CITY OF ASHLAND

TREE COMMISSION AGENDA
January 5, 2017

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 December 8, 2016 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

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

IV. PUBLIC FORUM

Welcome Guests

V. TYPE I REVIEWS

PLANNING ACTION: PA-2016-02329
SUBJECT PROPERTY: 852 Cypress Point Loop
OWNER/APPLICANT: Kennedy Thomas B IV & Carolyn L Rev Living Trust
DESCRIPTION: A request for a Tree Removal Permit to remove two non-hazard trees from a vacant, residentially-zoned lot to allow for the construction of a single-family home. The applicant was recently granted approval to remove one tree from the lot and now requests additional removals to meet the City of Ashland's Solar Access Ordinance (AMC 18.4.8) and to allow for the installation of photo-voltaic panels on the southern side of the proposed home. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP:** 39 1E 13 CB; **TAX LOT #:** 1300

PLANNING ACTION: PA-2016-02347
SUBJECT PROPERTY: 488 North Main Street
OWNER/APPLICANT: Mike Lisk/Rogue Planning & Development
DESCRIPTION: A request for a Tree Removal Permit to remove a 49 ½-inch diameter at breast height (d.b.h.) Black Walnut Tree which straddles the property line between 488 North Main Street and the adjacent vacant property at the corner. An arborist has assessed the tree as having Thousand Cankers Disease, and has identified the presence of Walnut Twig Beetle. The arborist notes staining of the trunk, dieback in the canopy and a history of branch failure, and finds the tree poses a hazard to other walnut

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).

trees in the area and to people and property in the immediate vicinity. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 05DA; **TAX LOT #:** 3500 & 3600

PLANNING ACTION: PA-2016-02095
SUBJECT PROPERTY: 563 Rock Street
APPLICANT: Advantage Building & Design
OWNER: Michael & Maxine McNab
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 990 square foot second dwelling unit at 563 Rock Street. The project involves restoring the existing historic contributing residence and the construction of a new second dwelling unit located off of Maple Street. The proposal also requests an Exception to Site Development and Design Standards to allow for a parking buffer less than eight feet from a residential structure. Seven non-hazardous trees are proposed for removal from the subject property as part of the application. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 05 DA; **TAX LOT**: 5200.

VI. TYPE II REVIEWS

PLANNING ACTION: PA-2016-01894
SUBJECT PROPERTY: 1651 Ashland Street
OWNER/APPLICANT: Rogue Credit Union/Kistler, Small & White Architects, LL
DESCRIPTION: A request for Site Design Review approval to construct a 4,508 square foot, single-story credit union building with drive-up window as part of the phased development of the properties located at 1651 Ashland Street. Also included are requests for a Property Line Adjustment and a Tree Removal Permit to remove eight of the site's 24 trees. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 10DC; **TAX LOT #:** 8700 & 9201

VII. DISCUSSION

Open discussion

VIII. ADJOURNMENT

Next Meeting: February 9, 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

DRAFT TREE COMMISSION MINUTES
December 8, 2016

CALL TO ORDER
Chair Christopher John called the meeting to order at 6:00 pm in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

Commissioners Present:	**Council Liaison:**
Maureen Batistella	Carol Voisin, absent
Mike Oxendine	
Asa Cates	**Parks Liaison:**
Christopher John	Peter Baughman, absent
Casey Roland	
Commissioners Absent:	**Staff Present:**
Russell Neff	Cory Darrow, *Assistant Planner*

APPROVAL OF MINUTES
Oxendine/Batistella m/s to approve the minutes of November 3, 2016 Tree Commission meeting. Voice Vote: All ayes, motion passed unanimously.

PUBLIC FORUM
No audience members spoke.

TYPE I REVIEWS
PLANNING ACTION: PA-2016-02103
SUBJECT PROPERTY: 133 Alida Street
OWNER/APPLICANT: Mike and Karen Mallory, trustees for the Mallory Revocable Trust
DESCRIPTION: A request for Site Design Review approval to construct a 417 square foot Accessory Residential Unit for the property located at 133 Alida Street. The application includes requests for Exception to the Site Development and Design Standards for the placement and screening of parking relative to the Accessory Residential Unit. (The proposal is based upon designation of Alida Street as the front lot line which is consistent with the established orientation of the historic contributing "James A. & Viola Youngs" house on the property.)COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09DA; TAX LOT #: 3300.

Darrow gave a staff report explaining the Commission is looking at the Tree Protection Plan.

Applicants Mike and Karen Mallory and Landscape Architect Kerry KenCairn 545 A Street were present to answer questions and explain the proposal. Ms. KenCairn expressed the concern of the applicants to preserve all the trees on site.

After a brief discussion the Commissioners made the following motion.

Oxendine/Batistella m/s to approve the tree protection as presented. Voice Vote: Batistella, Oxendine, John, Cates approved, Roland opposed. Motion passed.

PLANNING ACTION: PA-2016-02017
SUBJECT PROPERTY: 565 Allison Street
APPLICANT: Randy Ellison
DESCRIPTION: This application requests a Tree Removal Permit to remove and replace two dying Birch trees from a six-unit multi-family property. COMPREHENSIVE PLAN DESIGNATION: Multi-family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09 DB TAX LOT: 230.

Darrow gave his staff report explaining that there was a mistake on the noticing and this application is actually for one split trunk tree rather than two separate trees.

Applicant Randy Ellison, 305 Liberty Street was present to answer questions and explain why they are requesting to remove the tree. The tree has been continually dying and will be mitigated with a deciduous tree.

John/Oxendine m/s to approve the application as presented. Voice Vote: All ayes, motion passed.

Allan Sandler arrived late to the meeting and missed the public forum time on the agenda. He asked the Chair for permission to speak for three minutes. The Chair, Christopher John, agreed he could speak for a brief period of time.

Mr. Sandler explained he has two trees in front of the Old Mason Building located at 25 North Main that will be coming out with the future construction of a new balcony off of the Granite Tap House. Mr. Sandler asked the Commissioners for their recommendation of what trees to plant in their place.

Commissioner Roland expressed his disapproval of what he felt was the topping of those trees prior to the approval of their removal. Roland appeared to lose his composure and began to insult Mr. Sandler "challenging" him to meet in the parking lot. At that point the other Commissioners told Mr. Sandler to choose a tree from the Street Tree Guide. A physical altercation nearly broke out but the Commissioners and applicants were able to intervene.

The Commissioners acknowledged Roland's behavior was not acceptable and at one point asking him to leave the meeting. Roland did not leave and the meeting continued.

PLANNING ACTION: PA-2016-02086
SUBJECT PROPERTY: 801 Ashland Street
APPLICANT: Rogue Real Estate
OWNER: Bobwig Limited LLC
DESCRIPTION: This is a request to remove two hazardous Calocedrus Decurrens trees from the multi-family property at 801 Ashland Street. According to the arborist report both trees are damaging retaining walls which support foundation and structure of nearby buildings. In addition, the trunks of the trees are touching the structures eaves damaging the building.COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; ZONING: R-1-7.5; ASSESSOR'S MAP: 39 1E 09 DC TAX LOT: 10200.

All the Commissioners did a site visit. The Commissioners agreed this application was pretty straight forward and removal seemed appropriate.

Oxendine/Cates m/s to approve the application as presented. Voice Vote: All ayes, motion passed.

PLANNING ACTION: PA-2016-02212
SUBJECT PROPERTY: 549 East Main Street
APPLICANT: Len Gotshalk
DESCRIPTION: This application proposes to remove one potentially-hazardous Walnut tree and mitigate the removal with a Raywood Ash or similar species. COMPREHENSIVE PLAN DESIGNATION: Multi-family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09 AC TAX LOT: 6100.

Darrow gave a staff report explaining the application says the Walnut tree encroaches on overhead wires and is lifting the foundation causing damage to the structure and driveway area.

Applicant Len Gotshalk, 1200 Butler Creek Rd explained why he wanted to remove the tree. He stated the tree was not planted but most likely a volunteer. Mr. Gotshalk also pointed out he had to repair the sewer line a couple of weeks ago due to the roots of the tree.

All the Commissioners did a site visit.

The Commissioners recommended mitigating with something other than a Raywood Ash in order to avoid more problems down the road. A Maple or Oak was suggested as well as planting the new tree further away from the house.

Batistella/John m/s to accept the proposal as stated. Voice Vote: All ayes, motion passed.

PLANNING ACTION: PA-2016-02026
SUBJECT PROPERTY: 602 Glenwood Drive
APPLICANT: Yanneka De La Mater
OWNER: Boisvert Trust
DESCRIPTION: A request for a Site Design Review to allow for the conversion of a portion of an existing residence to an Accessory Residential Unit (ARU) on the subject property. The proposed dwelling unit will be located entirely within the existing buildings footprint and will not require any exterior modifications.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; ZONING: R-1-7.5; ASSESSOR'S MAP: 39 1E 16AA; TAX LOTS: 600 & 700.

Darrow gave his staff report explaining that with this application no trees are proposed for removal. The Commissioners just need to review the tree protection plan.

All the Commissioners did a site visit.

Applicant Yanneka De La Mater reviewed her plan with the Commissioners. Ms. De La Mater submitted additional information. See exhibit C. ©
Batistella/John m/s to approve the application with no concerns. Voice Vote: Batistella, Cates, John, and Oxendine approved, Roland opposed, motion passed.

PLANNING ACTION: PA-2016-01890
SUBJECT PROPERTY: 662 South Mountain Avenue
APPLICANT: Amy Gunter/Rogue Planning & Development Services
DESCRIPTION: This is a request to remove four non-hazardous Pondarosa Pine trees greater than 18-inches in diameter at breast height on a vacant property located at 662 South Mountain Avenue.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; ZONING: R-1-7.5; ASSESSOR'S MAP: 39 1E 16 AA TAX LOT: 9001.

Chair John, recused himself.

Darrow gave a staff report. This application was reviewed by the Tree Commission last month at which time the Commission asked the applicant to mark the trees on site and submit additional information.

All the Commissioners did a site visit.

Property owner Gil Livni, 2532 Old Mill Ashland, was present to answer questions and explain the application.

Batistella/Cates m/s to accept the petition to remove the five trees #2, 3, 4, 5 and 7 with the request that these removals be mitigated by at least ten conifers further that a continuous wall of tree protection fencing is installed to isolate the building footprint wrapping the trees along the Southern property line including tree X and tree #1. Additional fencing to protect tree #6 in the Northwest corner of the three conifers at the Northeast corner on Fern.

Cates made an amendment. That four inches of bark chips be placed around the remaining trees to the building footprint before the fencing is installed. Also recommend following Southern Oregon Tree Cares report with concern about protecting the remaining trees. Batistella seconded the amendment.
Voice Vote: Batistella and Cates approved, Roland and Oxendine opposed. Motion did not carry.

