CITY OF
ASHLAND

TREE COMMISSION AGENDA
October 6, 2016

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Approval of September 8, 2016 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

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

IV. PUBLIC FORUM

Welcome Guests

V. MINISTERIAL REVIEWS

PERMIT NUMBER: PW-2016-01816
SUBJECT PROPERTY: 15 S. Pioneer
OWNER: Oregon Shakespeare Festival
DESCRIPTION: Two existing street trees are proposed for removal during the Oregon Shakespeare Festival Courtyard Project (The Bricks) in order to accommodate accessibility requirements and new utility installation. The applicant has proposed to mitigate the removal by crating enlarged tree-wells within the right-of-way, planting 2" Trident Maples and utilizing structural soil and automated irrigation. **COMPREHENSIVE PLAN DESIGNATION:** Commercial - Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09 BB **TAX LOT:** 14200.

VI. TYPE I REVIEWS

PLANNING ACTION: PA-2016-01815
SUBJECT PROPERTY: 15 S. Pioneer
APPLICANT: Oregon Shakespeare Festival
DESCRIPTION: A request to remove one non-hazardous tree to allow for the re-development of the Oregon Shakespeare Festival Courtyard (The Bricks). The applicant has proposed to mitigate the removal by planting a 2" Trident Maple in an enlarged tree-well utilizing structural soil and automated irrigation. **COMPREHENSIVE PLAN**

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).

DESIGNATION: Commercial - Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09 BB **TAX LOT:** 14200.

PLANNING ACTION: PA-2016-01644
SUBJECT PROPERTY: Tax Lot # 1210 on Roca Street
OWNER: Edward Alpern
APPLICANT: Suncrest Homes
DESCRIPTION: A request for a Physical and Environmental Constraints Review Permit to allow for the construction of a new single-family residence on slopes greater than 25 percent. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-10.

VII. DISCUSSION

Plaza tree installation. Is the Tree Commission in favor of a private donor funding a new tree for the Plaza? Does the Tree Commission have a location or species recommendation?

VIII. ADJOURNMENT

Next Meeting: November 3, 2016

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).

CITY OF
ASHLAND

TREE COMMISSION MINUTES
September 8, 2016

CALL TO ORDER

Chair Christopher John called the meeting to order at 6:05 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

Commissioners Present:	**Council Liaison:**
Casey Roland	Carol Voisin **ABSENT**
Mike Oxendine	
Russell Neff	**Parks Liaison:**
Christopher John	Peter Baughman
Maureen Batistella	
Commissioners Absent:	**Staff Present:**
None	Cory Darrow, *Assistant Planner*

APPROVAL OF MINUTES

Oxendine / John m/s to approve the minutes of August 4, 2016 with corrections. Voice Vote: Commissioners Roland, Oxendine, Neff, Batistella, and John.

ANNOUNCEMENTS & LIAISON REPORTS

- **City Council Liaison:**
  - Voisin absent. No report was given.

- **Parks & Recreation Department Liaison**:
  - Baughman stated that the Garfield Park improvement project is going out to bid and construction at North Mountain Park has begun.

- **Staff Liaison:**
  - Darrow informed the Commission that the Jefferson Public Radio Project at SOU has been delayed due to possible revisions.

PUBLIC FORUM

There was no one in the audience wishing to speak.

TYPE I REVIEWS

PLANNING ACTION: PA-2016-01669
SUBJECT PROPERTY: 1615 Clark
APPLICANT: First Presbyterian/ Howard Miller
DESCRIPTION: A request for a Tree Removal Permit to remove a potentially hazardous Ginkgo Tree from the property. The Ginkgo tree is located near the center of the property and is causing damage to utility

infrastructure and sidewalks. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 15 AB **TAX LOT:** 400

Howard Miller, applicant, residing at 160 Normal Ave, Ashland, addressed the Commission about this project.

- Batistella motioned to approve. **Motion does not carry.**

- Roland/Neff m/s to approve PA-2016-01669 with recommendation that mitigation tree of a minimum of 3" deciduous species is planted on site. Voice Vote: Commissioners Oxendine, John, and Batistella.

PLANNING ACTION: PA-2016-01504
SUBJECT PROPERTY: 1098 B Street
OWNER/APPLICANT: RNN Properties, LLC
DESCRIPTION: A request for Site Design Review approval to allow the re-construction of a second dwelling located on the property at 1098 B Street. Also included are requests for Exception to Street Standards to not install city standard sidewalks, to allow the retention of an existing driveway curb cut on North Mountain Avenue that is closer to the adjacent curb cut than allowed by current codes, and for a Tree Removal Permit to remove a 15½ -inch Ash tree. **COMPREHENSIVE PLAN DESIGNATION:** High Density Multi-Family Residential; **ZONING:** R-3; **ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOT #:**100

Amy Gunter of Rogue Planning and Development, residing at 1424 S. Ivy Street, Medford, addressed the Commission about this project.

- Oxendine motions to approve the recommendation that the Linden tree on the plan be replaced with a large Oak. **Motion does not carry.**

- Oxendine/Roland m/s to approve PA-2016-01504 with recommendation that the applicant considers planting larger stature trees instead of Lindens. Voice Vote: Commissioners Neff, John, and Batistella.

PLANNING ACTION: PA-2016-01618
SUBJECT PROPERTY: 638-658 N. Main
APPLICANT: Eric Herron
DESCRIPTION: A request for a Tree Removal Permit to remove a potentially hazardous 30' tall, 14" diameter at breast height (DBH) Austman Pine tree from the property. The Pine is located near the northern entrance of the property and is displaying significant lean towards the structures on site. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 05 AD **TAX LOT:** 700.

- John / Roland m/s to approve PA-2016-01618. Voice Vote: Commissioners Oxendine, Neff, and Batistella.

PLANNING ACTION: PA-2016-01575
SUBJECT PROPERTY: 320 Grandview Drive
APPLICANT: Reichenshammer Building & Design, Inc.
OWNERS: Courtney & Matt Burkholder
DESCRIPTION: A request for a Physical & Environmental Constraints Review Permit for the development of a single-family residence, and removal of four trees within the proposed building envelope, on Hillside Lands with Severe Constraints for the property located at 320 Grandview Drive. Also included is a request for a Variance to exceed the maximum lot coverage by 1.8 percent (401 square feet). An Exception to

the Development Standards for Hillside Lands is requested to allow a downhill wall in excess of 20 feet without the requisite six-foot stepback. **COMPREHENSIVE PLAN DESIGNATION:** Rural Residential; **ZONING:** RR-.5; **ASSESSOR'S MAP:** 39 1E 05DC; **TAX LOT**: 2401.

- Roland/ Oxendine m/s to approve PA-2016-01575. Voice Vote: Commissioners Neff, John, and Batistella.

PLANNING ACTION: PA-2016-01490
SUBJECT PROPERTY: 2020 Crestview
PROPERTY OWNER: Potocki
DESCRIPTION: A request for Site Design Review approval to allow the construction of a 494 square foot Accessory Residential Unit (ARU) in the southeast corner of 2020 Crestview. The proposal includes a request to remove one 21" DBH Fir tree. **COMPREHENSIVE PLAN DESIGNATION:** Single-family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 15 DD **TAX LOT:** 210

- Roland/John m/s to deny PA-2016-01490 until the applicant can demonstrate that no alternative exists that will retain the tree and allow for the ARU to be constructed in a manner that meets all AMC standards. Batistella opposed. **Motion does not carry.**

- Roland/John m/s to approve PA-2016-01490 with the recommendation that the applicant demonstrates compliance with the following nonhazardous tree removal approval criteria (below). Voice Vote: Commissioners Neff, Oxendine, and Batistella.

  a) *That the tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards.*
  b) *That 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.*
  c) *That the applicant mitigate for the removal of the tree.*

DISCUSSION

- The tree removals at 85 Winburn Way were explained by Darrow.
- Roland spoke about the tree protection fencing and tree removal at the B street project and whether they may be in violation of their plan. Darrow stated that he will take a look at the site to determine if violation has occurred. Darrow went on to say that if the Commission as a whole feels that applicants are not taking the recommendations seriously (by enforcing stricter fines), as a group, they should address it by drafting a letter to City Council.
- Batistella spoke about "tamper proof tags" being put back on the agenda and asked that Roland bring an example to the next meeting.
- John made a suggestion that all Commissioners write down three priorities that they would like to accomplish (in the next year) and bring them to the next meeting for discussion.
- Roland would like to donate ISA Tree risk assessment forms to the Planning Department to be used for all hazard tree removals. By filling these out it, would help the commission make a more informed decision on removals. Roland gave the forms to Darrow to distribute.
- Batistella spoke about the application for submittal requirements of tree removal and stated that they are not specific to the Tree Commission.

