be best to remove the trees. This decision comes with much sadness, as the trees will be greatly missed. We are planning a ceremony ahead of their removal (pending approval) and are exploring options of how some of the wood may be used to honor their memory. It has come to our attention that Native Americans used Black cottonwood to build canoes. We are looking into the possibility of using one of the trunks for this purpose. In addition to planting a suitable replacement tree on the property, we also intend to support the planting of some Black Cottonwood trees in an area outside the city, in a location with ample water and conditions where the trees would be likely to thrive.

Thank you for your consideration in this matter.

Sincerely,

Kevin Casey
624 A Street
Ashland, OR 97520
(541) 324-3497

RECEIVED
OCT 16 2015
City of Ashland



Present Damage to Roof
from Fallen Limb

RECEIVED

OCT 16 2015

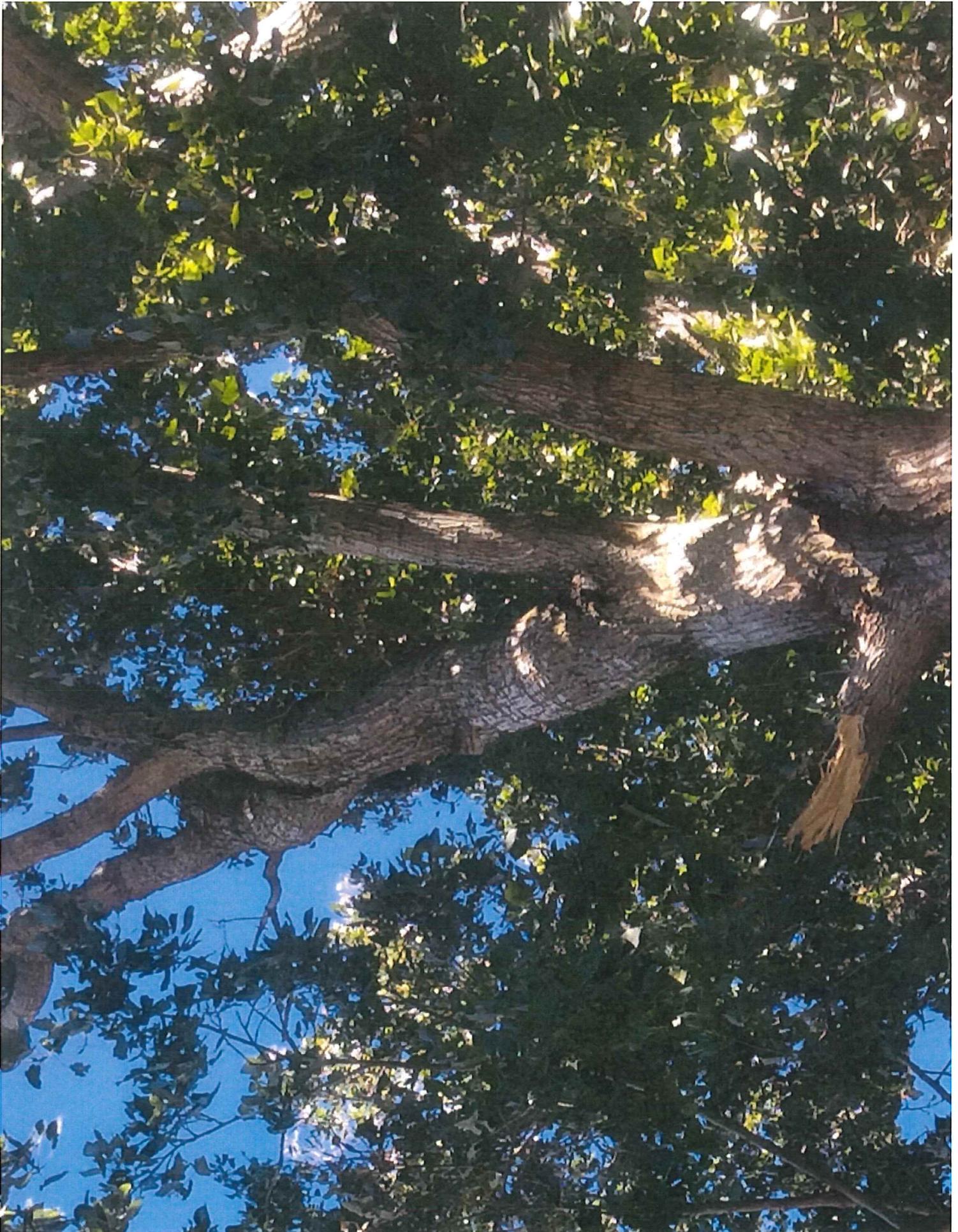
City of Ashland



RECEIVED

OCT 16 2015

City of Ashland



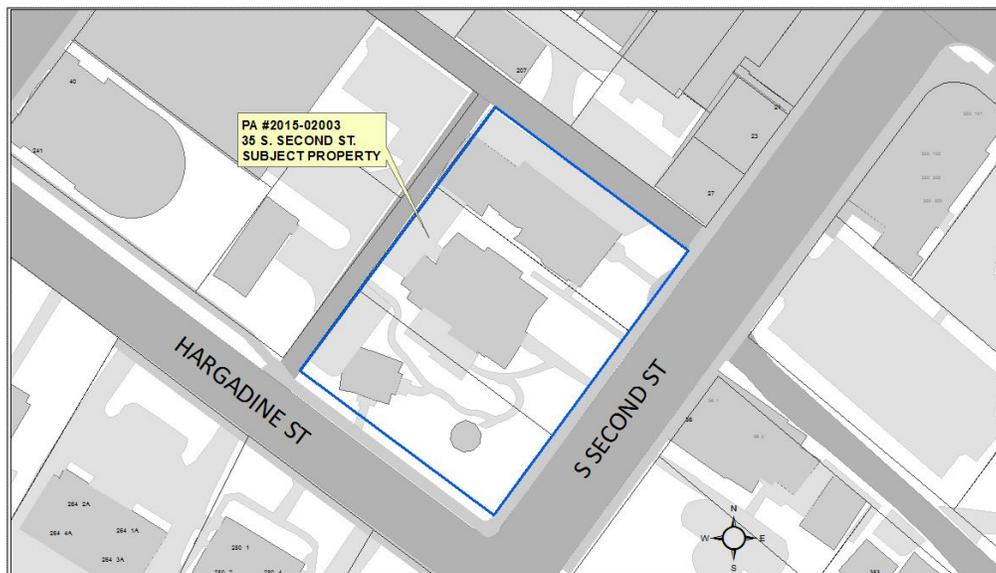


NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-02003
SUBJECT PROPERTY: 35 South Second Street
OWNER/APPLICANT: MPM Investments
AGENT: Kistler, Small & White, Architects
DESCRIPTION: A request for a Modification of Planning Action #2015-01496 to allow the removal of two trees, a 12-inch diameter at breast height (d.b.h.) Birch and a 4-inch d.b.h. Maple that were not identified for removal in the original approval which included a Conditional Use Permit, Site Design Review, Tree Removal Permit to remove two trees, and an Exception to Street Standards to allow new kitchen and bar additions to the Winchester Inn located at 35 S. Second St. The removal of the Birch tree requires a Tree Removal Permit because the tree is over six-inches in diameter.
COMPREHENSIVE PLAN DESIGNATION: Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BD;
TAX LOTS: 5600-5700.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, November 5, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: October 29, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: November 12, 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.