PLANNING ACTION: PA-2016-02104
SUBJECT PROPERTY: 183 West Nevada Street
APPLICANT: Barb Barasa
DESCRIPTION: This application requests Site Design Review approval to allow for a conversion of the garage into a 538 sq. ft. Accessory Residential Unit. The application also includes a request for an exception to street standards to not install city standard sidewalks trees and a request for an exception to provide mesh tree protection fencing instead of chain link. COMPREHENSIVE PLAN DESIGNATION: Single-family; ZONING: R-1-5; ASSESSOR'S MAP: 39 1E 04 BC TAX LOT: 2300.

All the Commissioners did a site visit.

Darrow reported no trees are proposed for removal but tree protection is required. The applicant is requesting to use mesh fencing instead of chain link as the tree to be protected is away from the construction site.

Property owner, Barb Barasa, 183 W Nevada was present to answer questions. She mentioned one of the reasons she did not want to do the chain link fence was the expense of it.

Roland made a motion to deny the use of poly fencing and require a chain link fence and he will absorb the cost. The motion was not seconded.

Roland/Oxendine m/s to approve the tree protection plan but not allowing the mesh. Voice Vote: Cates, John, Batistella opposed, Roland, Oxendine approved. Motion did not carry.

John/Cates m/s to accept tree protection plan as proposed. Voice Vote: Batistella, John, Cates approved, Roland Oxendine opposed. Motion passed.

PLANNING ACTION: PA-2016-02201
SUBJECT PROPERTY: 221 Oak Street
OWNER: Spartan Ashland Natalie Real Estate, LLC
APPLICANT: Bemis Developments, Inc.
DESCRIPTION: A request for a modification of previously approved Planning Action #2015-01517 for the

property located at 221 Oak Street. The modifications requested include: 1) relocation of the recreation area to the east side of the property, between 209 and 221 Oak Street; 2) relocation of the new cottage to the west side of the property, in the previously approved recreation area; 3) the addition of four new parking spaces; 4) the removal of one tree (Tree #1), the large cedar located at the northeast corner of the property near the driveway entrance; and 5) modifications to the design of the home being reconstructed at 221 Oak Street including the exterior treatment and roof pitch. Also requested is an Exception to the Solar Setback requirement to allow the reconstructed home at 221 Oak Street to cast a shadow on the property to the north greater than would be cast by a six-foot fence built on the property line. The owner of the property to the north has agreed to the proposed Exception. *(The previous approval granted Outline & Final Plan, Site Design Review, Conditional Use Permit, Variance, Exceptions and Tree Removal Permit approvals for the properties at 209-221-225 Oak Street and 11 B Street.)*COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09BB; TAX LOTS: 15900.

Chair John recused himself.

All the Commissioners did a site visit. Darrow gave his staff report.

Contractor Ed Bemis was present to represent the applicant. He discussed the dangers that the large Cedar Tree located on Oak Street might propose. Additional information was distributed see exhibit A and B.

Oxendine/Cates m/s to approve the tree removal request with recommendation that all of the chips from that tree be placed around the existing Cedar tree and that the tree is watered once a week throughout the summer to a depth of six inches. All the trees on site are continued to be protected by the tree protection fencing that is currently up. Voice Vote; Batistella, Cates, John, Oxendine approved, Roland opposed. Motion passed.

PLANNING ACTION: PA-2016-01947
SUBJECT PROPERTY: 549 Fairview Street
APPLICANT: Bob Haxton
OWNER: James Williams
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 499 square foot second dwelling unit on the subject property. The proposed structure will be two stories with a single car garage located on the first floor and the dwelling unit on the second floor.COMPREHENSIVE PLAN DESIGNATION: Low Density Multiple-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09CA; TAX LOT: 14100.
Darrow explained no trees are being removed but the Commission is to review the tree protection plans.

After reviewing the application the Tree Commission felt the tree protection plan was not adequate.

Oxendine/Roland m/s to deny until an adequate tree protection plan is submitted. Voice Vote: All ayes, motion passed.

PLANNING ACTION: PA-2016-02223
SUBJECT PROPERTY: 19 Granite Street
APPLICANT: John Reitan
DESCRIPTION: This application proposes to remove one potentially-hazardous Incense Cedar tree located along the driveway of 19 Granite Street. COMPREHENSIVE PLAN DESIGNATION: Single-family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09 BB TAX LOT: 6100.

Darrow gave a staff report explaining the definition of a hazardous tree.

Oxendine/Cates m/s to approve with the recommendation to mitigate the tree on site with a small understory tree. Voice Vote: Batistella, Cates, Oxendine, Roland approved, John abstained. Motion passed.

TYPE II REVIEWS

PLANNING ACTION: PA-2016-02060
SUBJECT PROPERTY: 639 Tolman Creek Road
OWNER/APPLICANT: Southern Oregon Goodwill
DESCRIPTION: A request for Site Design Review approval for a renovation and addition to the existing Southern Oregon Goodwill store located at 639 Tolman Creek Road. The application includes a proposed 7,461 square foot addition consisting of retail and warehouse space and the relocation and expansion of the covered drop-off area. Also included is a request for a Tree Removal Permit to remove six trees that are greater than six-inches in diameter from the property. COMPREHENSIVE PLAN DESIGNATION: Commercial; ZONING: C-1; ASSESSOR'S MAP: 39 1E 14BA; TAX LOT #: 14.

Darrow gave a staff report explaining the plans provided identify seven trees on the property, six of which are six-inches in diameter at breast height (d.b.h.) or greater. All of the site's trees are proposed for removal with the current proposal as they are noted as being in areas that will be disturbed with the building additions and associated site work for parking, circulation, plaza space and frontage improvements

After a discussion the Commissioners made the following motion.

Oxendine/Cates m/s to approve with the recommendation that they put tree guards on all the trees to protect against deer rub and that evergreen species be included on the planting list and increase the caliper size of proposed trees to a minimum of two inches. Voice Vote: All ayes, motion passed unanimously.

DISCUSSION

Oregon Heritage Tree Protection Nomination - The Commissioners discussed the nomination of a Silver Maple by Southern Oregon University to the Oregon Heritage Tree Program. Batistella volunteered to write a letter representing the Tree Commissions endorsement of Southern Oregon Universities proposal for a Silver Maple to the Oregon Heritage Tree Program and also to endorse Southern Oregon's Universities nomination for the Silver Maple to the Ashland Heritage Tree Program.

The Commissioners discussed the behavior of Roland at this evenings meeting. The Commissioners agreed that Roland's passion and knowledge of trees has been greatly appreciated. Though the Commissioners would like to see Roland remain on the Commission it was suggested that he draft a letter of apology. Roland acknowledged it would be best if he resigned because he would continue to have difficulty keeping quiet and maintaining his professionalism. He was reminded there should be a separation between personality and process as a representative of the Commission.

Meeting adjourned at 9:35 p.m.
Respectfully submitted by Carolyn Schwendener

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

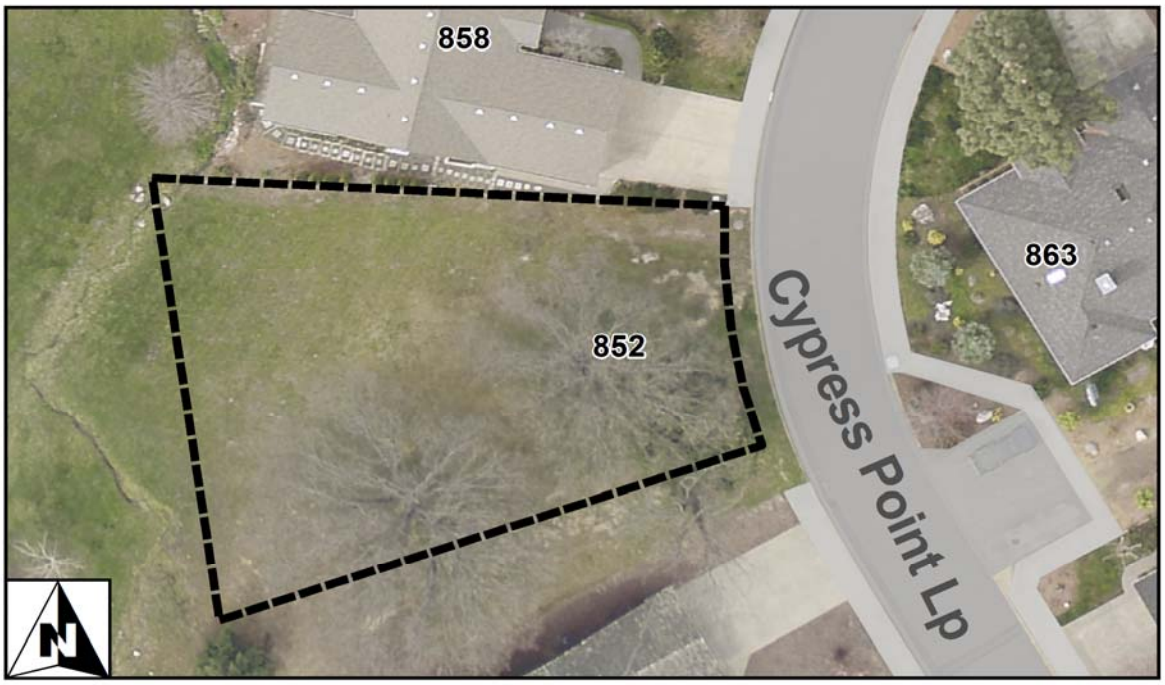
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-02329
SUBJECT PROPERTY: 852 Cypress Point Loop
OWNER/APPLICANT: Tom & Carolyn Kennedy
DESCRIPTION: A request for a Tree Removal Permit to remove two non-hazard trees from a vacant, residentially-zoned lot to allow for the construction of a single-family home. The applicant was recently granted approval to remove one tree from the lot and now requests additional removals to meet the City of Ashland's Solar Access Ordinance (AMC 18.4.8) and to allow for the installation of photo-voltaic panels on the southern side of the proposed home. COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-1-10; ASSESSOR'S MAP: 39 1E 13 CB ; TAX LOT #: 1300

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 5, 2017 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 27, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 10, 2017



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 18.5.1.050.G)

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.

To: City of Ashland Building Department

November 28, 2016

Attention: Cory

Re: Thomas and Carolyn Kennedy, lot at 852 Cypress Point Loop, Ashland, Ore.

Subject: Removal of 2 trees from above mentioned lot.

File #PA 2016 00593

Hello:

Since our earlier submission, we have contracted with Ciota Engineering to draw plans to meet our criteria.

Due to the fact that there is the need to remove 2 more trees, (there was a tree removed earlier), because of our Engineers drawing and meeting Solar setbacks.

The two trees in mention are included in the attached engineer plans, as noted by the circles in the plan drawings.

Our plans include the drawing plans for the construction of the home.

Also, we met with the people of the True South firm and inquired about putting solar panels on the roof. Their conclusion was that the solar panels wouldn't be able to operate adequately with the 2 trees that are in mention because of their location in regards to the sun and the trees and the proposed dwelling construction.

We agree to meet the requirements to plant the number of new trees.

Is there another 6 week waiting period because of this request?

Thank you for your consideration.

We have the designated requirement of having a licensed aborist review the lot and plans.

We have to build a protective barrier between the construction site and the madrone tree.