ADJOURNMENT

The next meeting is scheduled for October 6, 2016. There being no other items to discuss, the meeting adjourned at 8:10 p.m.

CITY OF ASHLAND
Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

STREET TREE REMOVAL PERMIT

A tree that is located in any public street right-of-way or other public property may not be removed until a Street Tree Removal Permit has been submitted according to the Application Submission Requirements, below, and reviewed and approved by the City of Ashland.

An application for street tree removal must demonstrate that the tree is an emergency, hazard, or dead tree as outlined below in the Application Submission Requirements.

Application Submission Requirements. An application for a street tree removal permit shall include all of the following information.

1. **Application Form and Fee.** The application must include the information requested on the Street Tree Removal Permit form provided by the City of Ashland and the permit application fee. Only those property owners of a lot adjoining the street tree location or homeowners' associations responsible for street trees in their development or subdivision may apply to remove an adjoining street tree. If a tree is located in front of more than one property, each property owner or homeowners' association official must sign the Street Tree Removal Permit form.

2. **Site Plan.** A site plan of the property drawn to scale containing the following information. The scale of the site plan must be at least one inch equals 50 feet or larger.
   a. North arrow and scale.
   b. Property boundaries including dimensions of all lot lines and driveway locations.
   c. Location and width of all public streets, planting strips, and sidewalks adjoining the site.
   d. Size, species, and location of the tree(s) proposed to be removed.

3. **Written Statement.** A written statement explaining how the proposed street tree removal satisfies one of the following approval criteria. The Community Development director may require additional information to demonstrate that the proposed removal satisfies one of the following approval criteria including: 1) a written statement to be prepared by an arborist licensed by the State of Oregon Landscape Contractors Board of Construction Contractors Board and certified by the International Society of Arboriculture or American Society of Consulting Arborists; and 2) an International Society of Arboriculture (ISA) Basic Tree Risk Assessment Form to be completed by an arborist.

   Street Tree Removal Approval Criteria
   a) Emergency Tree Removal. The tree presents an immediate danger of collapse and represents a clear and present hazard to persons or property. Immediate danger of collapse is defined as a tree that may already be leaning, with the surrounding soil heaving, and/or there is a significant likelihood that the tree will topple or otherwise fail and cause damage before a tree removal permit could be obtained through the non-emergency process.

   b) Hazard Tree Removal. 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. A hazard tree is a tree that is physically damaged to the degree that it is clear the tree is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within a public right-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated.

   c) Dead Tree. The tree is dead. A dead tree is lifeless. Such evidence of lifelessness may include unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season.

Replacement and Stump Removal. Applicants for approved Street Tree Removal Permits are required to remove any stumps and replace the tree. Stump removal and replacements for approved street tree removals shall meet the following requirements.

1. Any street tree removed shall be removed at ground level or lower. If a tree is removed below ground level, the surface must be restored to finish grade and any regrowth which occurs shall be promptly removed.

2. All street trees shall be an appropriate species selected from and planted according to the City of Ashland Recommended Street Tree List.

3. The minimum size for a replacement tree is eight feet in height or one inch in caliper measured at 12 inches above the root crown.

4. Applicants for a Street Tree Removal Permit may be required to replace the tree or trees being removed with a tree or trees of comparable value.

5. If a street tree is determined to be dead or dying, then the replacement need be no larger than the minimize size described above.

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Type of Tree(s) Ash

Approximate Diameter at breast height 7", 9", 9" Height _____ Canopy 9', 10', 9'

Location of Tree Pioneer St

Reason for Request Removing trees for construction of OSF courtyard. New Street trees will include structural soil to create a more healthy growing condition.

Are there underground utility lines and/or overhead power lines present? no

If yes, please list which lines are present _____

Is there sidewalk damage? no If yes, has a Public Works permit been issued? _____

OVER ▸▸

DESCRIPTION OF PROPERTY

Street Address 15 S. Pioneer

Assessor's Map No. 39 1E 09BB ~~[illegible]~~ Tax Lot(s) 14200

Zoning C-1-D 09 Comp Plan Designation downtown 100

PROPERTY OWNER

Name City of Ashland Phone 541-488-6002 E-Mail dave.kanner@ashland.or.us

Address 20 E. Main St. City Ashland Zip 97520

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

PROFESSIONAL PERFORMING THE TREE REMOVAL (e.g., tree service)

Name TBD-Sitework Contractor Phone _____ E-Mail _____

Address _____ City _____ Zip _____

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title Principal LA Name Chelsea McCann Phone 503-223-2122 E-Mail cmccann@walkermacy.com

Address 111 SW Oak St. Suite 200 City Portland Zip 97204

Title Arborist Name Tom Meyers Phone 541-601-2069 E-Mail _____

Address 2040 Ashland Mine Rd City Ashland Zip 97520

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner. I hereby certify that the statements and information contained in this application are in all respects, true and correct. I further understand that if this request is subsequently contested, the burden will be on me to establish:

1) *that I produced sufficient factual evidence to support this request;*
2) *that the information contained in this application are adequate; and further*
3) *that all trees, structures, or improvements are properly located on the ground.*

D.L. Juneberg ACA 9/28/2016

Property Owner's Signature (required) Date

STAFF DECISION:

Permit is hereby (circle one): Approved Approved with Conditions Denied

Conditions of Approval _____

Is the tree 18" d.b.h or greater? ☐ NO ☐ YES Has the City Administrator has been notified: ☐ NO ☐ YES

Community Development Director/Planning Manager Signature **Date**

Specifications for Demolition and Site Clearing

1. The demolition contractor is required to meet with the consultant at the site prior to beginning work to review all work procedures, access and haul routes, and tree protection measures.

2. The limits of all tree protection zones shall be staked in the field.

3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and under story to remain.

4. Any brush clearing required within the tree protection zone shall be accomplished with hand-operated equipment.

5. Trees to be removed shall be felled so as to fall way from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.]

6. Trees to be removed from within the tree protection zone shall be removed by a qualified arborist. The trees shall be cut near ground level and the stump ground out.

7. All downed brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out, not by skidding it across the ground.

8. Brush shall be chipped and placed in the tree protection zone to a depth of 6 inches

9. Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. The consultant shall be on site during all operations within the tree protection zone to monitor demolition activity

10. All trees shall be pruned in accordance with the provided Pruning Specifications

11. A six-foot chain link fence with posts sunk into the ground shall be erected to enclose the tree protection zone

12. Any damage to trees due to demolition activities shall be reported to the consulting arborist within six hours so that remedial action can be taken. Timeliness is critical to tree health.

13. If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of 6 inches of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain a 6-inch depth.

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City of Ashland

15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.

16. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.

17. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

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Tom Myers
Certified Arborist

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

3/12/2015

Chelsea McCann

Tree inventory and consultation for OSFA bricks

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

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

Sincerely, Tom Myers,

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City of Ashland

September 27, 2016

Cory Darrow
Assistant Planner
City of Ashland
51 Winburn Way
Ashland, OR 97520

RE: Street Tree Removal Narrative

Dear Mr. Darrow,

The following narrative information is intended to supplement the drawings provided for the request to remove and replace three street trees for the Oregon Shakespeare Festival Courtyard Project. The trees documented are planned for removal on November 2, 2016.

The existing street trees, labeled #1, #2 and #3 are all ash trees in fair condition, per the project arborist report. In early conversations with City planning we discussed that vehicular access points to the site are being modified as a result of improving ADA access into and through the space. The existing trees are in direct conflict with those access points as well as with improvements to underground site utilities. Additionally, due to the changes to the site, it is unlikely that the trees will survive construction, so we would like to remove them at the start of construction.

We are proposing to remove and replace all three trees. The replacement trees will be located to avoid vehicular access points and utility conflicts. The proposed species will be Trident Maple, installed at a 2" cal. Based on our early discussions with the City, we will also be meeting their requests by including a broad area of structural soil below the sidewalk, as well as automatic irrigation. Both of these additions, combined with a hardy tree, are anticipated to result in a better growing condition and healthier street trees in the future.

Please let me know if there is any additional information that you need to review our request.

Sincerely,

WALKER MACY

Chelsea McCann
Principal
cmccann@walkermacy.com

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OSF Street Tree Removal Site Plan

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-01815
SUBJECT PROPERTY: 15 S. Pioneer
APPLICANT: Oregon Shakespeare Festival
DESCRIPTION: A request to remove one non-hazardous tree to allow for the re-development of the Oregon Shakespeare Festival Courtyard (The Bricks). The applicant has proposed to mitigate the removal by planting a Trident Maple in an enlarged tree-well utilizing structural soil and automated irrigation. **COMPREHENSIVE PLAN DESIGNATION:** Commercial - Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09 BB **TAX LOT:** 14200.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, October 6, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: September 30, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 14, 2016

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

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.
   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 18.10.
   b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
   c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
   d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
   e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

September 27, 2016

Cory Darrow
Assistant Planner
City of Ashland
51 Winburn Way
Ashland, OR 97520

RECEIVED
SEP 28 2016
City of Ashland

RE: Tree Removal Standards

Dear Mr. Darrow,

The following narrative information is intended to supplement the drawings provided, describing the tree removals and plantings intended for the Oregon Shakespeare Festival Courtyard Project. The trees documented are planned for removal in November 2, 2016.