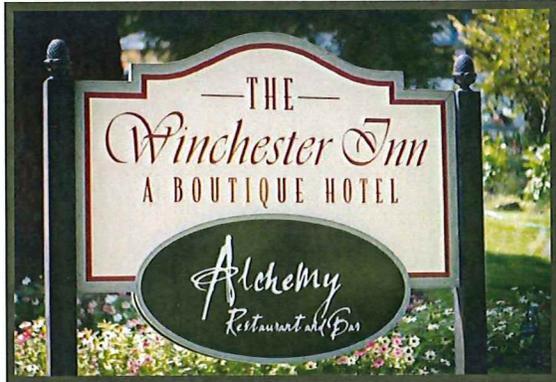
TREE REMOVAL PERMIT

18.5.7.040.B

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.

October 28, 2015



Tree Removal Modification Application

THE WINCHESTER INN REMODEL & ADDITION

RECEIVED
OCT 28 2015
City Of Ashland

PROJECT INFORMATION

PLANNING ACTION: TREE REMOVAL MODIFICATION APPLICATION

These Findings are intended to address an existing birch tree that was removed while pending the Tree Commission approval of the Tree Removal Permit for the tree in question. Please see attached Tree Removal Permit Application. In addition, please see the attached Arborist's Report wherein the recommendation to remove the birch tree occurs.

ADDRESS & LEGAL DESCRIPTION:

OWNER:

MPM Investments
35 Second Street
Ashland, OR 97520

ARCHITECTS:

Kistler Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

LAND USE PLANNING:

Kistler, Small & White
66 Water Street
Ashland, OR 97520
541.4883.8200

PROJECT LANDSCAPE:

Kistler Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

COMPREHENSIVE PLAN DESIGNATION: Commercial-Downtown

ZONING DESIGNATION: C-1-D

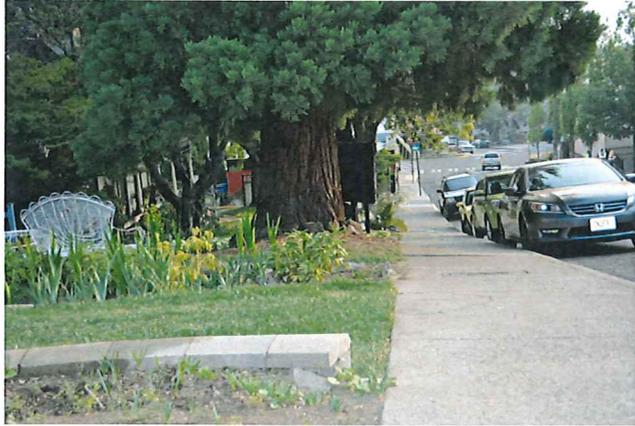
ADDRESS: Winchester Inn, 35 South Second Street

MAP AND TAX LOT: 39 1e 09BD, Tax Lots 5600, 5700

ACREAGE: .32 Acres

RECEIVED
OCT 28 2015
City Of Ashland

EXISTING LANDSCAPING



RECEIVED

OCT 28 2015

City Of Ashland

FINDING OF FACT

The following information has been provided by the applicants to help the Planning Staff, Tree Commission and neighbors better understand the proposed project.

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Where appropriate numbering follows the sited AMC.*

TREE PRESERVATION AND PROTECTION

18.4.5 TREE PRESERVATION AND PROTECTION

The applicant originally brought this project in front of the Tree Commission requesting the removal of (2) existing trees. Since that original submittal the applicant completed an Arborist's Report, as recommended by the planning staff, wherein the arborist recommended removal of a third tree - a 12" dbh birch. The conclusion by the arborist was that this tree's root system would be adversely impacted by the new construction. In addition, the tree was in poor health consistent with many other birch trees in the area suffering from a disease effecting only birch trees. The applicant submitted the appropriate "Tree Removal Permit" along with the arborist's report to the Planning Department. In the time after the submittal of the "Tree Removal Permit" and before its approval the birch was removed (along with the other two approved trees). There are many mature trees on the site and the removal of these effected trees will not change the overall feel of tree coverage on the site.



Overview of Site

Tree Protection Plan: A plan to identify and protect plan will be submitted. The plan will included a survey of the Trees on site and measures that will be taken for their protection during construction.

18.5.7.040.B Tree Removal Permit

1. Tree That in Not a Hazard:

- 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.**
- b. **Removal of the tree will not have a significant negative impact on erosion, soil stability, floor of surface waters, protection of adjacent trees, or existing windbreaks.** The removal of the tree will not have a significant negative impact on erosion, soil stability, surface waters, 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.** The site has many mature trees and removal of the subject tree will not significant negatively impact the overall tree canopy. See photo above.
- 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 City of Ashland 5-59 Land Use Ordinance 18.5.7 – Tree Removal Permits 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.** N/A
- 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.** The applicant is proposing replacing the birch tree and the other two trees that were removed with three new apple trees. The Winchester Inn is planning on using the fruit from these trees to produce apple cider and to use in their culinary offerings. The species selected, "Golden

RECEIVED

OCT 28 2015

City Of Ashland

kistler + small + white

architects

Russet", *malus domestica*, was chosen specifically for this reason. The new trees will be served by modifying the existing irrigation system and are located as shown on the attached Landscape and Irrigation Plan. Also, please note that many of the existing plants where the new Bar addition will be located have been removed and salvaged to be replanted in roughly the same area from whence they came.

ADDITIONAL ISSUES FROM PLANNING STAFF'S COMMENTS:

Landscaping: The site has mature park-like landscaping. The proposed plan will have minimal impact on the existing gardens. The landscaping plan post-construction will be to replant any areas that have been disturbed.



Award Winning Gardens



Prepared and Respectfully Submitted by:

Matt Small, Architect
Kistler Small + White, Architects

RECEIVED 10.20.15

Date
OCT 28 2015

City Of Ashland

FAMILY
OWNED
AND
OPERATED



BEAVER

TREE SERVICE

Inc.



PROMPT
PROFESSIONAL
TREE CARE
SINCE 1984

Arborist Report

Client:
Michael Gibbs
35 South 2nd Street
Ashland, OR 97520

September 29, 2015

To whom it may concern:

Located at the Winchester Inn, Ashland

Trees: #1 Birch tree is 12 dbh and is at N. west corner of building over parking.
#2 Birch tree is 10" dbh at rear of building next to disabled parking.
Maple tree is 4" dbh, at rear of building next to disabled parking.
Plum tree is 6" dbh and is situated on the west side of main building

Evaluation: #1 Birch 12dbh tree has a root system which will be greatly disturbed due to construction and may result in the failure of the tree over parking spaces. Over 70% of the root system will be lost during construction.

The #2 Birch tree, Maple tree and Plum tree are within the proposed footprint of new building.

Recommendation: All trees need to be removed.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Brophy".