The arborist report is included in this presentation.

Thank you for your consideration.

Tom Kennedy

RECEIVED
DEC 15 2016
City of Ashland

From: **Susie** suzie@beavertree.net
Subject: Emailing - img20161129_09551510.pdf
Date: November 29, 2016 at 9:58 AM
To: tbkennedy@mind.net

Mr. Kennedy attached is the protection report you need for the City of Ashland. If you need anything further give us a call. Have a great day.

Susan M. Marshall (Susie)
Business Mgr.
Beaver Tree Service Inc./Upper Limb It

FAMILY OWNED AND OPERATED

BEAVER TREE SERVICE

MEMBER TCIA VOICE OF TREE CARE

PROMPT PROFESSIONAL TREE CARE SINCE 1964

November 29, 2016

City of Ashland
20 E. Main St.
Ashland, OR. 97520

To Whom It May Concern:

This is a tree protection plan for the lot at 852 Cypress Point Loop, owner Tom Kennedy.

There is a Madrone (Arbutus menziesii) on the property that is approximately 45' tall and has a dbh of approximately 24" and is located near the street. A protection fence will be placed at least 15' from the trunk of the tree, to protect the root zone from excavation and compaction, during construction of the new home.

If you have any questions please give me a call on my cell phone at 541-821-8733

Sincerely,

Clarence V. Wangle
Certified Arborist PN0518A
President, Beaver Tree Service Inc.

RECEIVED
DEC 15 2016
City of Ashland

PLAN

:MATION

'LYN KENNEDY
'ESS POINT LOOP
T520
EA = 2478 SQ FT

RIFIED PER SITE
RACTOR.
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FIED AT SITE WITH
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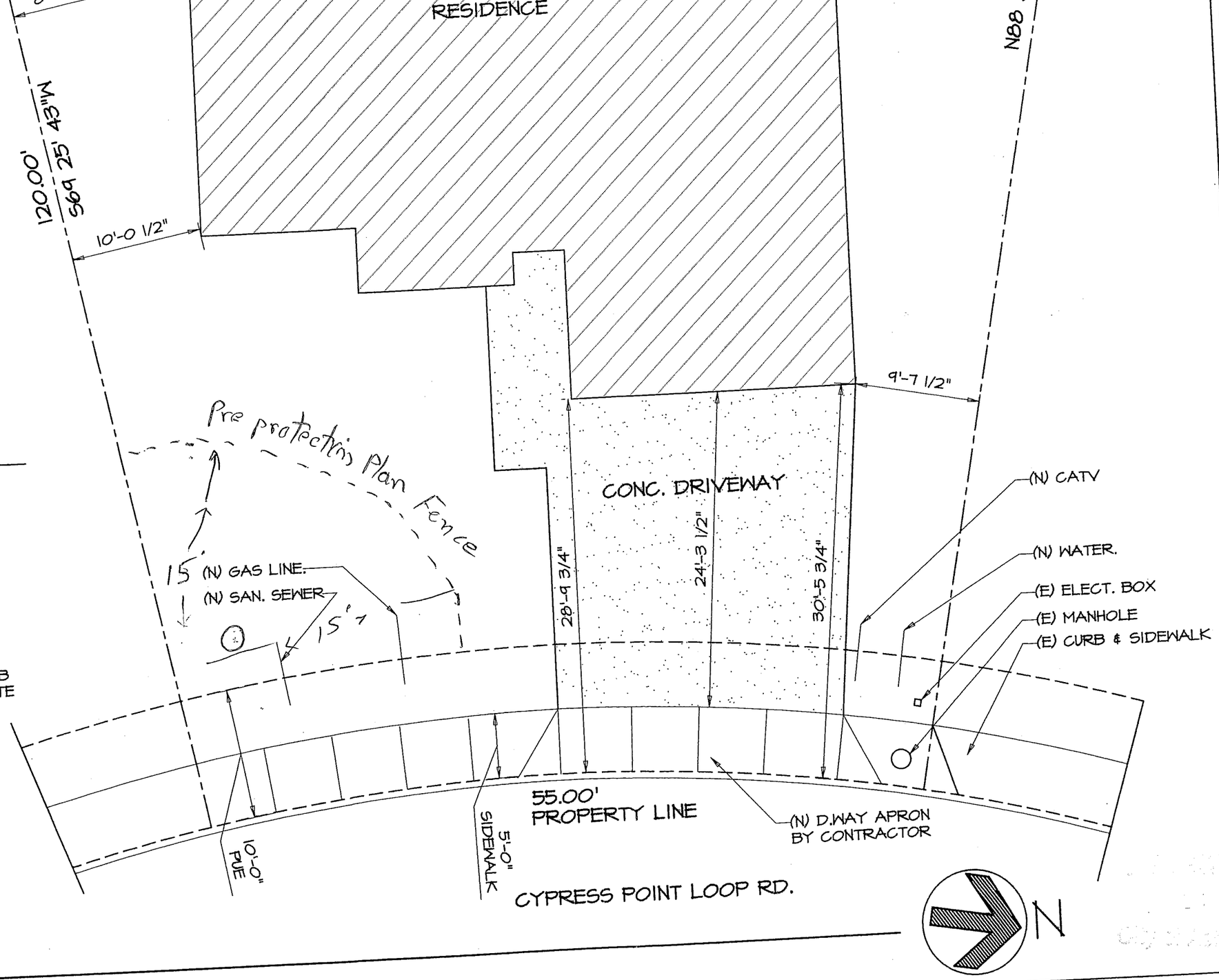

AN

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the

New Resi
Tom & Caro
852 Cypress Poin

SITE PLAN
COVER SHEET

SCALE: 1/8"=1'-0"
12/13/16

16-084/A-SITE

A1

SHT. 1 OF 7

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-2016-02347
SUBJECT PROPERTY: 488 N. Main, tax lots 3500 & 3600
OWNER/APPLICANT: Mike Lisk/Rogue Planning & Development
DESCRIPTION: A request for a Tree Removal Permit to remove a 49 ½-inch diameter at breast height (d.b.h.) Black Walnut Tree which straddles the property line between 488 North Main Street and the adjacent vacant property at the corner. An arborist has assessed the tree as having Thousand Cankers Disease, and has identified the presence of Walnut Twig Beetle. The arborist notes staining of the trunk, dieback in the canopy and a history of branch failure, and finds the tree poses a hazard to other walnut trees in the area and to people and property in the immediate vicinity. COMPREHENSIVE PLAN DESIGNATION: Employment; ZONING: E-1; ASSESSOR'S MAP: 39 1E 05DA; TAX LOT #: 3500 & 3600

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 5, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 28, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 11, 2017

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 18.5.1.050.G)

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.

December 14, 2016

Subject Property

Map & Tax Lot:	39 1E 05DA; Tax Lot 3600 & 3500
Property Owner:	Michael and Jeanette Lisk 5717 Fishers Ferry Gold Hill, OR 97525
Applicant:	Rogue Planning & Development Services, LLC 1424 S Ivy Street Medford, OR 97504
Comprehensive Plan Designation:	Employment
Zoning:	E-1

Request: Tree removal permit for the removal of a 49.5-inch diameter at breast height, Black Walnut Tree (*Juglans nigra)* that straddles the two properties at the corner of Glenn and N Main Street.

The tree was evaluated by ISA Tree Risk Assessor and professional Arborist Mark Brindle (*#PN7334AM)*

The tree has been requested for removal due to the presence of 1000 Canker Disease and Walnut Twig Beetle. The tree has dropped branches onto vehicles, the residences to the east of the site and damaged the fence on the east property line.

Based on the arborist assessment it can be found that the Black Walnut tree is hazardous to persons and property.

18.5.7.030. 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.

The tree has been evaluated by an ISA Tree Risk Assessor that determined the condition of the tree and the presence of Walnut Twig Beetles and 1000 Cankers disease. The arborist notes "major dieback in the canopy" and there is evidence of "previous branch failure". The Western Oregon Urban Forester

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from the Oregon Department of Forestry confirmed the Arborist's findings. The tree also poses risks to other walnuts in the area as the disease can spread to other trees.

For all intents and purposes the tree is a hazard tree because it is physically damaged to a degree that it has already caused physical damage to property through shedding of its limbs onto parked vehicles in a parking lot and onto a fence and structure, none of these can be relocated to create a clear fall zone for a dying tree. Additionally, the tree is not only a hazard to persons and property but the diseases present in the tree are also hazardous to other walnut trees in the vicinity. It is unknown if the tree will fall as that is unknown in nearly all tree evaluations.

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.

No immediate mitigation is proposed but with the pending development proposal on the adjacent property additional trees will be provided on the property that will migrate the loss of the hazardous black walnut tree.

Attachments:

SITE PLAN
AERIAL PHOTOGRAPH
ARBORIST REPORT

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City of Ashland

J&J Tree Service LLC

CCB-168317

PN-7334AM

jjtreecare7@gmail.com

541-772-9014

Submitted to: Mike Lisk

Phone: 541-951-6904

Job location: 488 North Main Street

Date: *10/4/2016*

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City of Ashland

To the City of Ashland,

To whom it my concern, I have recently done a Tree Risk Assessment Inspection to write an Arborist report and give a professional opinion of a Black

Pest Alert

United States
Department of Agriculture
Forest Service
Northeastern Area
State and Private Forestry
NA–PR–02–10
Revised February 2013

Thousand Cankers Disease

Dieback and mortality of eastern black walnut (*Juglans nigra*) in several Western States have become more common and severe during the last decade. A tiny bark beetle is creating numerous galleries beneath the bark of affected branches and the main stem, resulting in fungal infection and canker formation. The large numbers of cankers associated with dead branches and the stem suggest the disease's name—*thousand cankers disease.*

The principal agents involved in this disease are a newly identified fungus (*Geosmithia morbida*) and the walnut twig beetle (*Pityophthorus juglandis*). Both the fungus and the beetle only occur on walnut species and on a closely related tree called wingnut (*Pterocarya* sp.). Infested trees can die within 3 years of initial symptoms.

Thousand cankers disease has been found in nine Western States (figure 1). Since 2010, the fungus and the beetle have also been found east of the Great Plains. This disease is expected to spread in eastern forests because of the widespread distribution of eastern black walnut, the susceptibility of this tree species to the disease, and the capacity of the fungus and beetle to invade new areas and survive under a wide range of climatic conditions in the West.

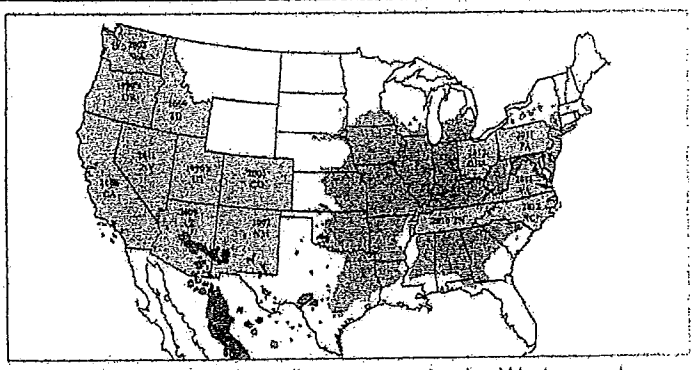

Figure 1. Thousand cankers disease occurs in nine Western and five Eastern States (shaded gray); the year in which the disease was confirmed is noted. Since 2010, TCD has been confirmed in PA, TN, and VA, whereas the beetle alone and the pathogen alone have been found in OH and NC, respectively (denoted with asterisks). The map shows the native ranges of eastern black walnut (dark green) and four western black walnut species (blue). Eastern black walnut is widely planted in the West, but this map does not depict these western locations.