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

1. The tree removals are requested as part of the Courtyard Renovation site plan application.
   - Trees #7 and #8, the grading modifications required to improve access and meet ADA guidelines are in direct conflict with the trees.
   - Tree #10 is in direct conflict with new seating elements and is also in declining health due to a history of anthracnose and a split that occurred in December 2015 after a snowstorm. The split broke off approximately 1/3 of the tree.

2. The tree removals will not have a significant negative impact on erosion, soil stability, surface waters, protection of existing trees or windbreaks. The removal of the tree from the work area and re-establishment of landcapeing in compliance with code will not impact the site, which is surrounded by the Bowmer, Elizabethan, the OSF offices, and surrounded by the bricks courtyard. Trees #7 and #8 are immediately adjacent to the OSF offices and tree #10 is in the courtyard.

3. As described on the arborists report, trees #7 and #8 are smaller (7"dbh) and in poor health. Their canopies are not significant and the removal of these trees will not significantly alter the density or species diversity within 200 feet of the project site, which is adjacent to Lithia Park. The remaining canopy of tree #10 is larger in size than those of #7 and #8, but the design intends to replace this tree with a large canopy species that is healthy and will thrive in the location.

4. This application does not impact residential density.

Tom Myers
Certified Arborist

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

3/12/2015

Chelsea McCann

Tree inventory and consultation for OSFA bricks

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

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

Sincerely, Tom Myers,

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Specifications for Demolition and Site Clearing

1. The demolition contractor is required to meet with the consultant at the site prior to beginning work to review all work procedures, access and haul routes, and tree protection measures.

2. The limits of all tree protection zones shall be staked in the field.

3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by demolition or construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and under story to remain.

4. Any brush clearing required within the tree protection zone shall be accomplished with hand-operated equipment.

5. Trees to be removed shall be felled so as to fall way from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.]

6. Trees to be removed from within the tree protection zone shall be removed by a qualified arborist. The trees shall be cut near ground level and the stump ground out.

7. All downed brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out, not by skidding it across the ground.

8. Brush shall be chipped and placed in the tree protection zone to a depth of 6 inches

9. Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. The consultant shall be on site during all operations within the tree protection zone to monitor demolition activity

10. All trees shall be pruned in accordance with the provided Pruning Specifications

11. A six-foot chain link fence with posts sunk into the ground shall be erected to enclose the tree protection zone

12. Any damage to trees due to demolition activities shall be reported to the consulting arborist within six hours so that remedial action can be taken. Timeliness is critical to tree health.

13. If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of 6 inches of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain a 6-inch depth.

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15. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.

16. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.

17. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

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SOUTHERN OREGON TREE CARE, LLC

To whom it may concern: January 15th 2016

We received a call December 14th from the Oregon Shakespeare Festival in Ashland Oregon regarding a Modesto ash (Fraxinus velutina) tree that had split in the recent snow storm. The city only allowed us to remove the failed portion of the tree as the rest wasn't an immediate hazard. This was just over 1/3 of the tree that was damaged and removed. The Oregon Shakespeare Festival would like to remove the remaining portion of the tree due to several issues. The first being this species of ash often fails in this manner both in wind and snow storms, the tree now looks very lopsided, this is not ideal because of this trees position in front of the world famous Oregon Shakespeare Festival does not give a great first impression to the many visitors that come each year. As well, it has a large vertical crack in the trunk that will likely introduce decay. The tree also has a defect low on the trunk that appears to be a subsurface girdling root that goes approximately 2/3 of the way around the tree, this can cause decline in the tree as well as structurally compromise the entire tree. The condition of this tree would be described as fair. We request permission to remove and replace this tree with a more suitable tree for this high visibility location.

Willie Gingg

I.S.A. Board Certified Master Arborist

Southern Oregon Tree Care Llc

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Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

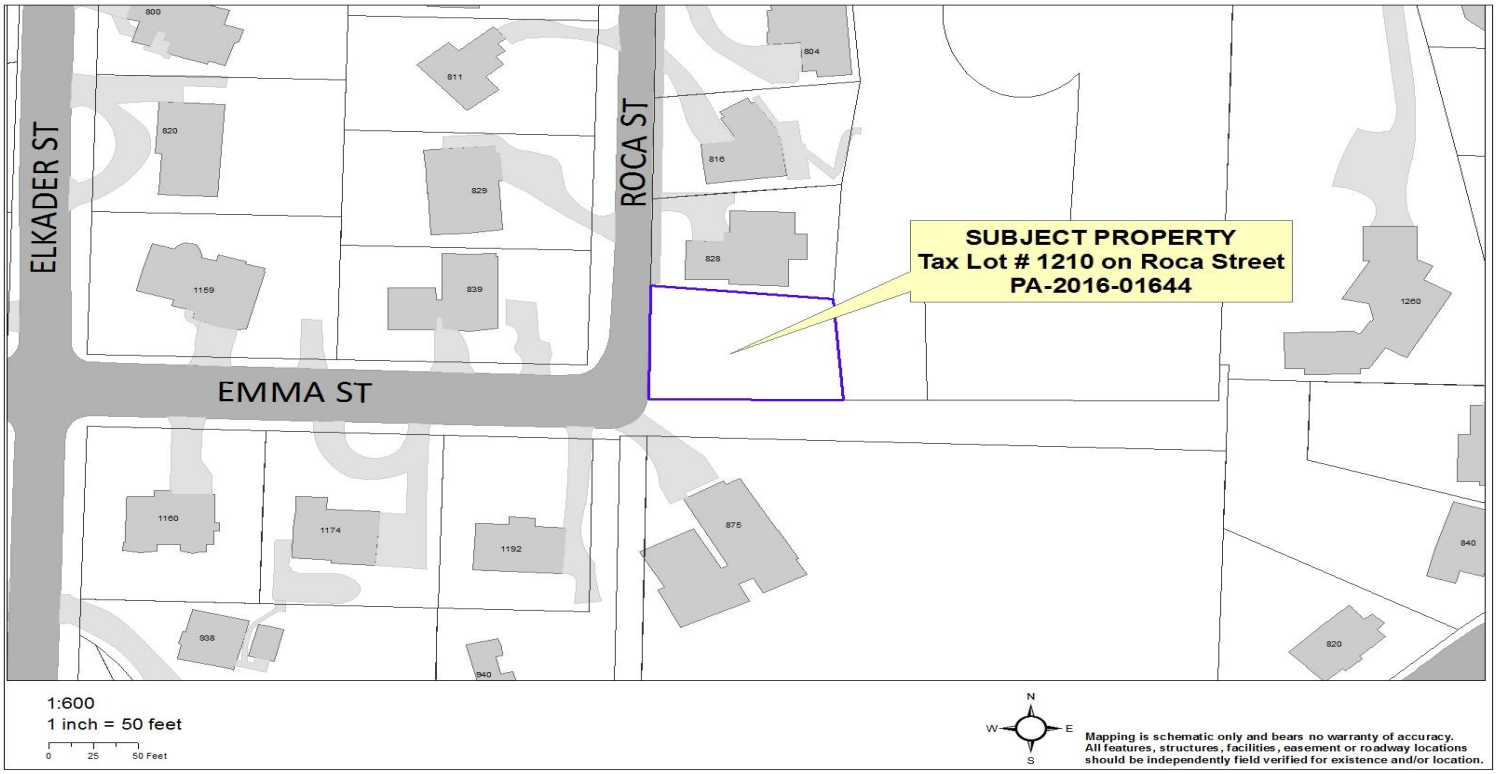
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: 2016-01644
SUBJECT PROPERTY: Tax Lot #1210 on Roca Street
OWNER: Edward Alpern
APPLICANT: Suncrest Homes
DESCRIPTION: A request for a Physical and Environmental Constraints Review Permit to allow for the construction of a new single-family residence on slopes greater than 25 percent. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-10.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, October 6, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: September 26, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 10, 2016



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.

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.

FINDINGS OF FACT

PHYSICAL AND ENVIONRMENTAL CONSTRAINTS REVIEW PERMIT

FOR

DEVELOPMENT OF A PROPERTY WITH HILLSIDE LAND

SUBJECT PROPERTY

Roca St. Street
39 1E 15BC #1210

PROPERTY OWNER

Suncrest Homes

APPLICANT

Suncrest Homes

Subject Property

Address:	0 Roca Street
Map & Tax Lots:	39 1E 15BC #1210
Property Owner:	Suncrest Homes P.O. Box 1313 Talent, OR 97540
Applicant:	Suncrest Homes P.O. Box 1313 Talent, OR 97540
Geotechnical Expert:	Marquess & Associates Rick Swanson Medford, OR 97501
Comprehensive Plan Designation:	Residential
Zoning:	R-10
Lot Area:	7,841 / .18 ac.