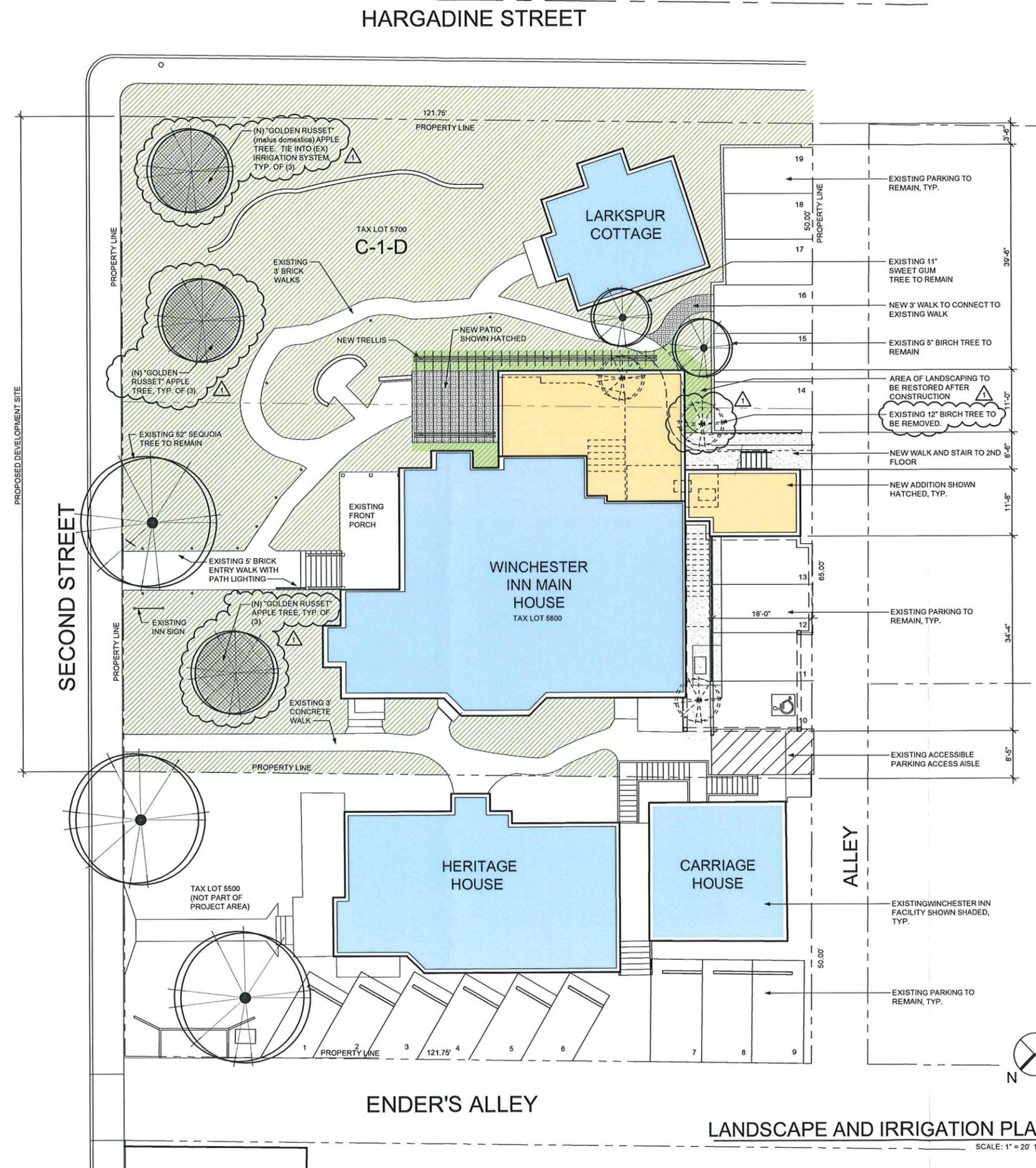
Joseph Brophy
Certified Arborist PN 1958A
Beaver Tree Service, Inc.

Beaver Tree Service Inc.
CCB # 173614
Tax ID # 20-5639553
info@beavertree.net

Portland Metro Office:
7085 SW 175th Ave
Beaverton, OR 97007
joel@beavertree.net
(503) 224-1338

Corporate Office:
270 Wilson Rd.
Central Point, OR 97502
suzie@beavertree.net
(541) 779-7072

© 2015 Kistler Small + White Architects, LLC This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Kistler Small + White Architects and is not to be used, in whole or in part, for any other project without the written authorization of Kistler Small + White Architects



- LEGEND:**
- EXISTING LANDSCAPE AREA (PERVIOUS)
 - EXISTING BUILDING
 - AREA OF LANDSCAPING AND IRRIGATION TO BE RESTORED
 - NEW GROUND FLOOR ADDITION
 - NEW PAVING

NOTES:
TREE PROTECTION FENCE SHALL BE FLUSH WITH GRADE.
PROVIDE SIGN ATTACHED TO FENCE STATING THIS IS A TREE PROTECTION ZONE AND NOT TO BE DISTURBED.

RECEIVED

OCT 28 2015

City Of Ashland

ASHLAND, OREGON

WINCHESTER INN
REMODEL AND ADDITION
35 SOUTH SECOND STREET.

REVISIONS

REVISION 1	10.28.2015
------------	------------

SITE PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:

L1

LANDSCAPE AND IRRIGATION PLAN

SCALE: 1" = 20' 11x17

1

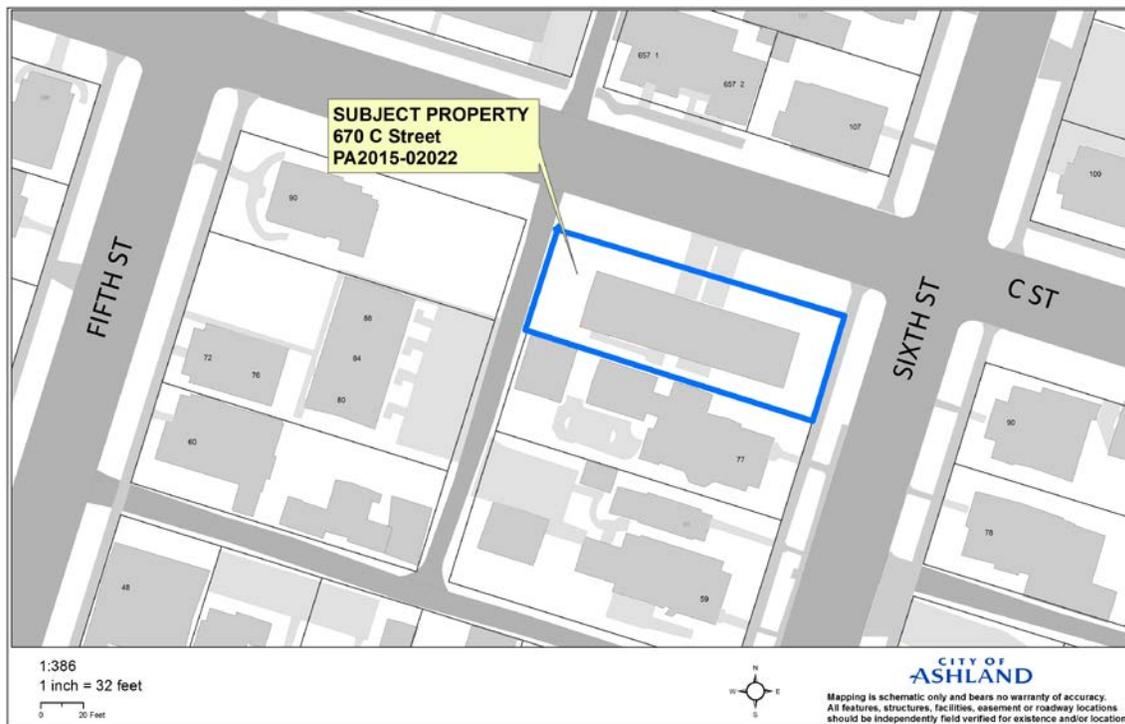


NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-02022
SUBJECT PROPERTY: 670 C Street
OWNER: Mike and Laura Murphy
APPLICANT: Canopy LLC
DESCRIPTION: A request to remove one scots pine tree (*Pinus sylvestris*) that is described as a problematic tree for various reasons. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09AC; **TAX LOTS:** 8400.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, November 5, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: October 29, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: November 12, 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

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.