Disease Symptoms

The three major symptoms of this disease are branch mortality, numerous small cankers on branches and the bole, and evidence of tiny bark beetles. The earliest symptom is yellowing foliage that progresses rapidly to brown wilted foliage, then finally branch mortality (figure 2). The fungus causes distinctive circular to oblong cankers in the phloem under the bark, which eventually kill the phloem and cambium (figure 3). The bark surface may have no symptoms, or a dark amber to black stain or cracking of the bark may occur directly above a canker. Numerous tiny bark beetle entrance and exit holes are visible on dead and dying branches (figure 4), and bark beetle galleries are often found within the cankers. In the final stages of disease, even the main stem has beetle attacks and cankers.

Figure 2. Wilting black walnut in the last stages of thousand cankers disease.

Geosmithia morbida

Members of the genus *Geosmithia* have not been considered to be important plant pathogens, but *Geosmithia morbida* appears to be much more virulent than related species. Aside from causing cankers, the fungus is inconspicuous. Currently, either culturing on an agar

Figure 3. Small branch cankers caused by *Geosmithia morbida*.

Figure 4. Exit holes made by adult walnut twig beetles.

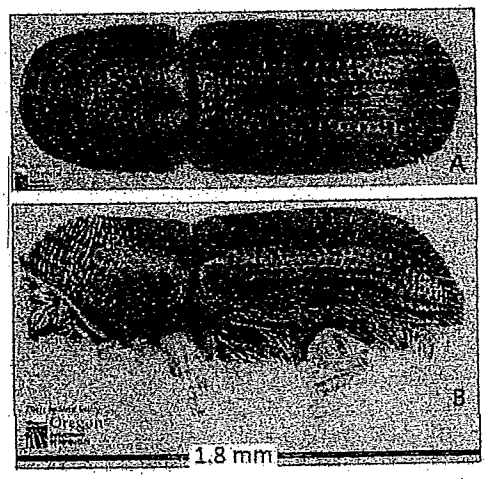

Figure 5. Walnut twig beetle: top view (A) and side view (B).

medium or DNA analysis is required to confirm its identity. Adult bark beetles carry fungal spores that are then introduced into the phloem when they construct galleries. Small cankers develop around the galleries; these cankers may enlarge and coalesce to completely girdle the branch or stem. Trees die as a result of these canker infections that form at each of the thousands of beetle attack sites.

Walnut Twig Beetle

The walnut twig beetle is native to Arizona, California, and New Mexico. It has invaded Colorado, Idaho, Nevada, Oregon, Utah, and Washington where eastern black walnut has been widely planted. Since 2010, established populations have also been detected in Pennsylvania, Tennessee, and Virginia; North Carolina and Ohio also likely harbor populations, pending confirmation. Historically, the beetle has not caused significant branch mortality by itself. Through its association with this newly identified fungus, it appears to have greatly increased in abundance and distribution. Adult beetles are very small (1.5 to 2.0 mm long or about 1/16 in) and are reddish brown in color (figure 5). This species is a typical-looking bark beetle that is characterized by its very small size and four to six concentric ridges on the upper surface of the pronotum (the shield-like cover behind and over the head) (figure 5A). Like most bark beetles, the larvae are white, C-shaped, and found in the phloem. For this species, the egg galleries created by the adults are horizontal (across the grain) and the larval galleries tend to be vertical (along the grain) (figure 6).

Survey and Samples

Visually inspecting walnut trees for dieback is currently the best survey tool for detecting the disease in the Eastern United States. A pheromone-baited trap placed near (but never on) walnut trees is also available for detecting the beetle (http://www.ipm.ucdavis.edu/PMG/menu.thousandcankers.html). Look for declining trees with the

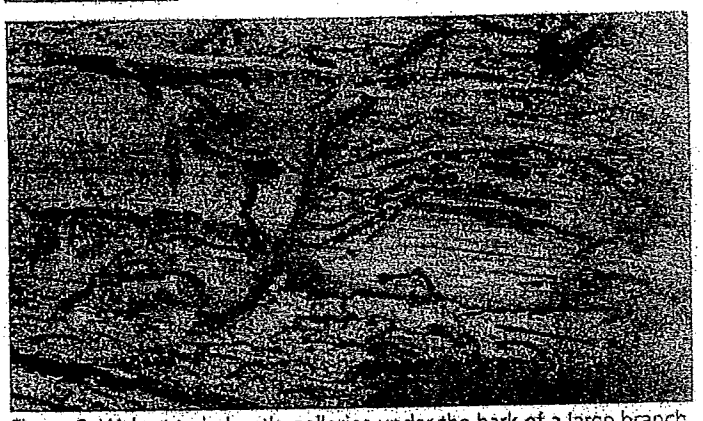

Figure 6. Walnut twig beetle galleries under the bark of a large branch.

symptoms described above. If you suspect that your walnut trees have thousand cankers disease, collect a branch 2 to 4 inches in diameter and 6 to 12 inches long that has visible symptoms. Please submit branch samples to your State's plant diagnostic clinic. Each State has a clinic that is part of the National Plant Diagnostic Network (NPDN). They can be found at the NPDN Web site (www.npdn.org). You may also contact your State Department of Agriculture, State Forester, or Cooperative Extension Office for assistance.

Prepared by:

Steven Seybold, Research Entomologist, U.S. Forest Service, Pacific Southwest Research Station

Dennis Haugen, Forest Entomologist, and Joseph O'Brien, Plant Pathologist, U.S. Forest Service, Northeastern Area State and Private Forestry

Andrew Graves, Forest Entomologist, U.S. Forest Service, Region 3 State and Private Forestry

Photographs:

Figure 1: Andrew Graves

Figure 2: Manfred Mielke, U.S. Forest Service

Figures 3, 4, 6: Whitney Cranshaw, Colorado State University, www.forestryimages.org

Figure 5: Steve Valley, Oregon Department of Agriculture

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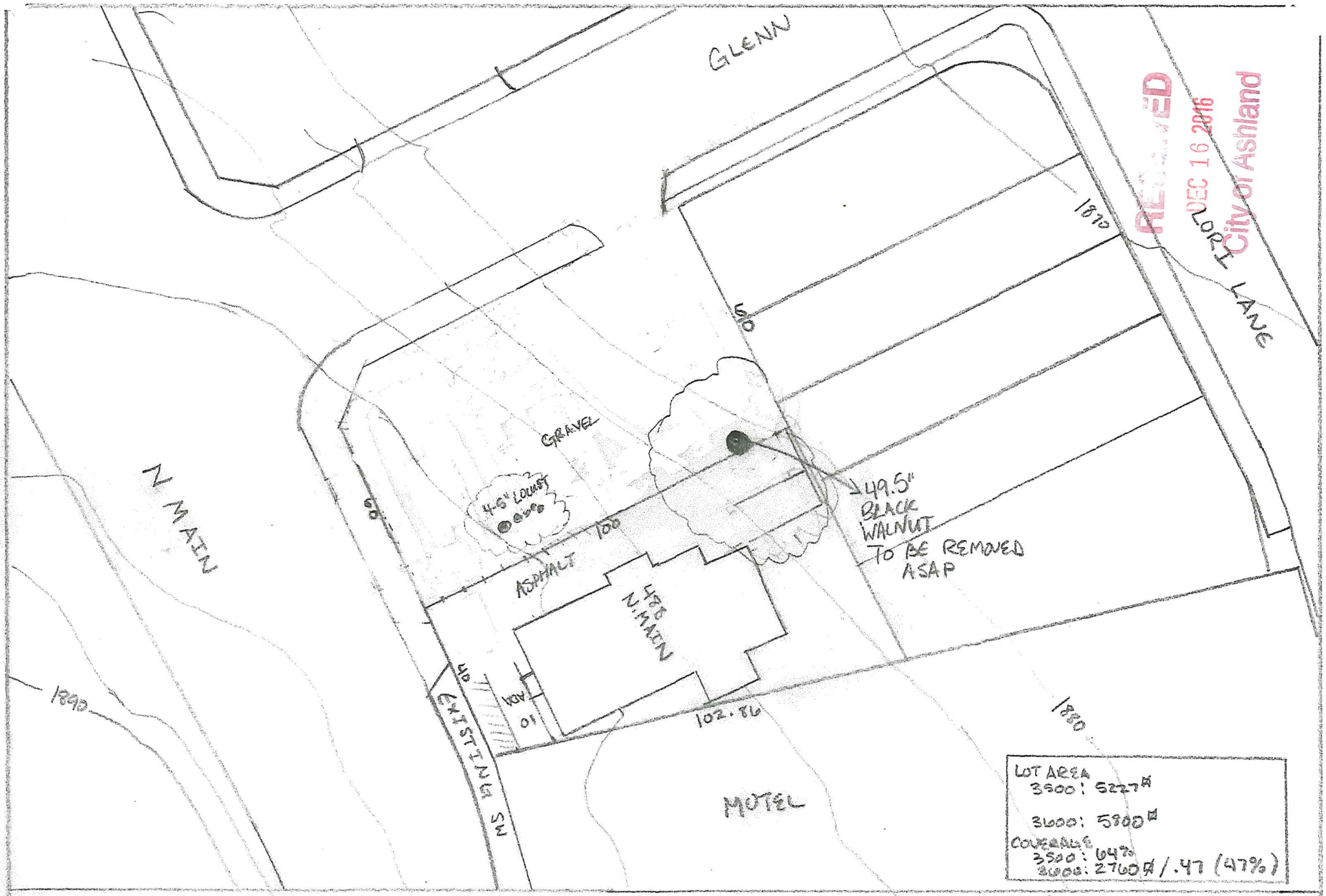


N 1" = 30'