Request:

Request for Physical and Environmental Constraints Review Permit for the construction of a new single family residential home on land that has more than 25 percent slopes.

Property Background:

The subject property is located on the South side of Roca Street at Emma St. The subject property is zoned R-10.

The property is 7,851 square feet in area and is vacant of structures.

The lot slopes downhill away from the street. The average slope of the property is between 25 - 28 percent. The area of proposed development is in areas of the property where the slope ranges from 26 to 33 percent. For the purposes of the solar setback calculations, the lot is subject to solar setback standard B because there is an 11.5% slope to the North and 30'/.331=90.9' and the longest N/S property line is 79.27'.

There is one tree on the site a 26" Black Oak that is to remain, an arborist report indicates tree protection 14' from the tree is required to protect the tree. This tree protection is indicated on the site plan.

Project Proposal:

The request is to construct a new single family residential home on the vacant lot.

Physical and Environmental Constraints Review Permit for Hillside Development:

18.3.10.050 Approval 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.
The proposed residence is sited in a manner to preserve and protect the one black oak on the property while not disturbing areas with more than 35 percent slope that are further downhill. The applicant has also considered the impacts to the adjacent properties, by designing a residence with a cut pad foundation and a low pitch roof. This reduces the building height and mass limiting impacts to nearby areas. The proposed driveway is minimal by comparison to many in the nearby area.

Through the application of the requirements of the Hillside Ordinance, the oversight of a geotechnical expert, a structural engineer, implementation of the erosion control plan and tree protection / preservation, potential 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.
The proposed residence is in the areas with the least amount of slope while retaining the existing tree. The applicant has designed a home that steps down the hillside working with topography instead of against.

The residences foundation will be engineered and the geotechnical expert will provide periodic inspections of the site to verify the development requirements are being complied with. Erosion control silt fencing is proposed along the bottom of the property

During construction, a gravel track-out pad at the driveway intersection with the street is also proposed.

All erosion control measures will remain in place throughout the duration of the site work portions of construction. The tree protection fencing will remain in place throughout the duration of construction or until the exterior of the structure is completed and no additional site disturbance is occurring.

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.
Due to the proposed placement, geotechnical oversite, structural engineering, tree protection and preservation all reasonable steps have been taken to reduce adverse impacts on the environment. By utilizing a cut foundation, limitation on impervious surfaces, minimal setbacks and tree preservation all site disturbance the applicant does not find that irreversible adverse impacts to the environment will occur. Site disturbance from construction will be re-vegetated with native grass seed mix.

The average amount of impervious area on the adjacent properties is significantly greater than what is proposed in this application. The proposed development has 2,979 square feet of total impervious areas, including the footprint of the residence.

18.3.10.090 Development Standards for Hillside Lands

A. General Requirements. The following general requirements shall apply in Hillside Lands.

1. Buildable Area. All development shall occur on lands defined as having buildable area.
The subject property does have areas greater than 35 percent but all proposed development is to occur outside of the areas that are greater than 35 percent. The existing oak tree along the south property line is being preserved.

B. Hillside Grading and Erosion Control. All development on lands classified as Hillside shall provide plans conforming to the following items.
1. All grading, retaining wall design, drainage, and erosion control plans for development on Hillside Lands shall be designed by a geotechnical expert. All cuts, grading or fills shall conform to the International Building Code and be consistent with the provisions of this ordinance. Erosion control measures on the development site shall be required to minimize the solids in runoff from disturbed areas.
Rick Swanson from Marquess and Associates has reviewed the grading, erosion control, that have been designed by himself and others with demonstrable expertise in the development of Hillside Lands. The plans provided demonstrate compliance with the standards from the Land Use Ordinance.

2. Timing of Improvements.
This proposal is exempt from this section of the code.

3. Retention in natural state.
This proposal is exempt from this section of the code.

4. Grading - Cuts. On all cut slopes on areas classified as Hillside Lands, the following standards shall apply.
a. Cut slope angles shall be determined in relationship to the type of materials of which they are composed. Where the soil permits, limit the total area exposed to precipitation and erosion. Steep cut slopes shall be retained with stacked rock, retaining walls, or functional equivalent to control erosion and provide slope stability when necessary. Where cut slopes are required to be laid back (1:1 or less steep), the slope shall be protected with erosion control getting or structural equivalent installed per manufacturers specifications, and revegetated.
The proposed structure is cut into the hillside leaving few exposed cut slopes.

b. Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The top of cut slopes not utilizing structural retaining walls shall be located a minimum setback of one-half the height of the cut slope from the nearest property line.
There are no exposed cut slopes greater than seven feet and not cut slopes that exceed a maximum vertical height of 15 feet.

c. Cut slopes for structure foundations which reduce the effective visual bulk, such as split pad or stepped footings, shall be exempted from the height limitations of this section.
The proposed residence is cut into the hillside.

d. Revegetation of cut slope terraces shall include the provision of a planting plan, introduction of top soil where necessary, and the use of irrigation if necessary. The vegetation used for these areas shall be native, or species similar in resource value to native plants, which will survive, help reduce the visual

impact of the cut slope, and assist in providing long term slope stabilization. Trees, bush-type plantings, and cascading vine-type plantings may be appropriate.
The areas directly adjacent to the residence where the soil has been disturbed are proposed to be re-seeded with native plant mixture.

5. Grading - Fill. On all fill slopes on lands classified as Hillside Lands, the following standards shall apply.
a. Fill slopes shall not exceed a total vertical height of 20 feet. The toe of the fill slope area not utilizing structural retaining shall be a minimum of six feet from the nearest property line.
There is only on small fill slope along the driveway and the majority of this fill slope is on land that is less than 25% slope and is not classified as Hillside lands.

b. Fill slopes shall be protected with an erosion control netting, blanket or functional equivalent. Netting or blankets shall only be used in conjunction with an organic mulch such as straw or wood fiber. The blanket must be applied so that it is in complete contact with the soil so that erosion does not occur beneath it. Erosion netting or blankets shall be securely anchored to the slope in accordance with manufacturer's recommendations.
The fill slope along the driveway shall be protected with an erosion control netting, blanket or functional equivalent.

c. Whenever possible, utilities shall not be located or installed on or in fill slopes. When determined that it necessary to install utilities on fill slopes, all plans shall be designed by a geotechnical expert.
The utilities are not being installed on fill slopes.

d. Revegetation of fill slopes shall utilize native vegetation or vegetation similar in resource value and which will survive and stabilize the surface. Irrigation may be provided to ensure growth if necessary. Evidence shall be required indicating long-term viability of the proposed vegetation for the purposes of erosion control on disturbed areas.
All areas disturbed by construction shall be reseeded with native grasses.

6. Revegetation Requirements. Where required by this chapter, all required revegetation of cut and fill slopes shall be installed prior to the issuance of a certificate of occupancy, signature of a required survey plat, or other time as determined by the hearing authority. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.
All areas disturbed by construction shall be reseeded with native grasses.

7. Maintenance, Security, and Penalties for Erosion Control Measures.
a. *Maintenance.* All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed, including public rights-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance of measures.
The landscaping will be maintained in perpetuity.

b. *Security.*
The subject lot is not subject to this section of code as it existed prior to January 1, 1998.

8. Site Grading. The grading of a site on Hillside Lands shall be reviewed considering the following factors.
a. No terracing shall be allowed except for the purposes of developing a level building pad and for providing vehicular access to the pad.

No terracing is planned.

b. & c. Avoid hazardous or unstable portions of the site.
Based on the Geological Report there is no evidence of hazardous or unstable portions of the site. There is no physical evidence on the site of any hazardous or unstable portions of the site.

d. Building pads should be of minimum size to accommodate the structure and a reasonable amount of yard space. Pads for tennis courts, swimming pools and large lawns are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope.
The proposed structure has a small footprint by comparison to those in the impact area. No formal yard space is proposed. Areas of disturbance will be re-seeded with native grasses post construction, and, the majority of the site will be retained in a natural state.

9. Inspections and Final Report. Prior to the acceptance of a subdivision by the City, signature of the final survey plat on partitions, or issuance of a certificate of occupancy for individual structures, the project geotechnical expert shall provide a final report indicating that the approved grading, drainage, and erosion control measures were installed as per the approved plans, and that all scheduled inspections, as per 18.3.10.090.A.4.j were conducted by the project geotechnical expert periodically throughout the project.
The final inspection report completed by the geotechnical expert will be provided prior to the issuance of the certificate of occupancy.