Subject:
Tree Removal Application
670 C Street
Ashland, OR 97520
Laura Murphy, Owner
(541) 621-3744

Prepared by:
Kevin Scott
Canopy LLC
157 Max Loop
Talent, OR 97540
(541) 631-8000

Canopy LLC was contacted in early October of 2015 by Laura Murphy and asked to inspect a large scots pine tree (*Pinus sylvestris*) at 670 C Street in Ashland. This tree is located in the front (east side) of the house, and its east facing branches are growing into the service lines. Upon further inspection, it was noted that the tree roots are growing beneath the entry walk and beneath the house foundation. It was also noted that the tree is host to colonies of pitch moth, the bole of the tree being covered with running pitch and the telltale pitch moth mounds. The owner has had several prunings performed over the years prior to my inspection in an effort to reduce the trees overall affect upon the living area and the roof. They initially contacted us to severely head back several branches, however, performing these pruning cuts would in our opinion compromise the tree's health and structure. With the myriad issues, ie: pitch moth infestation, the continue sloughing of sap over the roof, driveway and sidewalk and the root encroachment of the home's foundation, the owner has requested we remove the tree with a mind toward replanting a tree better suited to the site.

The replacement tree at this time is slated to be a *Zelkova serrata*, or Caucasian Elm.

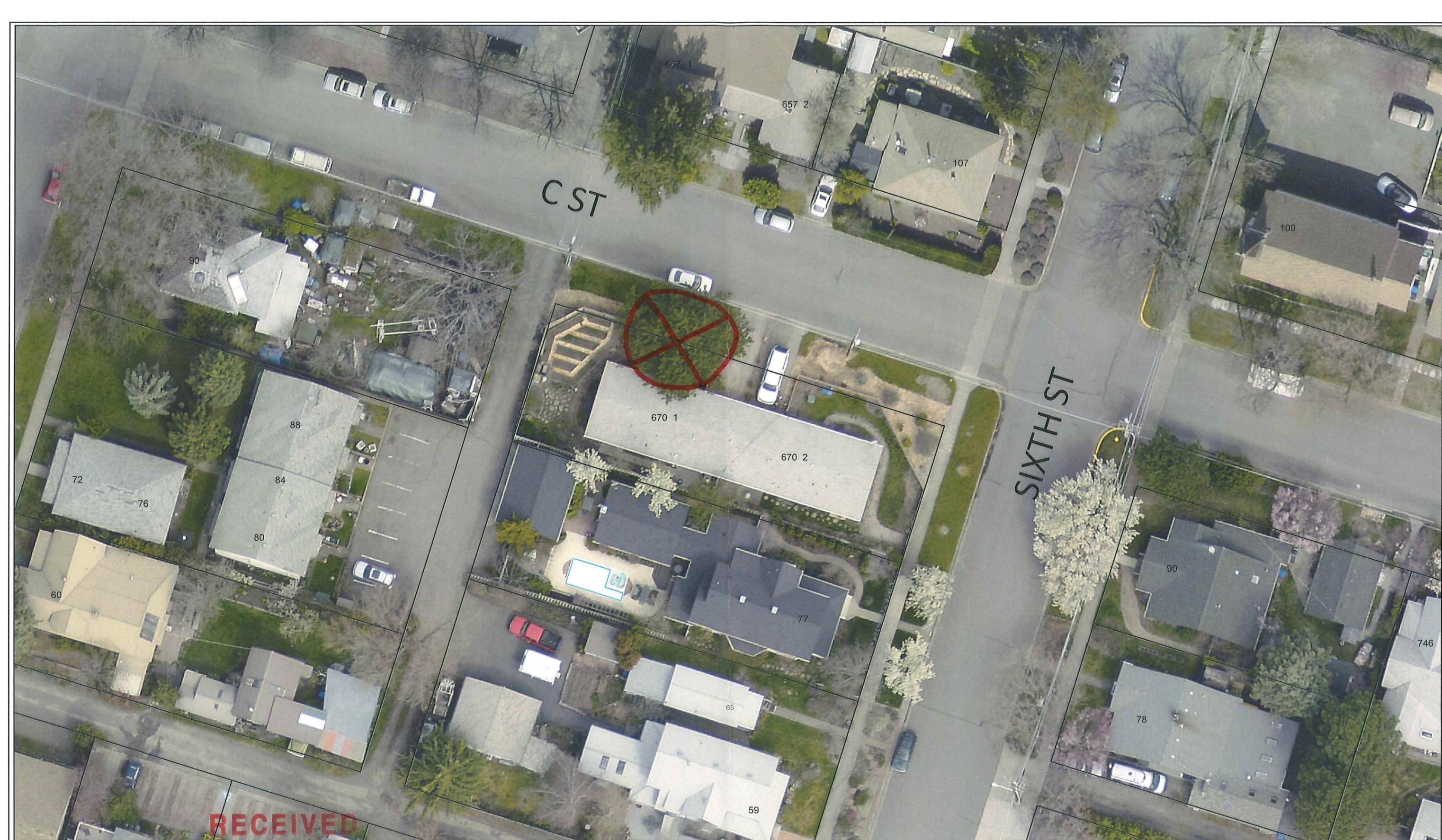
Tenative date of removal is November, 17th, 2015, dependant of course upon removal permit approval.

If there are any questions regarding this tree please contact either Chris John or Kevin Scott at Canopy LLC.

Thank you for your time,

Kevin Scott
Canopy LLC

RECEIVED
OCT 22 2015
City Of Ashland



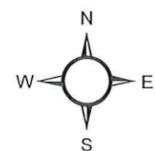
RECEIVED

OCT 22 2015

City Of Ashland

1:360
1 inch = 30 feet

0 20 Feet



CITY OF
ASHLAND

Mapping is schematic only and bears no warranty of accuracy. All features, structures, facilities, easement or roadway locations should be independently field verified for existence and/or location.