DRAWN BY AMY GUNTER 12.14.16

HOUSE OF LEAVES
488 N. MAIN
MIKE LISK

TO BE
REMOVED

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

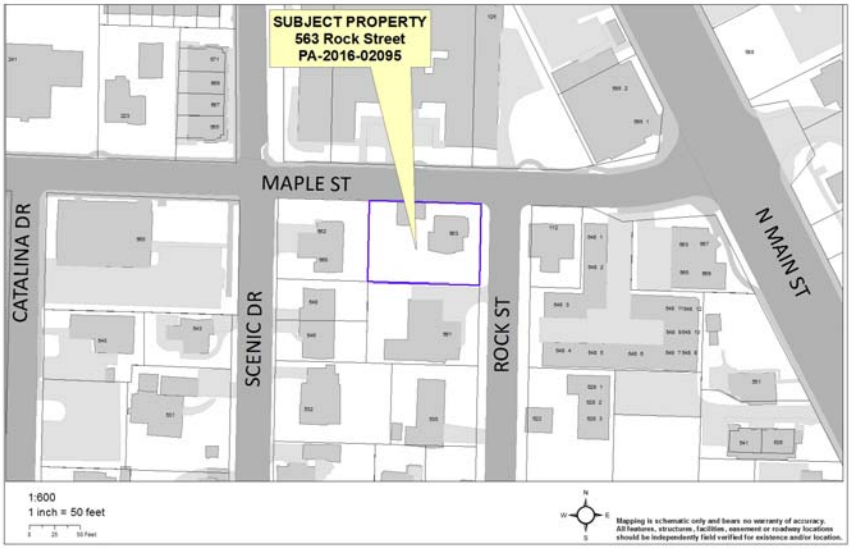
NOTICE OF APPLICATION

PLANNING ACTION: PA-2016-02095
SUBJECT PROPERTY: 563 Rock Street
OWNER: Michael & Maxine McNab
APPLICANT: Advantage Building & Design
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 990 square foot second dwelling unit at 563 Rock Street. The project involves restoring the existing historic contributing residence and the construction of a new second dwelling unit located off of Maple Street. The proposal also requests an Exception to Site Development and Design Standards to allow for a parking buffer less than eight feet from a residential structure. Seven non-hazardous trees are proposed for removal from the subject property as part of the application. COMPREHENSIVE PLAN DESIGNATION: Low Density Multiple-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 05 DA; TAX LOT: 5200.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday January 4, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 5, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 22, 2016
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 5, 2017



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 18.5.1.050.G)

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

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

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

SITE DESIGN AND USE STANDARDS
18.5.2.050

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

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

TREE REMOVAL PERMIT
18.5.7.040.B

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.

563 Rock Street

Site Design Review

[Document subtitle]

11-4-2016

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NOV 04 2016
City of Ashland

November 4, 2016

SITE DESIGN APPLICATION

Subject Property

Addresses:	563 Rock Street
Map & Tax Lot:	39 1E 05DA; Tax Lot 5200
Property Owner:	Michael and Maxine McNab 561 Rock Street Ashland, OR 97520
General Contractor/Applicant:	Advantage Building & Design Melanie Smith 535 Nevada Street Ashland, OR 97520
Planning Consultant:	Rogue Planning and Development Services Amy Gunter 1424 S Ivy Street Medford, OR 97501
Lot Information:	8,800 square feet
Zoning:	R-2

Project Proposal:

Two options are provided for within this application.

Option #1 consists of a request for Site Design Review for the construction of a 990-square foot, detached, second unit to the rear of the historic contributing structure located at 563 Rock Street. This proposal includes the construction of a detached, 1 ½ story garage. The existing residence will undergo a significant restoration and renovation project.

Option #2, would be implemented if the condition of the existing historic contributing home is found to warrant demolition. Option #2 provides for the construction of the 990-square foot second unit and the replacement of the residence with 1 ½ story residence with attached garage in roughly the same location as the existing residence. The property owners do not wish for the residence to be demolished but is considering all the options. In the event, that as the home is prepared for restoration and rehabilitation, the actual structural conditions may warrant demolition (more than a 40% removal of the exterior walls or the removal of the structures façade (two, street facing frontages) requires a demolition permit). If a demolition is triggered due to the conditions, and work on the structure has commenced, the delay caused by a stop work and then site review for replacement could take up to 120 days to process which is too costly of a delay for both the winterization of the structure and for the contractor that has employees and subcontractors on the job that are depending on a steady paycheck.

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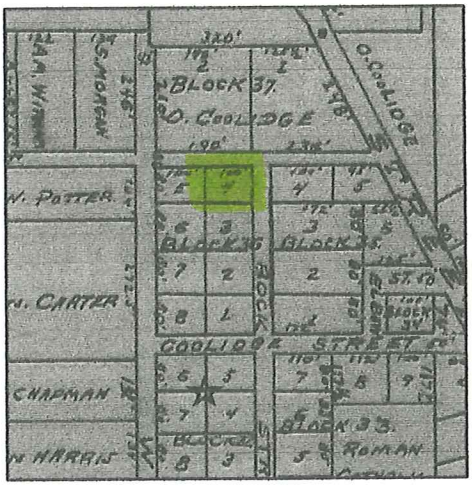
Property Description:



The subject property is on the west side of Rock Street, south of Maple Street at the intersection of Rock and Maple Streets. The subject property was originally platted as Lot 4, Block 36 of the Ashland Woolen Mills Addition in 1883. The property is zoned R-2. The adjacent properties are also zoned R-2. Properties within 200-feet of the property are zoned Employment (E-1) and Healthcare (HC).

The lot is 8,800 square foot with 80-feet of frontage on Rock Street and 110-feet of frontage on Maple Street.

The property has an 11 percent grade change from west to east. Within the rear yard setback up towards Scenic Drive, a more significant slope is present. Many of the trees on the site are old fruit and nut trees in fair to poor health. They range in size from 4-inch DBH Almond up to 11-inch DBH apple. There is an 11-inch diameter at breast height (DBH) spruce to the south of the residence and an 11-inch DBH maple tree to the west of the residence. A detailed tree inventory is attached.

The property has four curb cuts, three are on Maple Street, one leads to a garage structure that is located immediately adjacent to the Maple Street right-of-way. There is also a driveway curb cut that accesses a driveway that is 12-feet from the south property line on Rock Street. This driveway curb cut exists less than the required 24-foot separation form the adjacent property's driveway approach, no changes to this driveway are proposed.

Maple Street is classified as an Avenue in the Transportation System Plan. Maple Street has a 40-foot right of way and is improved with curb and gutter. There is limited right-of-way between the existing curb line and the north property line. Rock Street is classified as a neighborhood street and is improved with curb and gutter as well. There are no sidewalks on either street along the property frontage. There are curbside sidewalks across Maple Street from the subject property from Maple Street.

There is an 8-inch water main in Maple Street, and an 4-inch water main in Rock Street. There is a 6-inch sanitary sewer main in Maple Street and a 6-inch sanitary sewer main in Rock Street. The property is served by a 15-inch storm sewer main in Maple Street and a 12-inch storm sewer main in Rock Street. Electric service to the property is from an overhead power pole on north side of Maple Street. A two-pack meter base is proposed in the location of the existing service that will serve both structures.

The subject property and the properties to the immediately adjacent properties are zoned Low Density Multi-Family Residential (R-2), within 200-feet of the property to the west is Asante, Ashland Community Hospital which is zoned Healthcare (HC). To the east on N Main and Maple are some Employment (E-1) zone properties. Across Maple Street there are primarily healthcare facilities, namely Linda Vista, an assisted living home. Across Rock Street is a 1960s ranch style home and an 1960s apartment complex.

The site is occupied by a 1720 square foot, 1 ½ story single family residence on the site. Five feet to the west of the residence, there is a 482-square foot detached carriage shed/garage directly adjacent to Maple Street. A 145-sf garden shed / chicken coop is to the west of the house near the south property line.

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The residence was constructed in about 1890 and is considered a Historic Contributing Resource due to its "presence of original features and retention of the historic characteristics". Presently, the structure has little

presence of original features as the front porch has been closed in, the windows are a mixture of vinyl and aluminum with one wood window in the second story of the early 1900's addition, the siding is a poorly installed, rotting fiberboard and the roofing is a red, three-tab asphalt shingle. The original footprint is the portion of the structure that runs parallel to Maple Street with the gable facing Rock Street. Sometime prior to 1907, a 1 ½ story addition with a saltbox style roofline was added. The rear addition on the salt box portion of the L was added in the 1920s. It is unclear when the front porch was added because it does not appear until after 1950s. A major "renovation" was undertaken in the 1960s and it is possible the porch was added at that time.

The structure was purchased by the current owners, who also own the adjacent property at 561 Rock Street in December 2015. The structure was previously owned by SunTrust Bank which began foreclosure proceedings on the property in 2013 and finalized the foreclosure in August 2015.

The structure has been vacant since at least early 2013 (winterization stickers from 2013 and 2014 intact). In December 2015, utilities were disconnected from the property.

The property owners purchased the property somewhat out of necessity due to the condition of the house which was having a negative impact on the neighborhood and on their property values. After multiple attempts to sell the property that no-one else wanted, the property owners purchased.

Upon further investigation into all the improvements that were necessary to bring the house up to a habitable condition, remodeling has been found to be quite costly when considering the numerous issues found in the residence and the poor condition of the structure. The condition of the structure for the two years leading up to purchase by the property owners, while in foreclosure, prompted complaints to City of Ashland Code Compliance.

Though there are problems with the structure, the intention is to preserve the residence by removing the fiberboard siding, the roof structure will require removal (the roofing contractor's feet went through the roof when tarping the structure), opening the floors and walls and removal of the fire place chimneys in order to get a better idea of the structural conditions of the building.

There are circumstances where the financial implications of a restoration of a structure and the potential for extremely costly construction setbacks can never be re-cooped due to the physical location of the property. In this case, the lot near the intersection of Maple and North Main Street frequently has traffic backed up past the property frontage. Maple Street has a high volume of traffic due to the presence of Asante Ashland Community Hospital (ACH), numerous medical facilities including Linda Vista which has less parking spaces than it has employees. The adjacent medical facilities generate a significant volume of traffic and neighborhood impacts from employee and patient traffic. The apartment complex also has less parking than would be required today and numerous impacts are felt from the sheer number of tenants and the temperament of tenants due to the lack of quality found in the complex. No historic contributing structures are immediately adjacent to the property; this is due to previous remodels and the ages of the adjacent structures, and the development pattern on the block where the property is located is not historic in nature. These issues all affect the ultimate value of the property when compared to properties on the next block over to the south that is slightly more insulated from the traffic impacts of Maple Street and the medical facility traffic.

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The property is the corner stone of the district yet the existing structure requires an immense amount of work to rehabilitate and restore. Every effort is going to be made to retain the residence as part of the proposed site design review.

In the event that the structure requires demolition, the elevations and findings on page 11 will address historic compatibility and site review standards for multi-family development for the replacement structure (Option #2).

The findings on the following pages address the site design review as they apply to the construction of just the new unit on the south west half of the property, the construction of a new, detached garage with bonus room above and the preservation of the historic contributing structure (Option #1).

CRITERIA from the Ashland Land Use Ordinance

OPTION 1:

Site Development Design Standards Approval Criteria:
Ashland Municipal Code 18.5.2.050

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

The subject property is zoned R-2, Low Density Multiple Family Residential. The parcel is 8,800 square feet and complies minimum lot area and minimum lot dimensions in the zone.

The proposed 990 square foot, single story second unit will be located to the west of the existing residence. The structure complies with the required setback to the north side (6' on south side and 28' 5 ¼" (Maple Street). The rear setback is proposed at 10' 6" from the west property line. The proposed structure is located more than 12-feet from the existing structure.