C. Surface and Groundwater Drainage.
The surface and groundwater drainage on the site will be directed into the city's storm drain system. When the subdivision was developed, all necessary infrastructure was constructed to sustain all of the lots in the subdivision.

D. Tree Conservation, Protection and Removal. All development on Hillside Lands shall conform to the following requirements.
1. Inventory of Existing Trees.
See the attached Tree Inventory and report completed by Beaver Tree service, which state a tree protection fence of 14" will be sufficient to protect the existing black oak.

2. Evaluation of Suitability for Conservation.
See the attached report completed by Beaver Tree Service regarding the protection of the existing tree to be preserved is addressed. A large portion of the site is not affected by the proposed development and therefore is not included in the inventory.

3. Tree Conservation in Project Design.
No trees are to be removed as part of this proposal

4. Tree Protection.
A six-foot chain link fence is proposed to be installed14' from the truck of the existing Black Oak per the arborist report.

5. Tree Removal. Development shall be designed to preserve the maximum number of trees on a site. The development shall follow the standards for fuel reduction if the development is located in Wildfire Lands. When justified by findings of fact, the hearing authority may approve the removal of trees for one or more of the following conditions.

a. The tree is located within the building envelope.
b. The tree is located within a proposed street, driveway, or parking area.
c. The tree is located within a water, sewer, or other public utility easement.
d. The tree is determined by a landscape professional to be dead or diseased, or it constitutes an unacceptable hazard to life or property when evaluated by the standards in 18.3.10.090.D.2.
e. The tree is located within or adjacent to areas of cuts or fills that are deemed threatening to the life of the tree, as determined by a landscape professional.
No trees are to be removed as part of this proposal.

6. Tree Replacement.
No trees are proposed for removal.

E. Building Location and Design Standards. All buildings and buildable areas proposed for Hillside Lands shall be designed and constructed in compliance with the following standards.
1. Building Envelopes.
The proposed residence adheres to the yard setbacks allowed by code, by the Public Utility Easements on the property, the Solar Setback ordinance and by the required tree protection zone.

2. Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, excepting those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits.
a. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum hillside building height shall be 35 feet.
The residence is cut into the hillside with a below grade lower level proposed. The proposed residence is less than 35-feet in height.

b. Cut buildings into hillsides to reduce effective visual bulk.
i. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.
ii. Reduce building mass by utilizing below grade rooms cut into the natural slope.
The residence is cut into the slope on the property stepping down the hillside, working with the topography instead of against it.

c. A building step back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade.
The vertical walls are less than 20-feet as measured from natural grade (see attached elevations).

d. Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet.
There are no horizontal building planes that exceed 36 feet are proposed.

e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables may be permitted.

The residence is proposed to have a low pitch, hip style roof, which in keeping with the other homes along Roca st. The proposed roofing creates unique shapes and patterns for the home's exterior that reflect the irregular forms of the hillside. No large gable ends are proposed on the downhill elevations. The various building sections break up the massing of the front of the residence creating interest on the public street.

f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.
The deck at the rear of the property is less than 12' above grade.

g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.
Natural colors selected from the predominant colors of the surrounding landscape will be used for the exterior paint finishes..

F. All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.
The foundation will be designed by an engineer. The engineered foundation will be provided with the building permit set.

G. All newly created lots or lots modified by a lot line adjustment must include building envelopes containing a buildable area less than 35 percent slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is for open space or conservation purposes.
This section is not applicable. The subject lot was created in 1986.

18.3.10.100 Development Standards for Wildfire Lands
B. Requirements for Construction of All Structures.
Compliance with the development standards for wildfire lands will be implemented on-site prior to introduction of combustible construction materials. Trees will be limbed up above the roof, the grass will be mowed and small diameter ladder fuels will be removed. Additionally, Class B or better shingles will be used on the roof.

Conclusion:
In conclusion, the applicant's find that the proposed moderately sized, single family residence will be a welcome addition in the neighborhood. The original geotechnical report has indicated that the areas selected for development are suitable and the applicant's geo-tech has recommended erosion control, foundation type and retaining wall design.

The site is one of the last remaining vacant lots in this area. Though the house design is consistent with the existing residences. Additionally, all reasonable steps necessary to prevent negative impacts to adjacent properties and the environment for the development of the site have been factored into the site design and placement of the residence.

MARQUESS & ASSOCIATES INC
YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957
P 541-772-7115 F 541-779-4079 1120 EAST JACKSON PO BOX 490 MEDFORD, OR 97501
EMAIL: info@marquess.com WEB: www.marquess.com

Date: August 26, 2016

To: Charlie Hamilton

From: Rick Swanson, P.E., G.E.

Re: Proposed Residence at Roca and Emma Streets (APN 391E15BC TL 1210)
Ashland, Oregon
MAI Job No. 16-1161

As requested, we have reviewed the erosion control measures shown on Sheet A0.1 Site Plan prepared by Design Residential Inc. and dated August 8, 2016, for the subject development. Our review is from a soil engineering standpoint. The (1) silt fencing and (2) re-seeding/mulching shown on the sloping land below the proposed building pad appears to be adequate for the site.

Please contact this office if you have any questions regarding this letter.

REGISTERED PROFESSIONAL ENGINEER
16885
OREGON
SEPT. 21, 1993
ERIC A. SWANSON
EXPIRES: 6-30-2018

FAMILY OWNED AND OPERATED

BEAVER TREE SERVICE Inc.

MEMBER TCIA VOICE OF TREE CARE

PROMPT PROFESSIONAL TREE CARE SINCE 1984

August 25, 2016

Suncrest Homes
328 Talent Ave.
Talent, OR. 97540

Concerning the Large Black Oak, on the building lot on Rocca St. The developer will put a fence out 14 feet around the tree from the trunk to protect the root zone.

If you have any questions please feel free to contact me at 541-821-8733 cell or 541-664-1614 office.

Sincerely,

Clarence V. Wangle
Certified Arborist PN0518A
President, 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
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August 26, 2016

Charlie Hamilton
Suncrest Homes
PO Box 1313
Talent, Oregon 97540

RE: GEOTECHNICAL INVESTIGATION REPORT
PROPOSED RESIDENCE AT ROCA AND EMMA STREETS
(APN 391E15BC TL 1210)
ASHLAND, OREGON
MAI JOB NO. 16-1161

Dear Mr. Hamilton:

Introduction

We are pleased to present our geotechnical investigation report for the proposed residence at the northeast intersection of Roca and Emma Streets (APN 391E15BC 1210) in Ashland, Oregon. The purpose of this investigation was to determine the prevailing subsurface conditions at the site and develop earthwork and foundation engineering recommendations for the development.

The proposed residence will have a main floor level at elevation 2251 and this floor will extend across the entire residence. Under the east (downhill) side of the residence, a daylight lower level at elevation 2241 is planned. All of these living areas will have structural wood floors. An attached garage with a slab floor is planned on the west side of the main level and will be situated at elevation 2250.5. A driveway sloped at 4 percent is planned to serve the garage.

This report has been prepared for the specific use of Suncrest Homes and their designers in accordance with generally accepted soil and foundation engineering principles and practices. No other warranty, either expressed or implied, is made. In the event that any substantial changes in the nature, design, or location of the structure are planned, the conclusions and recommendations of this report shall not be considered valid unless such changes are reviewed and the conclusions of this report are modified or verified in writing.

It should be recognized that changes in the site conditions may occur with the passage of time due to environmental processes or man-made changes. Furthermore, building code or state of the practice changes may require modifications in the recommendations presented herein. Accordingly, the recommendations of this report should not be relied on beyond a period of three years without being reviewed by a geotechnical engineer.

Method of Investigation

Two exploratory test pits were excavated on July 22, 2016, in the building pad area with a mini-trackhoe. Logs of the exploratory test pits are presented below.

Site Conditions

A. Surface

The property is undeveloped and covered with weeds in the building pad portion of the property. The ground surface generally slopes moderately to the northeast. No signs of hillside instability were observed at the site.

B. Subsurface

Test Pit 1 was excavated near the north side of the proposed garage. The soils observed in this test pit consisted of loose to medium dense, dusky brown silty sand to a depth of 2.5' followed by brown, medium dense to dense silty sand to the bottom of the test pit (3.5' deep). The medium dense to dense silty sand was somewhat difficult for the mini-trackhoe to excavate.

Test Pit 2 encountered similar soils as Test Pit 1, but the upper layer of dusky brown, loose to medium dense silty sand was only 2' thick.

The silty sands are considered to have a very low to low expansion potential based on our past experience with similar earth materials.

C. Groundwater

No free groundwater was observed in the test pits during excavation. Fluctuations in the groundwater level at the site may occur, however, because of variations in rainfall, temperature, runoff, irrigation, and other factors not evident at the time our observations were made and reported herein.