PLANNING ACTION: PA-2015-01284

SUBJECT PROPERTY: 474 Russell

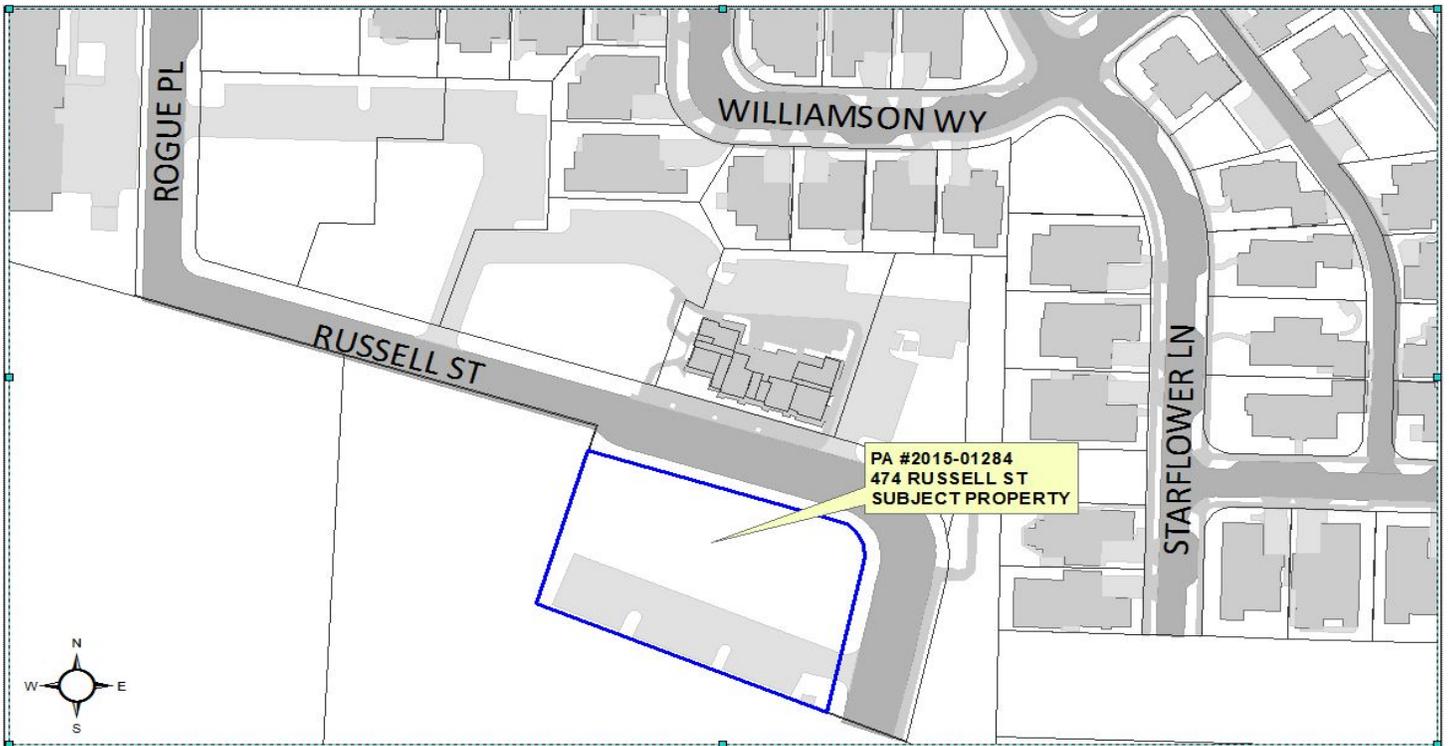
OWNER/APPLICANT: Laz Ayala/Ayala Properties, LLC

DESCRIPTION: A request for Site Design Review approval to construct two mixed-use buildings for the property located at 474 Russell Street. "Building A" will be a two-story, mixed use 8,688 square foot building consisting of commercial space and garages on the ground floor, and four residential condominiums on the second floor; "Building B" will be a two-story 12,617 feet commercial building consisting of commercial space with six residential condominiums on the second floor.

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09AA; **TAX LOTS:** 2805

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, November 5, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *November 10, 2015 at 7:00 PM, Ashland Civic Center, 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.

“FALCON VI – A MIXED-USE DEVELOPMENT”



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION

A PROPOSAL FOR
**A SITE REVIEW PERMIT
TO CONSTRUCT TWO MIXED-USE BUILDINGS
WITHIN AN EMPLOYMENT (E-1) ZONING DISTRICT
(FALCON HEIGHTS SUBDIVISION, LOT #6)**

SUBMITTED TO
CITY OF ASHLAND

FOR
**AYALA PROPERTIES, LLC.
604 FAIR OAKS COURT
ASHLAND, OR 97520**

BY
**URBAN DEVELOPMENT SERVICES, LLC.
604 FAIR OAKS COURT
ASHLAND, OR 97520**

RECEIVED

SEP 24 2015

City Of Ashland

SEPTEMBER 23RD, 2015

designs where a greater setback results in an improved access or for sites with multiple buildings, such as shopping centers, where other buildings meet this standard.

RECEIVED
SEP 24 2015
City Of Ashland

Other than the residential entrances, the buildings' primary commercial entrances are located on the ground level adjacent to the public sidewalk.

e. Where a building is located on a corner lot, its entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. The building shall be located as close to the intersection corner as practicable.

The subject property is technically not on a corner lot, but on a sharp 90 degree street section. However, the design team had looked at this standard and its intended purpose, but based on the eventual outcome of directly facing the entrance at the residential neighborhood to the east (see photo insert below), it was decided the entrance should instead face the commercial building across the street and remain true to its commercial street and zoning.



f. Public sidewalks shall be provided adjacent to a public street along the street frontage.

The proposal will construct a public sidewalk, in accordance with the City's Street Design Standards and the Subdivision's originally conceived plan along the Russell Street frontage.

g. The standards in a-d, above, may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service stations.

Although warehouses and some industrial/manufacturing uses are permitted in the E-1 zone, the applicants have designed the building to accommodate an array of uses which include commercial office and service businesses that will benefit from attractive building designs and accessible public sidewalks.

2. Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.

In accordance with AMC 18.4.4.030 E., one street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street – including the northwest section of street abutting the side of Building “B”.

RECEIVED
SEP 24 2015
City Of Ashland

3. Landscaping.

a. Landscape areas at least ten feet in width shall buffer buildings adjacent to streets, except the buffer is not required in the Detail Site Review, Historic District, and Pedestrian Place overlays.

The property is within the Detail Site Review Overlay and not subject to the standard.

b. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

The attached landscaping and site plans identify a screened recycling and refuse area.

4. Designated Creek Protection. Where a project is proposed adjacent to a designated creek protection area, the project shall incorporate the creek into the design while maintaining required setbacks and buffering, and complying water quality protection standards. The developer shall plant native riparian plants in and adjacent to the creek protection zone.

Not applicable as the property does not abut a designated creek protection area.

5. Noise and Glare. Artificial lighting shall meet the requirements of section 18.4.4.050. Compliance with AMC 9.08.170.c and AMC 9.08.175 related to noise is required.