The proposed second unit will utilize smooth finish concrete board horizontal siding. In the gable ends a board and batten style or shingle is proposed. The structure is proposed to have a lower pitch roof than the historic home with 6:12 pitch proposed. Historically compatible paint has been selected for the structure with a green body, avocado gables and cream trim (see attachment on page 19)

There are varying roof forms and heights to break up the "front" of the structure into smaller roof forms. A front porch facing Maple Street has been proposed. The proposed windows are single hung vinyl with divided light uppers. The proposed finishes, including the windows and doors are consistent with the development pattern in the vicinity. Four-inch window trim is proposed.

A 361-square foot garage is proposed to be accessed via the existing Rock Street curb cut. The structure is proposed to have a bonus room above. The garage is setback from Rock Street 20-feet which is recessed behind the façade of the historic residence. A shed roof dormer is proposed on the east and west sides of the structure. The proposed roof pitch of the garage will match the pitch of the existing historic structure at 8:12. A 'cottage style' metal garage door has been proposed. The windows in the dormer will be consistent with the windows on the existing residence and the proposed second unit.

The solar setback standards are met with the development because Maple Street is the northern property line for the purposes of determining the solar setback. Maple Street has a 40-foot wide right-of-way.

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Density: *The proposed density complies with the allowed density standards found in AMC 18.2.5.080.*
Allowed Density 18.2.5.080: *8,800 square feet = lots greater than 7,000 square feet are allowed two units*
Proposed Density: *two units*

Lot Coverage: *The proposed new impervious area including new building footprint, patios, pathways, driveways, parking areas in addition to the existing footprint of the residence is 3,544 square feet. The maximum coverage is the zone is 65 percent, (5,720 sf) the proposed lot coverage of 40 percent, is less than the maximum of 65 percent in the zone.*

Parking: *Four parking spaces are required for the development of the property. A two-vehicle garage accessed from Maple Street is proposed. Two surface parking spaces are proposed to the east of the proposed second unit. These spaces are setback back beyond the façade of the proposed structure, more than 22-feet from the public right-of-way with a small hammer head to allow for vehicle turn around on the site to provide safe access to Maple Street. The parking pad is closer than eight feet to the existing residence. Exception findings are provided below.*

Four bicycle parking spaces are required. A bicycle parking structure for two spaces is proposed to the east of the surface parking spaces. Adjacent to the bike parking structure is a trash and recycle area that will be screened from view from the public right-of-way. Bike parking will also be accommodated for within the proposed garage for the primary residence.

Energy Usage: *The new unit will be constructed to the most current standards of the State of Oregon Building Standards for residential construction. The unit will be high performance, using the best practices and innovative construction technologies to gain efficiencies in design, energy systems, and materials for increased energy efficiency, superior indoor air quality, lower water usage and responsible use of natural resources. The restoration of the historic home will include measures to increase the energy efficiencies of the structure. The windows consist of a mixture of wood double hung in the upper story and a variety of vinyl and metal windows on the ground floor. New vinyl single hung windows will be installed in the structure.*

Maximum Permitted Floor Area (MPFA): *The allowed MPFA on the property is 2,710.4 square feet. With the proposal to retain the existing structure which has 1,720 square feet of heated habitable space and the addition of the 990-square foot second unit, the MPFA in the zone has been complied with. The proposed garage, detached by six-feet does not count towards the MPFA calculation.*

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

The property is in the Skidmore Academy Historic District. The proposed restoration and renovation of the existing historic contributing home complies with the standards and the new unit and detached garage also can be found to comply with the standards. Findings addressing the Historic District Development Standards are found on the following pages.

C. Site Development and Design Standards.

The proposed site development complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

The proposed parking for the historic structure is within a recessed garage accessed from Rock Street, and for the second unit, on a surface pad that is to the east of the proposed structure. The layout and design does not provide for vulnerable areas that are not visible from the units and open space. The trash / recycle area is directly adjacent

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to the units and will be screened in accordance with the screening standards. The cans will not be visible from the public right-of-way.

Each unit will have shrouded exterior lights that provides down-lighting and security for the units but will not directly illuminate adjacent properties. Fences that comply with the fence ordinance are shown along the property lines, a fence permit will be obtained prior to construction of the fence. No plant materials are proposed that prevent surveillance of the open space or the semi-private patios and balconies.

More than eight percent of the site is available as open spaces for the use of the residents. There is 704 square feet of open space required. There is a 68-square foot front porch on the proposed unit and a 300-square foot private yard area. More than 380 square feet of private yard area is proposed to the rear of the proposed garage. This 748 square feet accounts for the required open space.

Building Orientation.
Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.

The primary residence at 563 Rock Street will retain its primary orientation towards Rock Street, this orientation will not be affected by the construction of Unit #2. Proposed Unit #2 is oriented towards Maple Street. A covered front porch to provide an enhanced sense of entry has been provided. The structure is more than 20-feet from the street yet with have a clear primary entrance.

A walk way is proposed to connect the existing residence to Rock Street.

Limitation on Parking between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.

No parking is proposed between the buildings and the street. The garage is recessed behind the street facing façade on Rock Street and the surface parking pad is to the side of Unit#2 and is behind the front façade (Maple Street).

Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

The existing front building is setback from the front property line the approximately 12-feet. This setback is not proposed to be altered.

Garages. Alleys and Shared Drives. Where a lot abuts a rear or side alley, or a shared driveway, including flag drives, the garage or carport opening(s) for that dwelling shall orient to the alley or shared drive, as applicable, and not a street.

Vehicular access to the site is via the existing driveway curb cuts accesed from the public streets. There are no shared, driveways or alleys.

Setback for Garage Opening Facing Street. The minimum setback for a garage (or carport) opening facing a street is 20 feet. This provision does not apply to alleys.

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The garage is setback from Rock Street by 20-feet.

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

The building materials are compatible with the surrounding area. The materials are typical building materials such as smooth finish, hardi-plank siding with board and batten or wood shingle elements in the eaves. Vinyl windows and composite shingles. The paint colors are historically compatible and will not be bright primary or neon colors.

Historic District Compliance:

The roof pitch of the proposed garage is similar to the historic roof pitch of 563 Rock Street. The addition of the shed dormers modifies the features enough so that the historic architectural styles and associated features will not be replicated in the new building. There is only one wood window in the structure, it is unknown if there is a historic photograph that documents the original architectural features. Where they are able to be documented, they will be restored as much as possible. Replacement finishes on exterior walls of historic buildings shall match the original finish where it is able to be documented. There is siding under the fiberboard that appears original.
No imitative materials including but not limited to asphalt siding, wood textured aluminum siding, and artificial stone are proposed. There is only one wood window in the structure, the windows in the ground floor are historically inappropriate side by side vinyl sliders. The new windows will be vinyl but will be a single hung with a divided light upper. If the roof requires reconstruction, the pitch and form of the original roof will be retained. Asphalt or composition shingle roofs in a grey color will be installed.
The proposed detached garage and the second unit, will be compatible with the associated historic building.

1. Transitional Areas. The property is at the edge of the Skidmore Academy Historic District and near high intensity medical facilities. The structures are designed to reflect the residential development on the south side of Maple.
2. Height.
The proposed buildings are both lower in height than the historic contributing structure and are proposed within range of historic building heights on and across the street.
3. Scale.
The proposed height, width, and massing of new buildings conform to historic buildings in the immediate vicinity.
4. Massing.
The proposed second unit and the detached garage both have small varied masses through the incorporation of various gables, dormers and varied roof pitch heights.
5. Setback.
The proposed second unit faces the side yard setback and is recessed behind the existing structures side yard setback. The proposed garage is setback behind the façade of the existing historic structure.
6. Roof.
The proposed roof shape, pitches, and materials are consistent with historic buildings in the immediate vicinity.
7. Rhythm of Openings.
The windows and door openings proposed in the new unit and the detached garage maintain a compatible width to height ratio.
8. Base or Platforms.
A clearly defined base, with an exposed foundation is proposed for the new second unit.
9. Form.
The proposed second units' form is consistent with that of adjacent buildings. The proposed pitch is similar to the roof pitch on the adjacent properties and is compatible to the primary pitch but does not replicate it. The form of

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the detached garage is compatible with the historic structure on the subject property and with the shed dormer, references the adjacent structure to the south.
10. Entrances.
The proposed second unit will have a well-defined primary entrance with a covered porch that has a separate gable end from the primary roof line.
11. Imitation of Historic Features.
The restoration of the historic structure will be an accurate restoration of original architectural features on the historic building.
12. Additions.
No additions are proposed.
13. Garage Placement.
The proposed detached garage is placed behind the primary historic building façade.

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 addition to the three existing trees that are along the street frontages, three new street trees are proposed. The street trees will be 1.5 inch caliper, eight feet tall and planted in accordance with AMC 18.4.4.030.

Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

Area for a trash and recycle container is proposed. The trash can area will be screened to prevent view of the cans from the public street.

18.4.4.030 Landscaping and Screening
The landscape plan reflects the footprint of the proposed replacement residence. The landscaping between the residence and Rock Street will be installed utilizing the same materials as provided on the proposed landscape plan.

The final landscaping plan and the irrigation plan that will be submitted with the building permits complies with the Irrigation and Water Conserving Landscaping requirements of the City of Ashland. The conceptual landscaping plan submitted with the application has been designed so that plant coverage of 90 percent within five years of planting is met. Two-inches of mulch will be provided in all non-turf areas after planting. Turf areas are limited in order to comply with the Water Conserving Landscaping requirements. The proposed landscaping has been designed for crime prevention and defensible space to allow for natural surveillance. While providing screening of the residences from the busy streets.

All landscaping shall be maintained in good condition and replaced by the property owner.

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.

Adequate city facilities exist to service the new and existing units.

There is an 8-inch water main in Maple Street, and a 4-inch water main in Rock Street. There is a 6-inch sanitary sewer main in Maple Street and a 6-inch sanitary sewer main in Rock Street. The property is served by a 15-inch storm sewer main in Maple Street and a 12-inch storm sewer main in Rock Street. Electric service to the property is from an overhead power pole on north side of Maple Street. A two-pack meter base is proposed in the location

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of the existing service that will serve both structures. In discussion with the representatives of the various City of Ashland utility departments, the utilities on and in proximity to the property are adequate for the new 990-square foot structure.

Maple Street is classified as an Avenue. It is paved with curb, gutter along the frontage of the property which provides paved access to the development. Rock Street is a Neighborhood Collector it is paved with curb, gutter along the frontage of the property. A five-foot public pedestrian access easement is proposed along Maple Street to allow for a future installation of sidewalks until a later date when the properties to the east and west develop sidewalks. The are no sidewalks on the south side of Rock Street for the entire block between Maple and Wimer.

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.

An exception to the required eight-foot buffer zone is requested from the parking pad for the new unit to the rear of the historic contributing residence. The structures location is fixed and the parking area is slightly elevated above the residence. In order to meet all of the spacing standards, either the parking pad is reduced by one-foot to create a compact space or an exception to reduce the buffer by merely inches is requested. There is not demonstrable difficulty in achieving compliance as the parking pad could be reduced in width but the site layout and design is being proposed in manner that provides for additional density on the property, provides off-street parking, complies with all other standards and the few inches of reduction are de minimis and will not have a negative impact on the property or on adjacent properties.