Conclusions and Recommendations

From a soil and foundation engineering standpoint, it is our opinion that the proposed residence can be constructed as proposed provided the recommendations contained in this report are incorporated into the design and construction of the project.

Site Conditions. The site is mantled with approximately 2' to 2.5' of relatively loose silty sand followed underneath by firm silty sand. In order to promote uniform and firm bearing for all building foundations, we recommend excavating down to the firm silty sand and backfilling, where necessary, back up to bottoms of footings with structural fill.

Foundations. The proposed residence may be supported on conventional footing foundations bearing either directly on the firm, natural silty sands or on structural fill underlain by firm, natural silty sand.

The recommendations presented in the remainder of the report are contingent on our observation of the earthwork and subsurface conditions and building pad construction.

A. Earthwork

1. Areas to be developed should be cleared of brush, weeds, etc., and stripped of topsoil and any remaining obstructions. Holes resulting from removing underground obstructions in areas to be improved should be cleared out and backfilled in accordance with the recommendations presented below.

2. Excavations Beneath Building Footings and Slabs. We recommend removing the loose to medium dense surficial sands from beneath building footings and building slabs to expose the firm underlying silty sands. In footing areas where the excavations to the firm soils are deeper than the proposed footing bottoms, these deeper excavations should be backfilled back up to design grade with structural fill. These excavations below the bottoms of footings should be widened to be at least 1' beyond all sides of the footings.

   After the excavations are completed we should be called out to observe the subgrade conditions prior to placement of any structural fill or concrete forms. After observation and recompaction of the subgrades, the excavations may be backfilled with structural fill.

3. In general, subgrade soils should be recompacted prior to placing fill. If the subgrade is firm, excavated cleanly, and undisturbed by the excavation work, the soil engineer may waive the requirement for recompaction of subgrade. The recompaction should consist of moisture conditioning the soils to approximately three percent above optimum and compacting them to at least 95 percent relative compaction as determined by ASTM Test Method D698. Compaction should be performed using heavy equipment such as a self-propelled vibratory compactor.

4. In order to achieve satisfactory compaction in the subgrade and fill soils, it may be necessary to adjust the soil moisture content at the time of construction. Soils which are too dry will require the addition of water while scarification and aeration will be required for soils which are too wet.

5. High quality structural fill materials, such as ¾"-0 or 4"-0 crushed rock, should be used beneath building footings and building slabs. On-site silty sand should not be re-used as structural fill beneath building footings and slabs, but may be re-used a general fill in driveway embankments.

6. All fill should be compacted to at least 95 percent relative compaction as determined by ASTM Test Method D698. Fill material should be spread and compacted in lifts not exceeding eight inches in uncompacted thickness. The compaction of the fill, thickness of lifts, and control of the moisture content should be monitored and tested by our field representative.

7. All fill should be moisture-conditioned, placed, and spread in a manner that will prevent segregation and compaction should be performed with a heavy self-propelled vibratory roller where possible. The compaction should be evaluated by nuclear gauge density testing and/or by proofrolling with a loaded ten-yard dump truck where appropriate.

8. Utility trenches should be backfilled with compacted fill placed in lifts not exceeding eight inches in uncompacted thickness, except thicker lifts may be used with the approval of the soil engineer provided satisfactory compaction is achieved. The trench backfill should be compacted to at least 95 percent relative compaction. Jetting of backfill to obtain compaction should not be permitted.

9. Permanent cut and fill slopes should be no steeper than 2 horizontal to 1 vertical and should be planted for erosion protection.

10. Grading and earthwork should be monitored and tested by our representative for conformance with the project plans/specifications and our recommendations. This work includes site preparation, site excavation, selection of satisfactory fill materials, and placement and compaction of the subgrades and fills. Sufficient notification prior to commencement of earthwork is essential to make certain that the work will be properly observed.

B. Foundations

1. Building footings should bear either directly on the firm underlying medium dense to dense silty sand or on structural fill bearing on the firm underlying silty sand. All existing loose to medium dense silty sand should be removed from beneath building footings.

2. Footings should bear at least twelve inches below adjacent finished grade. Footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1.5:1 (horizontal to vertical) plane projected upward from the edge of the bottom of the trench.

   Footings should also be deepened as necessary to provide at least 7' of horizontal confinement as measured horizontally from the toe of the footing to the nearest slope face. Footings supporting significant lateral loads, such as wall footings with keys, should be provided with additional horizontal confinement equal to 7' plus the key depth.

3. Footings can be designed for an allowable bearing pressure of 2000 psf for dead plus live loads. This pressure may be increased by one-third for short term loading. All footings should be provided with sufficient reinforcement to provide structural continuity.

4. Lateral loads can be resisted by friction between the foundation bottoms and the supporting subgrade. A friction coefficient of 0.3 can be used. In addition, a passive pressure equal to an equivalent fluid pressure of 300 pcf can be taken against the sides of footings poured neat or against compacted fill.

5. Foundation settlements are expected to be within tolerable limits for the proposed construction. Post-construction differential movements of the foundations are expected to be less than 3/4 inches over a horizontal distance of 50 feet.

C. Slabs-On-Grade

1. All garage slabs should be underlain by at least 0.5' of compacted ¾"-0 crushed rock, except as discussed below in Item C-2. All existing loose to medium dense silty sand should be removed from beneath these slabs and be replaced with structural fill.

2. If a portion of the garage slab is partially below exterior grade (at this time, we do not know if the west side of the garage will be an earth retaining wall or a free-standing wooden building wall), then the entire garage should be underlain by an underslab drainage system. This slab should be underlain by at least eight inches of mechanically tamped free-draining ¾" crushed rock (no fines, no round rock) over non-woven, minimum 4 ounces per square yard, filter fabric over subgrade. Three-inch diameter perforated rigid PVC pipes should be placed within the free-draining crushed rock layer. The pipes should be placed flat on two inches of free-draining ¾" crushed rock and form a grid system of interconnected underdrain pipes. The pipes should start 2' inside of the retaining wall footings and be spaced no more than 8' apart in an X-Y pattern across the entire slab. The pipes should be plumbed to a solid pipe sloped at least 2 percent to drain downslope of the residence.

   The free-draining ¾" crushed rock will act as a capillary moisture break to help decrease moisture through the slab. A waterproofing membrane should also be incorporated into the design to seal off the slab. A vapor barrier may also be used beneath the slab.

3. All slabs should be reinforced in accordance with the anticipated use and loading, but as a minimum, slabs should be reinforced with sufficient rebar or equal for temperature and shrinkage control.

D. Retaining Walls

1. Retaining walls should be designed in accordance with our footing design recommendations as discussed above. Unrestrained walls with level to gently sloping (less than 25 percent slopes) backfill surfaces should be designed to resist an equivalent fluid pressure of at least 40 pcf. Where restrained, walls should be designed for an equivalent fluid pressure of 60 pcf with similar backfill surfaces. These pressures do not account for any surcharge loadings or saturated backfills. Surcharge loadings and saturated backfills should be evaluated on a case-by-case basis.

2. The preceding pressures assume that sufficient drainage is provided behind the walls to prevent the build-up of hydrostatic pressures from surface or subsurface water infiltration. Adequate drainage may be provided by means of ¾" drain rock material enclosed in a filter fabric and a 4" diameter rigid perforated pipe placed at the base of the wall. The drainrock should extend up the walls to within one foot of the finished grade. The drain pipes should be tied into closed pipes that discharge downslope of the wall.

3. The backfill placed behind retaining walls should be fully granular and compacted to at least 95 percent relative compaction using light compaction equipment. Interior walls should be thoroughly waterproofed and the waterproofing should be protected with protection boards or similar.

E. Site Drainage

1. Positive surface gradients of at least five percent on porous surfaces and two percent on paved surfaces should be maintained away from the building so that surface water does not collect in the vicinity of the foundations. Water from roof downspouts should be collected into closed pipes that discharge the water in an approved manner downslope of the home.

2. A foundation drain should be placed adjacent to the perimeter building footings, where retaining wall backdrains are not required, to control moisture beneath the foundations. The perimeter drain should be set as low as practical to obtain maximum drainage control.

F. Plan Review and Construction Observation

1. We recommend that we review the final development plans. We should also be retained to provide soil engineering monitoring and testing services during the grading, foundation installation, and subdrainage installation. This will provide us the opportunity for correlation of the soil conditions found in our investigation with those actually encountered in the field, and thus permit any necessary

modifications in our recommendations resulting from changes in anticipated conditions.