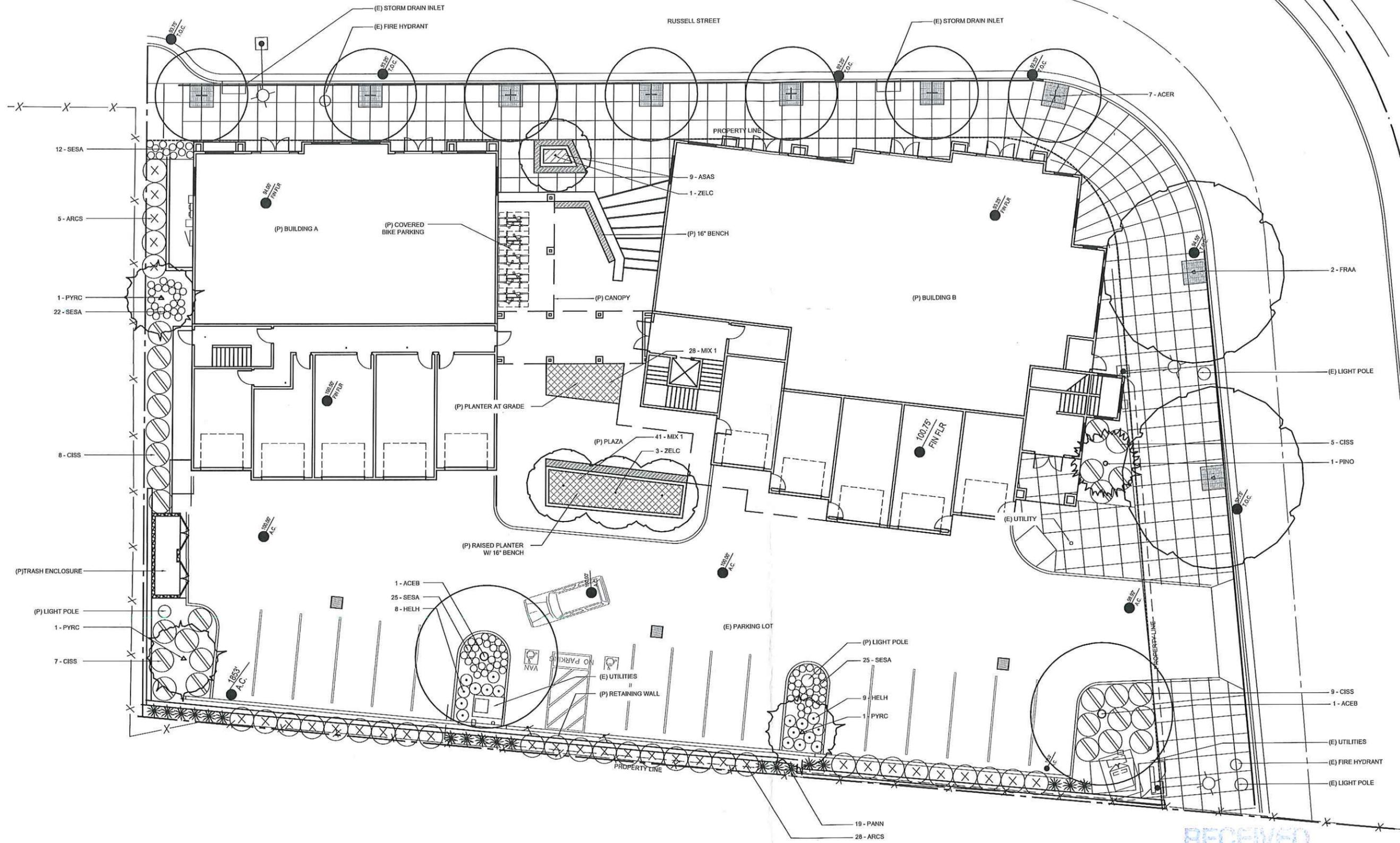
Site and building lighting will meet the requirements of AMC 18.4.4.050 as well as adopted building codes and any noise will comply with AMC 9.08.175. The applicants have an interest in minimizing any typical nuisance issues related to lighting or noise in order to provide an expected quality of living to the project’s residents.

6. Expansion of Existing Sites and Buildings. For sites that do not conform to the standards of section 18.4.2.040 (i.e., nonconforming developments), an equal percentage of the site must be made to comply with the standards of this section as the percentage of building expansion. For example, if a building area is expanded by 25 percent, then 25 percent of the site must be brought up to the standards required by this document.

Not applicable as the property is currently vacant.

18.4.2.040 C. Detailed Site Review Standards

Development that is within the Detail Site Review overlay shall, in addition to the complying with the standards for Basic Site Review in 18.4.2.040.B, above, conform to the following standards. See



Laurie Sager
 AND ASSOCIATES LANDSCAPE ARCHITECTS INC
 700 MISTLETOE ROAD, SUITE 201
 ASHLAND, OREGON 97520



Revision Date:

Drawn By:

11X17 Scale: 1" = 20'-0"
 24X36 Scale: 1" = 10'-0"

FALCON VI
 474 RUSSELL STREET
 ASHLAND, OREGON

September 18, 2015

L-1.0

RECEIVED

SEP 21 2015 PLANTING PLAN

City of Ashland



Revision Date:

Drawn By:

PLANT LEGEND				
CATEGORY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES	ACEB	ACER 'BON FIRE'	BON FIRE MAPLE	2" CAL
	ACER	ACER R. 'SCARSEN'	SCARLET SENTINAL MAPLE	2" CAL
	FRAA	FRAXINUS 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2" CAL
	PINO	PINUS 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	10' TALL
	PYRC	PYRUS 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2" CAL
	ZELC	ZELKOVA 'CITY SPRITE'	ZELKOVA CITY SPRITE	2" CAL
SHRUBS, PERENNIALS AND GRASSES	ARCS	ARCTOSTYPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL
	ASAS	ASARUM SPLENDENS	WILD GINGER	1 GAL
	CISS	CISTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL
	HELH	HELIANTHEMUM 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT SUNROSE	1 GAL
	PAIN	PANICUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	1 GAL
	SESA	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL
MIXES/ GROUND COVER	MIX 1	ERIGERON K. 'PROFUSION'	SANTA BARBARA DAISY	1 GAL
		NEPETA 'PURRSIAN BLUE'	PURRSIAN BLUE CAT MINT	1 GAL
		STACHYS 'SILVER CARPET'	SILVER CARPET LAMB'S EAR	1 GAL

<p>1 TREE PLANTING DETAIL</p>	<p>NOTES</p> <ol style="list-style-type: none"> PLACE 12" COMPOST/TOPSOIL BLEND IN ALL TREE AND SHRUB PLANTING AREAS PROPOSED AND EXISTING. PLACE 24" IN ALL RAISED PLANTERS AND IN STREET TREE PLANTING AREAS BELOW PROPOSED TREE GRATES. TOPSOIL PLUS BLEND AVAILABLE FROM HILTON LANDSCAPE SUPPLY. PRIOR TO SOIL INSTALLATION, REMOVE ALL DEBRIS AND ROCKS OVER 2" IN SIZE. TILL COMPACTED SUBGRADE TO A DEPTH OF 6". PLANT ALL TREES AND SHRUBS PER DETAIL 1 & 2; LA SHALL APPROVE ALL PLANT LAYOUT PRIOR TO INSTALLATION. MULCH PLANTING AREAS AFTER INSTALLATION OF PLANT MATERIAL WITH 3" OF DARK MULTIBARK, OR EQUAL. APPLY DEER SPRAY TO ALL NEW PLANTS PRIOR TO AND FOLLOWING INSTALLATION. AUTOMATED IRRIGATION SHALL BE INSTALLED IN ALL (P) PLANTING AREAS. <p>2 SHRUB PLANTING DETAIL</p>
-------------------------------	--