Tree Preservation, Protection, and Removal

18.4.5.030 Tree Protection: *A tree protection and preservation plan has been provided with the application. The trees along the north property line adjacent to the street will be protected by a six-foot tall, chain link fence installed at grade, at the dripline of the trees to be inspected by the City of Ashland and to remain in place throughout the duration of the project.*

18.5.7 Tree Removal:

B. Tree Removal Permit.

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.

There are 16 trees on or adjacent to the subject property. Of these, seven trees on the property are proposed for removal. The trees to be removed include a 14-inch DBH Almond, 11-inch DBH Apple (keeping without tree fencing due to proximity to construction but intend to not remove unless necessary), 8-inch DBH, elm, almond and peach trees, also included is the removal of a 7-inch DBH Acacia tree, a 4-inch multi-stem Almond, three small poplar trees and a dead Birch tree.

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.

The removal of the trees will not have impacts on erosion, soil stability, flow of surface waters, and protection of adjacent trees or existing windbreaks. Most of the trees proposed for removal are remnant orchard trees and uncared for landscape trees, none of the trees are significant in size or stature. None of the trees are part of a windbreak and there are no surface waters on the site.

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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.

There are many deciduous and confer trees within 200-feet of the property. The removal of the seven tree will not have a negative impact on the densities, sizes, canopies or species diversity. Fruit trees are typically not a desirable tree and require substantial irrigation to produce fruit.

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.

The proposal complies with residential densities. There are two units proposed for the property which complies with the density standards.

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.

A mitigation plan to replace five of the seven tree will be mitigated for on-site. The mitigation trees will be planted and maintained per the requirements.

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OPTION #2:

The findings below apply in the event that the structure requires removal due to the structural condition of the building.

The proposed replacement structure is a 1350 square foot, 1 ½ story residence. An attached 350 square foot garage is proposed. The garage is recessed behind the front façade of the residence. The garage will be accessed via the existing driveway curb cut from Rock Street.

Site Development Design Standards Approval Criteria:
Ashland Municipal Code 18.5.2.050

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

The subject property is zoned R-2, Low Density Multiple Family Residential. The parcel is 8,800 square feet and complies minimum lot area and minimum lot dimensions in the zone.

The proposed 1350 square foot 1 ½ square foot primary residence is oriented towards Maple Street and complies with the minimum front yard setback with a 15-foot, 2-inch setback. The side yard abutting Maple Street is proposed at 15-feet, greater than the 10-foot required. The south side yard setback exceeds the required six-foot setback. To the rear of the proposed structure is a 990-square foot, single story, detached second unit. The structure complies with the required setback to the north side (6' on south side and 28' 5 ¼" (Maple Street). The rear setback is proposed at 10' 6" from the west property line. The proposed structure is located more than 12-feet from the existing structure.

The proposed units will utilize smooth finish concrete board horizontal siding. In the gable ends a board and batten style or shingle is proposed. The proposed roof pitch of the primary residence is 8:12, the second unit to the rear of this structure is proposed to have a lower pitch roof with a 6:12 pitch proposed. Historically compatible paint has been selected for the structure with a green body, avocado gables and cream trim (see attachment pg. 19)

There are varying roof forms and heights to break up the front facade of the structure into smaller roof forms. A recessed front porch facing Rock Street is proposed. The garage ridge is lower than the ridge of the residence. There are varying roof forms and heights to break up the front facade of the second unit into smaller roof forms on. A front porch facing Maple Street has been proposed. The proposed windows are single hung vinyl with divided light uppers. The proposed finishes, including the windows and doors are consistent with the development pattern in the vicinity. Four-inch window trim is proposed. Four-inch corner boards will be installed on the structures.

A 'cottage style' metal garage door has been proposed. The windows in the dormer will be consistent with the windows on the existing residence and the proposed second unit.

The solar setback standards are met with the development because Maple Street is the northern property line for the purposes of determining the solar setback. Maple Street has a 40-foot wide right-of-way.

***Density:** The proposed density complies with the allowed density standards found in AMC 18.2.5.080.*
***Allowed Density 18.2.5.080:** 8,800 square feet = lots greater than 7,000 square feet are allowed two units*
***Proposed Density:** two units*

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Lot Coverage: *The proposed new impervious area including building footprint, patios, pathways, driveways, parking areas in addition to the existing footprint of the residence is 3690 square feet. The maximum coverage is the zone is 65 percent, (5,720 sf) the proposed lot coverage of 42 percent, is less than the maximum of 65 percent in the zone.*

Parking: *Four parking spaces are required for the development of the property. A two-vehicle garage accessed from Maple Street is proposed. Two surface parking spaces are proposed to the east of the proposed second unit. These spaces are setback back beyond the façade of the proposed structure, more than 22-feet from the public right-of-way with a small hammer head to allow for vehicle turn around on the site to provide safe access to Maple Street. The parking pad is closer than eight feet to the existing residence. Exception findings are provided below.*

Four bicycle parking spaces are required. A bicycle parking structure for two spaces is proposed to the east of the surface parking spaces. Adjacent to the bike parking structure is a trash and recycle area that will be screened from view from the public right-of-way. Bike parking will also be accommodated for within the proposed garage for the primary residence.

Energy Usage: *The new units will be constructed to the most current standards of the State of Oregon Building Standards for residential construction. The unit will be high performance, using the best practices and innovative construction technologies to gain efficiencies in design, energy systems, and materials for increased energy efficiency, superior indoor air quality, lower water usage and responsible use of natural resources.*

Maximum Permitted Floor Area (MPFA): *The allowed MPFA on the property is 2,710.4 square feet. The proposed new primary residence is 1700 square feet, with the 990-square foot second unit, the MPFA in the zone has been complied with. (2690 < 2710.4).*

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

The property is in the Skidmore Academy Historic District. The proposed residential dwelling units complies with the standards. Findings addressing the Historic District Development Standards are found on the following pages.

C. Site Development and Design Standards.

The proposed site development complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

The proposed parking for the new residence is within a recessed garage accessed from Rock Street, and for the second unit, on a surface pad that is to the east of the proposed structure. The layout and design does not provide for vulnerable areas that are not visible from the units and open space. The trash / recycle area is directly adjacent to the units and will be screened in accordance with the screening standards. The cans will not be visible from the public right-of-way.

Each unit will have shrouded exterior lights that provides down-lighting and security for the units but will not directly illuminate adjacent properties. Fences that comply with the fence ordinance are shown along the property lines, a fence permit will be obtained prior to construction of the fence. No plant materials are proposed that prevent surveillance of the open space or the semi-private patios and balconies.

More than eight percent of the site is available as open spaces for the use of the residents. There is 704 square feet of open space required. There is a 68-square foot front porch on the proposed unit and a 300-square foot private yard area. More than 380 square feet of private yard area is proposed to the rear of the proposed garage. This 748 square feet accounts for the required open space.

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Building Orientation.
Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.

The primary residence at 563 Rock Street will retain the historic orientation towards Rock Street. Proposed Unit #2 is oriented towards Maple Street. A covered front porch to provide an enhanced sense of entry has been provided. The structure is more than 20-feet from the street yet with have a clear primary entrance.

A walk way is proposed to connect the existing residence to Rock Street.

Limitation on Parking between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.

No parking is proposed between the buildings and the street. The garage is recessed behind the street facing façade on Rock Street and the surface parking pad is to the side of Unit#2 and is behind the front façade (Maple Street).

Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

The proposed front building is setback from the front property line the 15-feet.

Garages. Alleys and Shared Drives. Where a lot abuts a rear or side alley, or a shared driveway, including flag drives, the garage or carport opening(s) for that dwelling shall orient to the alley or shared drive, as applicable, and not a street.

Vehicular access to the site is via the existing driveway curb cuts accessed from the public streets. There are no shared, driveways or alleys.

Setback for Garage Opening Facing Street. The minimum setback for a garage (or carport) opening facing a street is 20 feet. This provision does not apply to alleys.

The garage is setback from Rock Street by 20-feet.

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

The building materials are compatible with the surrounding area. The materials are typical building materials such as smooth finish, hardi-plank siding with board and batten or wood shingle elements in the eaves. Vinyl windows and composite shingles. The paint colors are historically compatible and will not be bright primary or neon colors.

Historic District Compliance:
1. Transitional Areas. The property is at the edge of the Skidmore Academy Historic District and near high intensity medical facilities. The structures are designed to reflect the residential development on the south side of Maple.

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2. Height.
The proposed buildings are consistent in height as historic structures in the vicinity. Both structures are substantially lower in height than the allowed maximum in the zone.
3. Scale.
The proposed height, width, and massing of new buildings conforms to historic buildings in the immediate vicinity.
4. Massing.
The proposed residence and the second unit both have small varied masses through the incorporation of various gables, dormers and varied roof pitch heights.
5. Setback.
The proposed new residence is setback the minimum setback in the zone at 15-feet. The setback is consistent with the front setbacks of adjacent residential properties on Rock Street. The proposed second unit faces the side yard setback and is recessed behind the existing structures side yard setback.
6. Roof.
The proposed roof shape, pitches, and materials are consistent with historic buildings in the immediate vicinity.
7. Rhythm of Openings.
The windows and door openings proposed in the units maintain a compatible width to height ratio.
8. Base or Platforms.
A clearly defined base, with an exposed foundation is proposed for the new residence and the second unit.
9. Form.
The proposed units form is consistent with that of adjacent buildings. The proposed pitch is similar to the roof pitch on the adjacent properties and is consistent with the pitch of the roof on the previous residence. The proposed second unit will have a lower pitch to not mimic the pitch of the new primary residence and to be more like that found on accessory structures in the historic district on adjacent parcels.
10. Entrances.
Both structures have clearly defined entrances. The primary residence will have a recessed front entry, similar to the previous structures entry. The proposed second unit will have a well-defined primary entrance with a covered porch that has a separate gable end from the primary roof line.
11. Imitation of Historic Features.
The proposed structures will be an accurate representation of historically accurate architectural features found on the historic buildings in the vicinity. The neighborhood has a mixture of architectural styles including vernacular I-houses, craftsman, bungalow, ranch style, elements of Queen Anne and on the block the subject property is located a number of 1960s and 1970s construction.
12. Additions.
No additions are proposed.
13. Garage Placement.
The proposed detached garage is placed behind the primary structures façade.

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 addition to the three existing trees that are along the street frontages, three new street trees are proposed. The street trees will be 1.5 inch caliper, eight feet tall and planted in accordance with AMC 18.4.4.030.

Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

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Area for a trash and recycle container is proposed. The trash can area will be screened to prevent view of the cans from the public street.

18.4.4.030 Landscaping and Screening

The landscape plan reflects the footprint of the proposed replacement residence. The landscaping between the residence and Rock Street will be installed utilizing the same materials as provided on the proposed landscape plan.