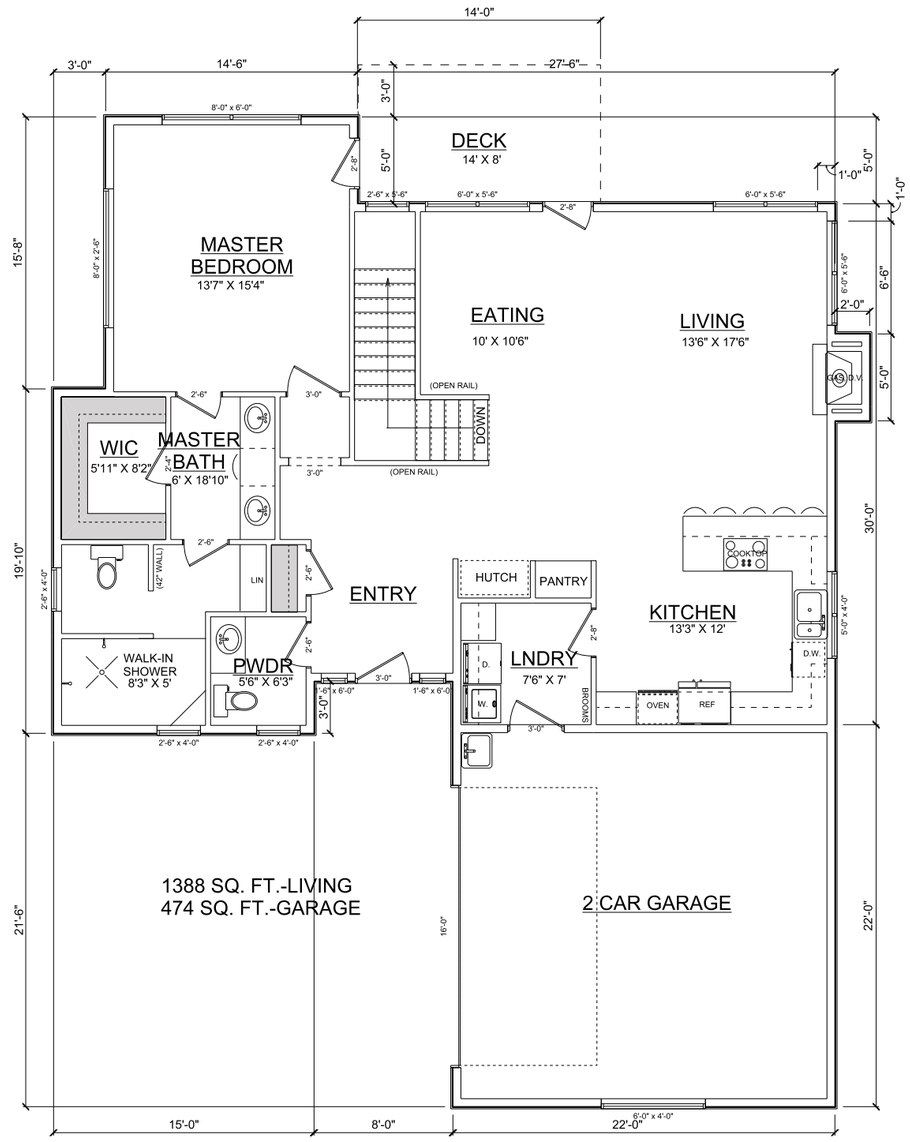
Please contact this office if you have any questions regarding this report.

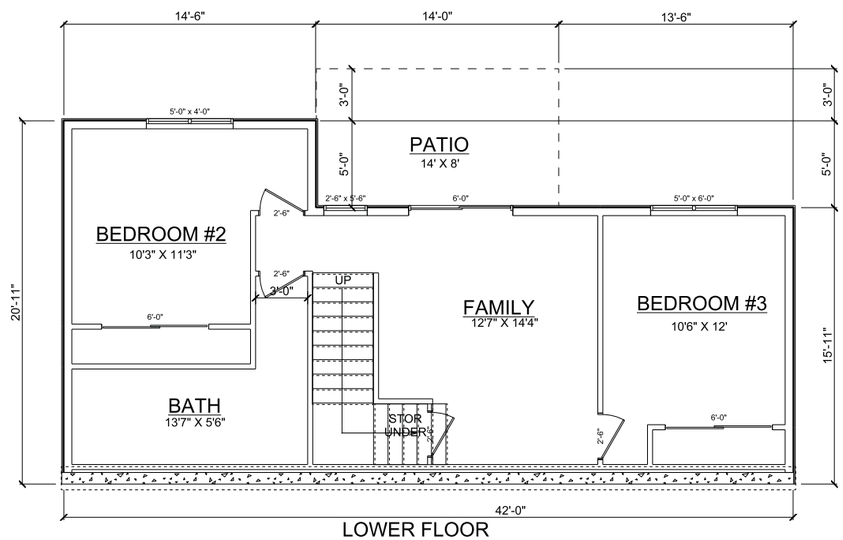
Very truly yours,

MARQUESS & ASSOCIATES, INC.

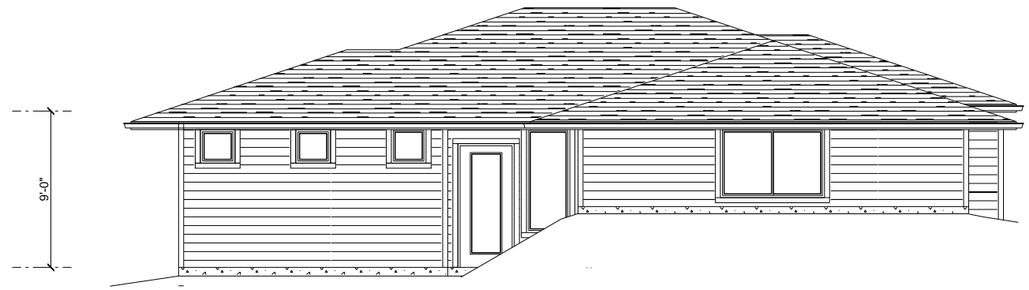
Rick Swanson, P.E., G.E.
Civil Engineer 16885

RS/rs
Copies: by email


14'-0"
3'-0"
14'-6"
27'-6"
3'-0"
8'-0" x 6'-0"
DECK
14' X 8'
5'-0"
2'-8"
2'-6" x 5'-6"
6'-0" x 5'-6"
2'-8"
6'-0" x 5'-6"
1'-0"
5'-0"
1'-0"
15'-8"
6'-0" x 2'-6"
MASTER
BEDROOM
13'7" X 15'4"
EATING
10' X 10'6"
LIVING
13'6" X 17'6"
6'-6"
6'-0" x 5'-6"
2'-0"
5'-0"
2'-6"
3'-0"
(OPEN RAIL)
DOWN
WIC
5'11" X 8'2"
MASTER
BATH
6' X 18'10"
3'-0"
(OPEN RAIL)
30'-0"
19'-10"
2'-6"
(42" WALL)
LIN
2'-6"
ENTRY
HUTCH
PANTRY
COOKTOP
KITCHEN
13'3" X 12'
2'-6" x 4'-0"
2'-6"
2'-6"
5'-0" x 4'-0"
D.W.
WALK-IN
SHOWER
8'3" X 5'
PWDR
5'6" X 6'3"
3'-0"
1'-6" x 6'-0"
1'-6" x 6'-0"
D.
LNDRY
7'6" X 7'
W.
BROOMS
OVEN
REF
3'-0"
2'-6" x 4'-0"
2'-6" x 4'-0"
3'-0"
1388 SQ. FT.-LIVING
474 SQ. FT.-GARAGE
2 CAR GARAGE
21'-6"
16'-0"
22'-0"
6'-0" x 4'-0"
15'-0"
8'-0"
22'-0"