RECEIVED

SEP 21 2015

City of Ashland

PLANTING LEGEND

Tree of the Year

Nominees selected to Top Five

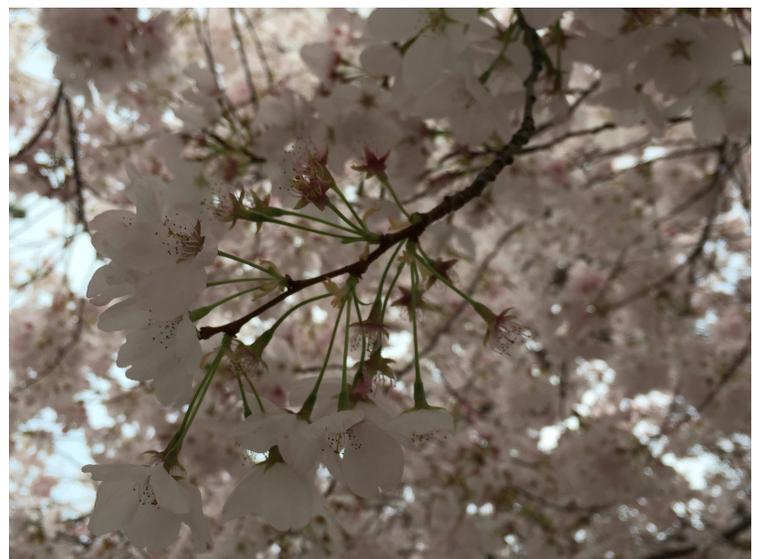
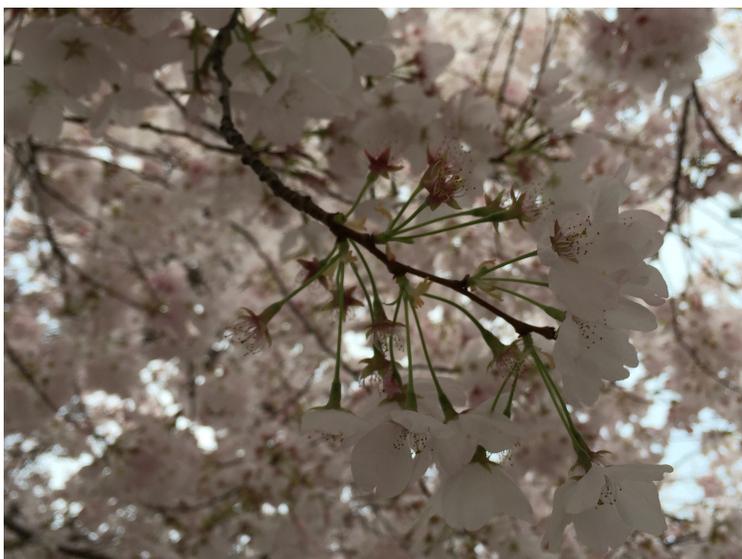
Please list your selection for the top five in the table below.

Zechariah will tally the votes and report to the Commission on what the finalists are.

Fuji cherry
Prunus incisa

29 Granite Street

“These 3 sisters grace the corner of Granite St and High St, just steps from the busy downtown area. Believed to be Fuji Cherry (or some sort of Flowering Cherry), their canopies intertwine and delight everyone with a snow of flower petals in the springtime, cool shade in the summer, a glorious radiance of varied colors in the fall, and a bone silhouette in the winter. Right after I stopped to take photos this spring, as I was walking away, I noticed another small group of people approach and [snap a photo].”



Italian Pine, aka “Umbrella Pine”
Pinus pinea

993 Walker Avenue (corner of Walker and Hiawatha Place)

“Probably the older and largest stone pine in the Rogue Valley. Gracefully arches over Walker Street. Such a great tree!”

“This nomination is based on its mature size and unique shape. There must be other Italian pines around Ashland but I cannot recall seeing another, at least not the size of this one.”

**Nominated twice



Southern Magnolia
Magnolia grandiflora

153 Oak Street

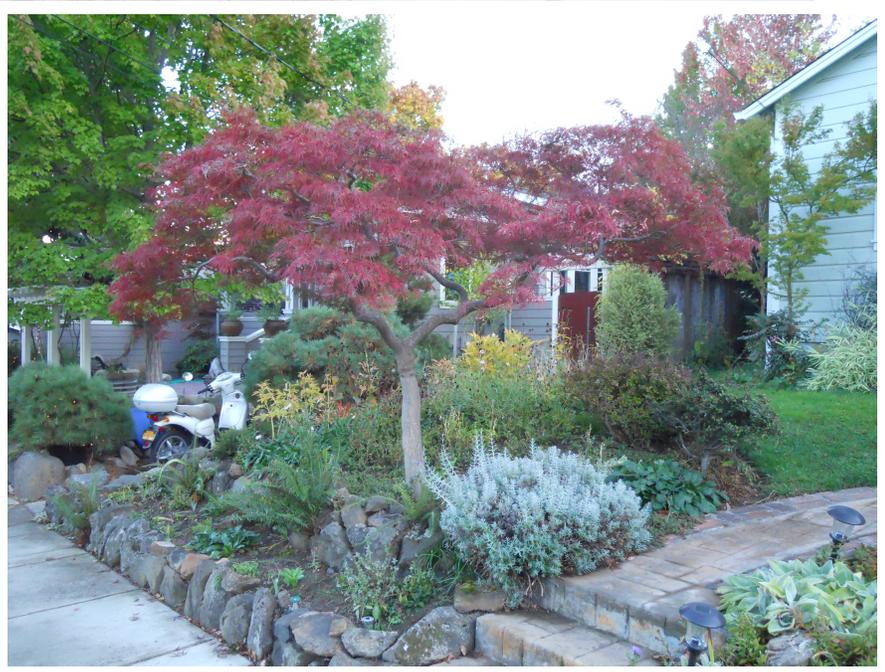
“Age unknown but probably 100 years old.”



Japanese Maple
Acer palmatum

720 Holly Street

“My son, who is now 42, asked for a Japanese Maple as his graduation gift when he graduated from Ashland Middle School. His class had been studying trees in Lithia Park and he especially loved the one at the front of the park, so we got him one just like it, only smaller. Our friends, family and neighbors have loved this tree ever since.”



Oak
Quercus ?

390 Iowa Street

“This old and large oak, surrounded by the deck, is beautifully shaped and provided cooling shade to the house. During the fall many families of deer occupy the yard and deck enjoying the acorns (1,000s). The pervious deck also surrounded the tree and when we purchased and remodeled the home in 2011 we had tree experts in to make sure the new construction wouldn’t damage this treasure.”



Palm
Areaceae ?

605 Elizabeth Ave

“Palm tree in Ashland – not rare but still very impressive!”

“20 years on this corner, everyone in the neighborhood loves it. ‘Where the Palms Meet the Pines.’”