LOWER FLOOR
645 SQ. FT.-LIVING



WEST ELEVATION
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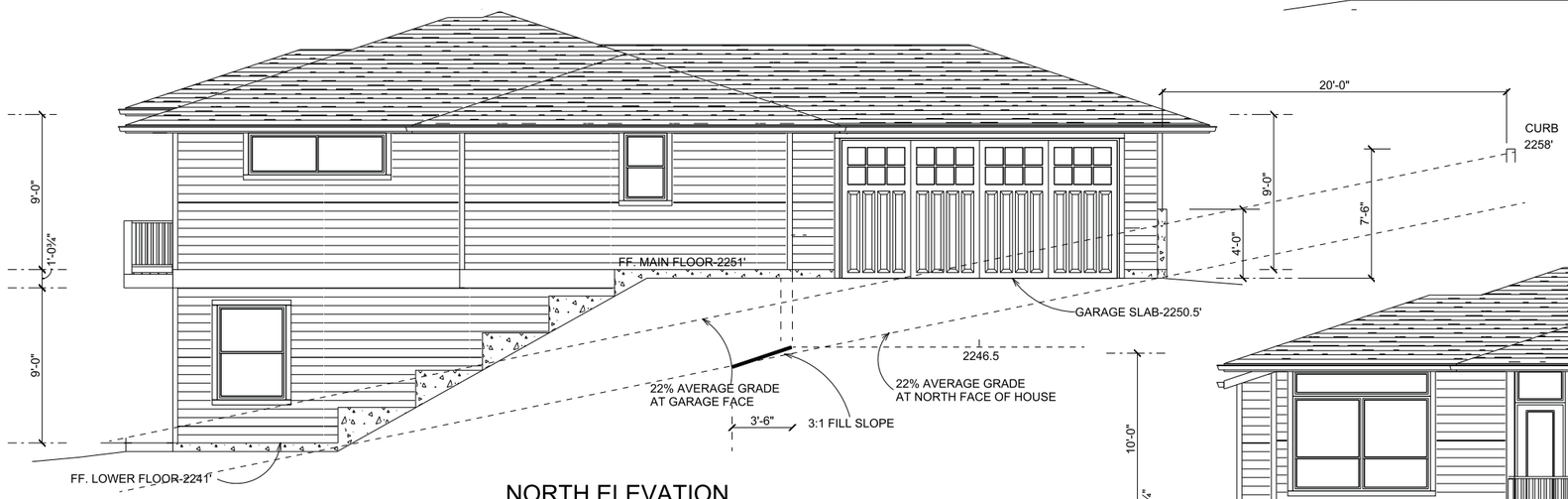
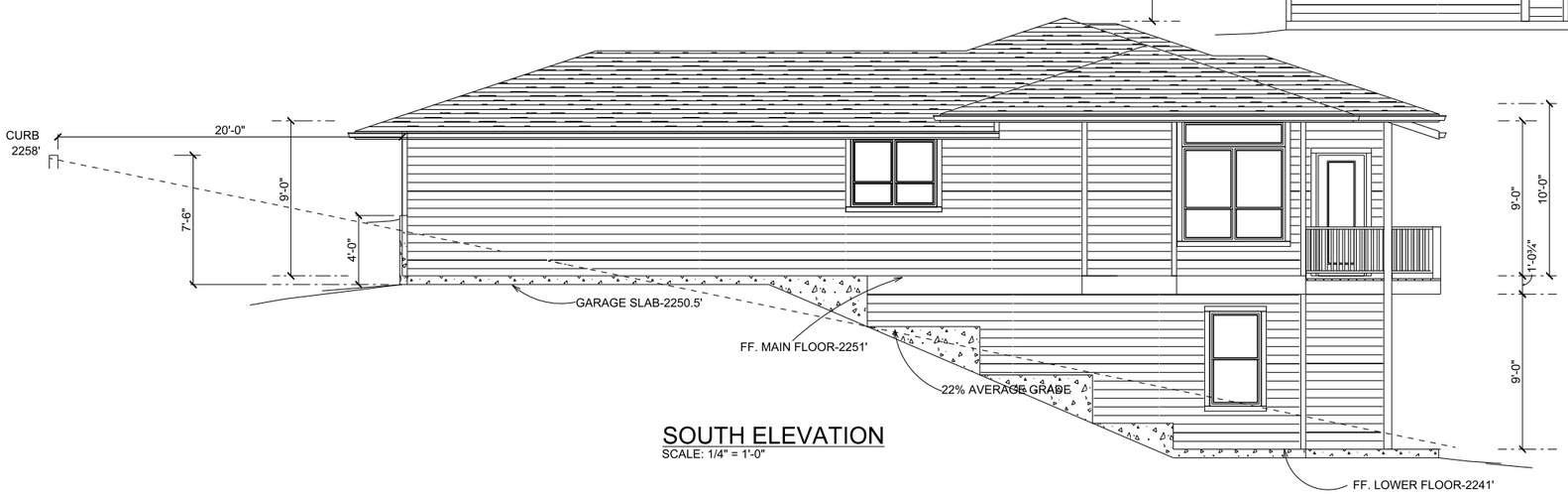


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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

DWG INDEX #:
A2.0 EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DRAWN BY:
CHECKED BY: JT
DATE: 8/12/2016

SHEET 3
OF 5

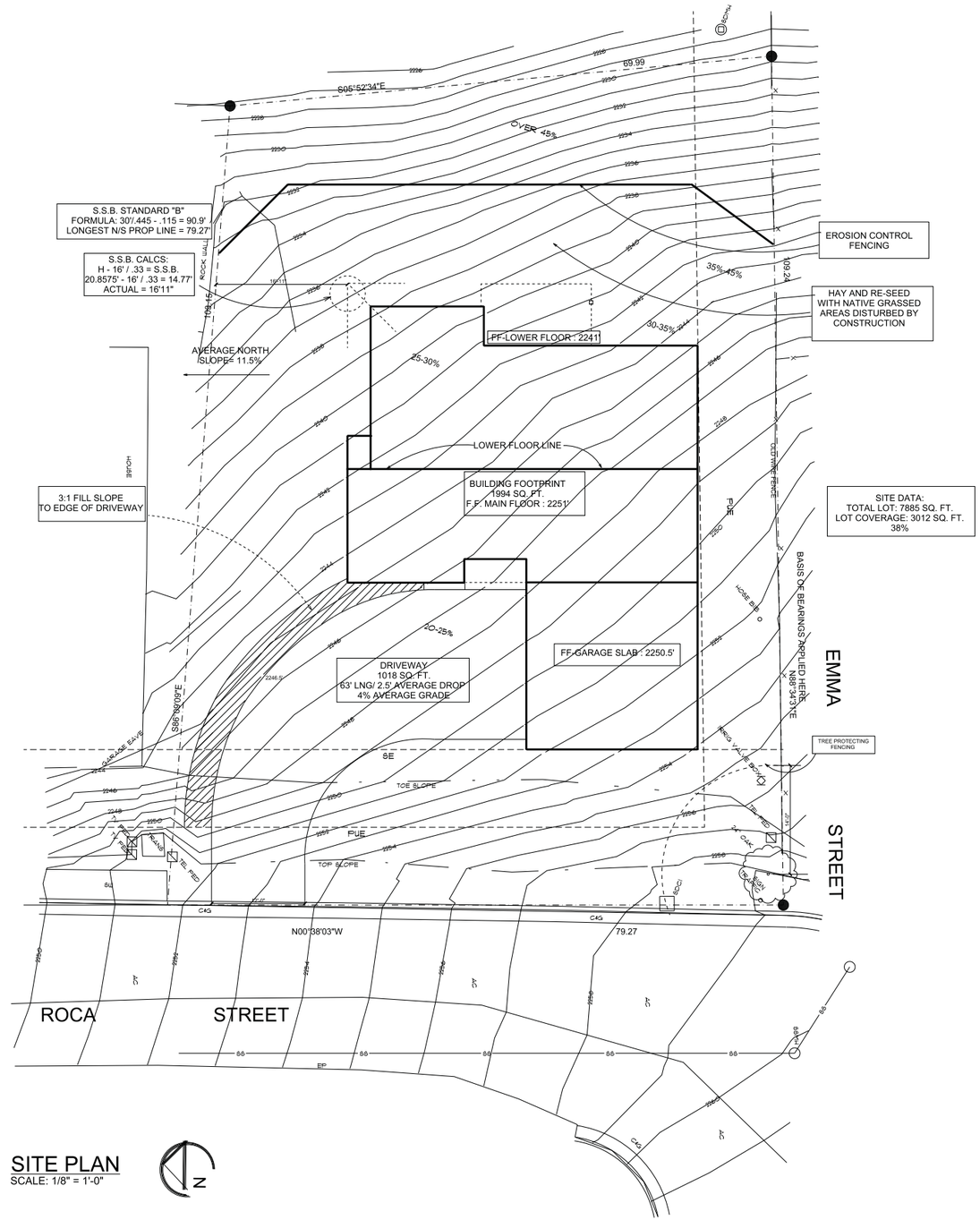
A2.0 EXTERIOR ELEVATIONS

DESIGN RESIDENTIAL, INC.
P.O. BOX 8062
MEDFORD, OR 97501
541-608-3956
www.designresidential.biz

PROJECT OWNER:

CLIENT:
SUNCREST HOMES, LLC
P.O. BOX 1313
TALENT, OR 97540
541-944-3976

PROJECT: NEW S.F.D. @
MAP 391E15BC
TL 1210
ASHLAND, OR 97520



SITE PLAN

SCALE: 1/8" = 1'-0"

N

DWG INDEX #:

A0.1 SITE PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY:
CHECKED BY: JT
DATE: 8/30/2016

SHEET 1 OF 5

A0.1 SITE PLAN

DESIGN RESIDENTIAL, INC.
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PROJECT: NEW S.F.D. @
MAP 391E15BC
TL 1210
ASHLAND, OR 97520

The applicant finds that all of the applicable City of Ashland requirements have been met or can be met through the imposition of conditions of approval.

Attachments:
Site plans
Elevations
Arborist Report
Geo-Tech letter and erosion control plan