**Nominated twice.



**Pear
Pryus**

155 Fifth Street

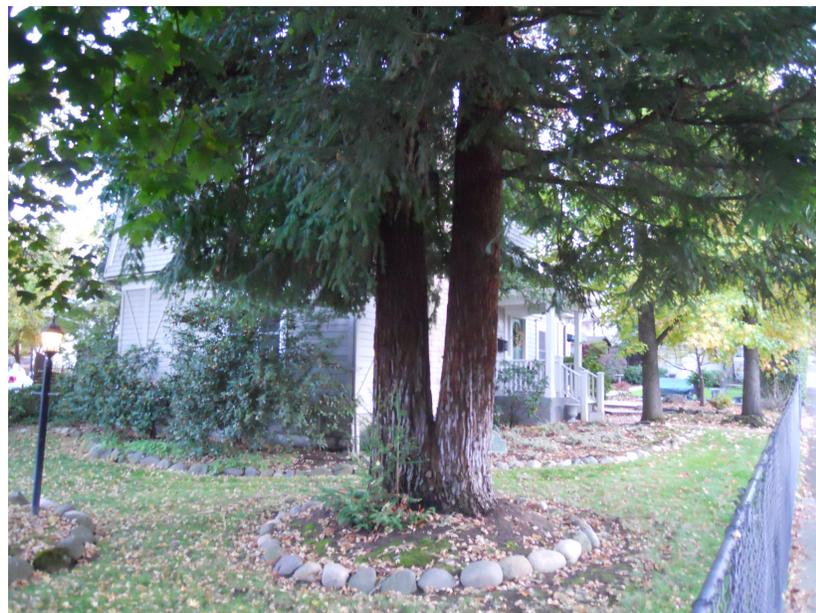
“This pear tree stands approximately 30’ tall and must be one of the tallest pear trees in the region. The new house was literally built around this tree. Each year it continues to produce many pears.”



Coast Redwood
Sequoia sempervirens

712 Siskiyou Boulevard

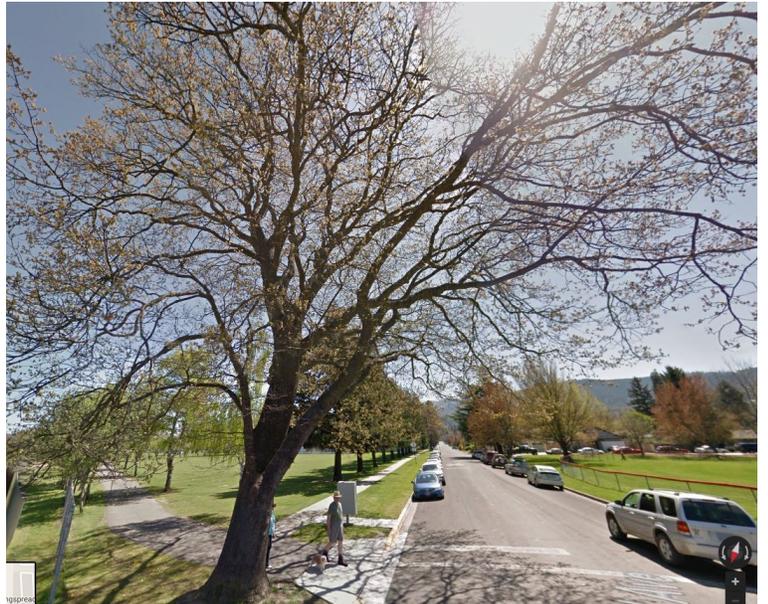
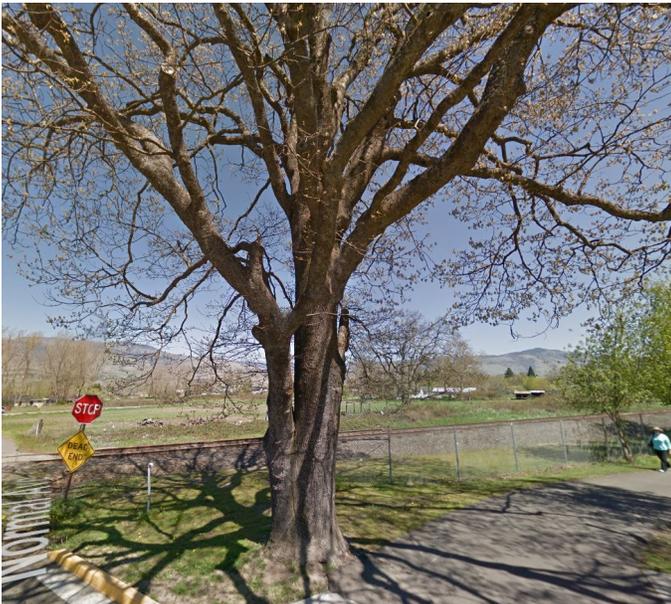
“This tree is a seedling that I fostered in the Bay Area and brought to Ashland in 1978. It was doing splendidly until we sold our home and the new owners chose to chop it down. Undaunted the tree revived itself and is now a magnificent example of its species. I'll always call it ‘The Little Tree That Could’.”



Oak
Quercus ?

Corner of Normal Ave and Central Bike Path
Mt. View Cemetery

No description provided.



Black Walnut
Juglans nigra

North Mountain Park

“This very old black walnut tree is magnificent, beautifully formed, healthy and still produces a generous crop of walnuts. It is home to a variety of birds and squirrels and inspires awe in anyone who takes the time to notice it. Its shade is welcomed by many on hot summer days and artists often use it for inspiration. It celebrates autumn with a show of bright color and is even incredible while it is resting in the winter. This wonderful tree truly deserves its chance to be honored.”



Zechariah Heck

From: Bryan Holley [holley@opendoor.com]
Sent: Wednesday, September 30, 2015 12:04 PM
To: heckz@ashland.or.us
Cc: mailto:Greg Trunnell; papakenny66@yahoo.com
Subject: ***SPAM***2015 Tree of the Year Nomination

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

As a former Tree Commissioner and Chair who helped run the 'Tree of the Year' effort for a number of years, I am submitting this comment to you today outside of the normal nomination process.

I have been working this year to save the Fremont Cottonwood tree at 380 Clay Street. At present, a secretive City Hall refuses to tell us whether we have saved this tree or not. But what's important here is that this tree was selected as the 2013 Tree of the Year yet it was still threatened, not by a Canadian mining company intent on profit, but by my own City!

I guess we'd all like to think that having a tree selected as a Tree of the Year means that tree will be protected in perpetuity, but as you know, the City itself would like to cut down this tree and if not for the Tree Commission and the Planning Commission denying the removal permit, it might already be rubbed out. If naming a tree a Tree of the Year does not guarantee that tree permanent protection, then I ask you, what is the use of having any trees singled out as being Tree of the Year? No tree is safe in this town now with the current development climate and the icy chill City Hall radiates towards all the trees in our town.

So isn't it just going through the motions to select another Tree of the Year when we now know that some future City Hall or elected councilors will simply ignore that designation and vote to kill the tree? Why select a Tree of the Year in 2015 when some future, benighted city councilor might decide that another Tree of the Year should be taken down? And, as we all know, all these tree removals are all for very good reasons, indeed, except to the tree . . .

Therefore, I have copied the current chair and vice-chair of the Tree Commission on this note. I am hoping that at least a conversation will be had by the Tree Commissioners as to whether it is a good idea anymore to go through the motions of the Tree of the Year process. If it were my decision, I would cancel this year's effort and announce to the city that the Commission would spend a year contemplating how to protect our legacy, historic trees in town -- none of which seem safe to me at this point in time, no matter what designation they are given by this contest nor how much they are loved and revered by Ashland citizens.

Best,

Bryan Holley
www.bryanholley.org