The final landscaping plan and the irrigation plan that will be submitted with the building permits complies with the Irrigation and Water Conserving Landscaping requirements of the City of Ashland. The conceptual landscaping plan submitted with the application has been designed so that plant coverage of 90 percent within five years of planting is met. Two-inches of mulch will be provided in all non-turf areas after planting. Turf areas are limited in order to comply with the Water Conserving Landscaping requirements. The proposed landscaping has been designed for crime prevention and defensible space to allow for natural surveillance. While providing screening of the residences from the busy streets.

All landscaping shall be maintained in good condition and replaced by the property owner.

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.

Adequate city facilities exist to service the new and existing units.

There is an 8-inch water main in Maple Street, and a 4-inch water main in Rock Street. There is a 6-inch sanitary sewer main in Maple Street and a 6-inch sanitary sewer main in Rock Street. The property is served by a 15-inch storm sewer main in Maple Street and a 12-inch storm sewer main in Rock Street. Electric service to the property is from an overhead power pole on north side of Maple Street. A two-pack meter base is proposed in the location of the existing service that will serve both structures. In discussion with the representatives of the various City of Ashland utility departments, the utilities on and in proximity to the property are adequate for the new 990-square foot structure.

Maple Street is classified as an Avenue. It is paved with curb, gutter along the frontage of the property which provides paved access to the development. Rock Street is a Neighborhood Collector it is paved with curb, gutter along the frontage of the property. A five-foot public pedestrian access easement is proposed along Maple Street to allow for a future installation of sidewalks until a later date when the properties to the east and west develop sidewalks. The are no sidewalks on the south side of Rock Street for the entire block between Maple and Wimer.

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.

No Exceptions are proposed.

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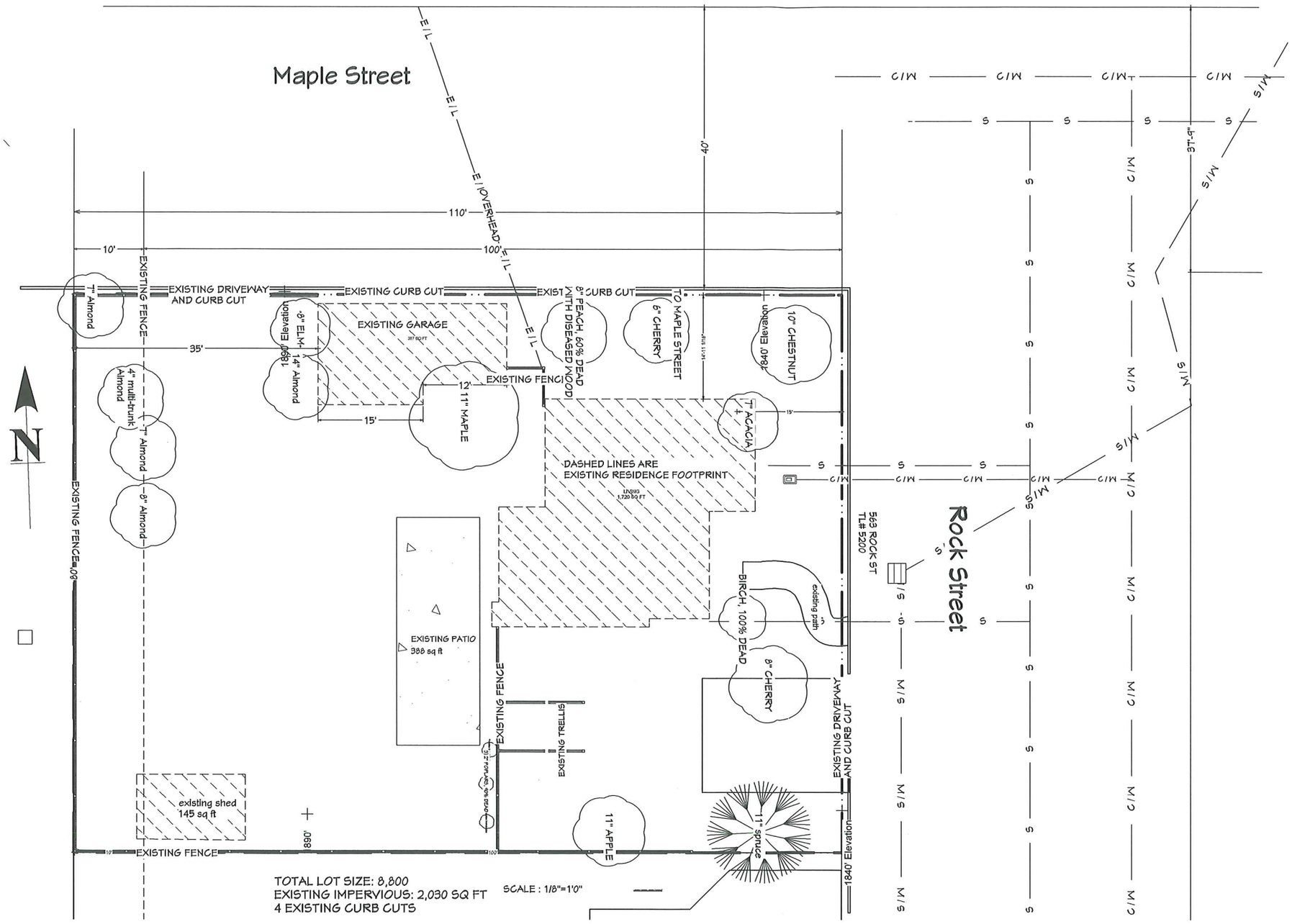
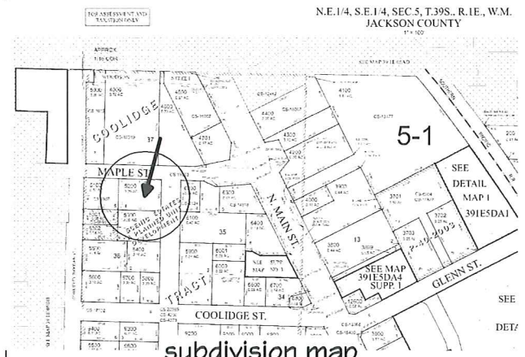


LOT SIZE; 8,800 sq ft
PROPOSED:
Recreation area: 750 sq ft
Percent recreation area: 8.52%
Building foot print: 2,481
Impervious paving and paths: 1,209
total Impervious: 3,690
Percent Impervious: 41.93%
EXISTING:
Existing Impervious 2,030 as a percent 23.07%
Difference Ex to Prop Impervious: +1,660 sq ft

HOME OWNER:	Michael and Maxine McNabe
PROJECT ADDRESS:	New plan for 2 residential Units 563 Rock St., Ashland OR 07520
LEGAL ADDRESS:	391E05DA 5200
FIRE DISTRICT:	Ashland
WATER DISTRICT:	Ashland
STORM WATER#:	Drain to Rock Street Culvert at curb in front of existing res
BLDG PERMIT#:	
BUILDING AREA:	RES #1;FLOOR 1&2: 1,360 SQ. FT. RES #2; FLOOR 1: 1,000 SQ. FT. FOUNDATION BOTH: 2,131 SQ. FT. GARAGE: 350 SQ. FT.
TOTAL BUILDING FOOTPRINT:	2,481 SQ. FT.
	PORCHES: 96 SQ. FT.
LIVABLE AREA:	2,360 SQ. FT.



subdivision map

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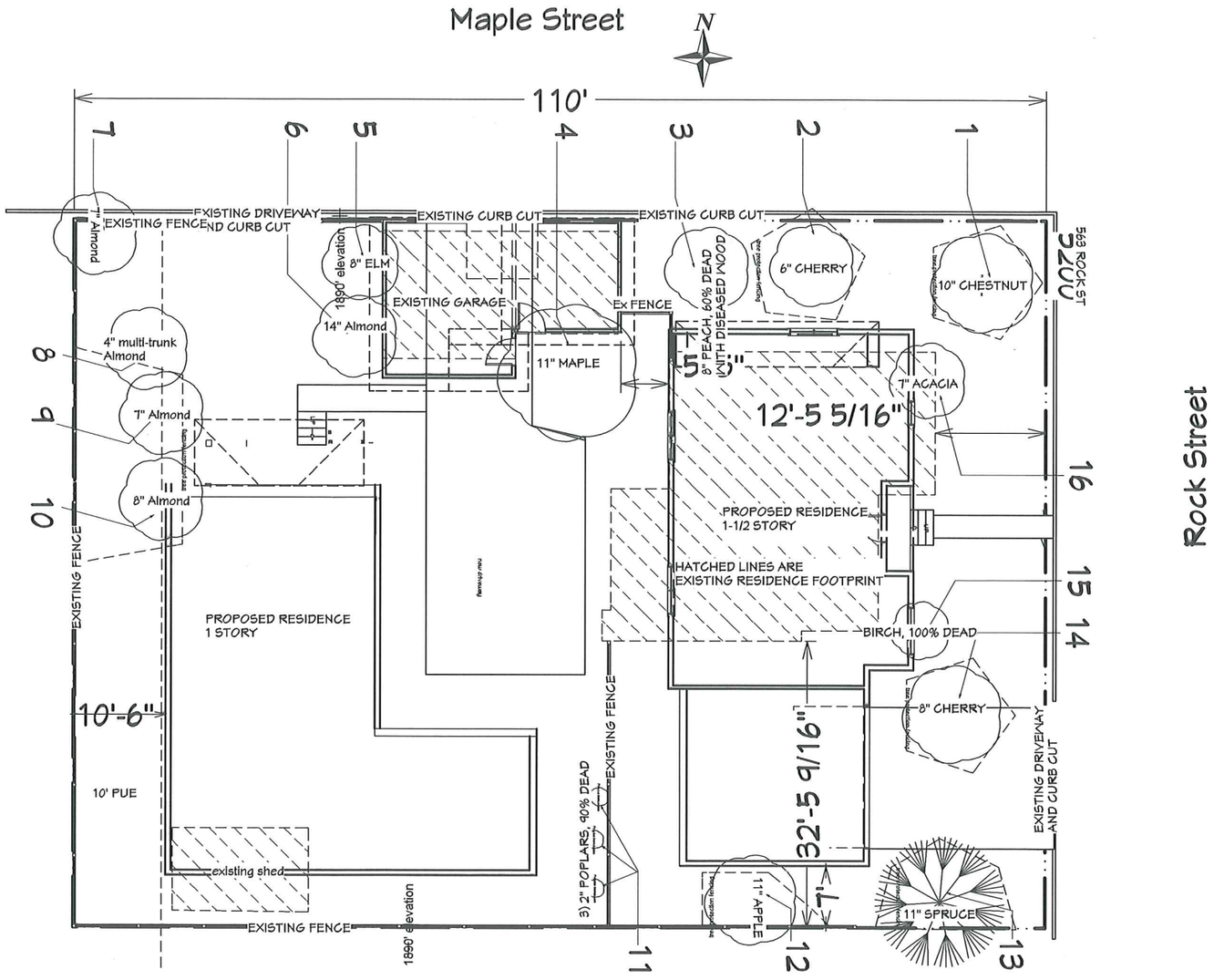


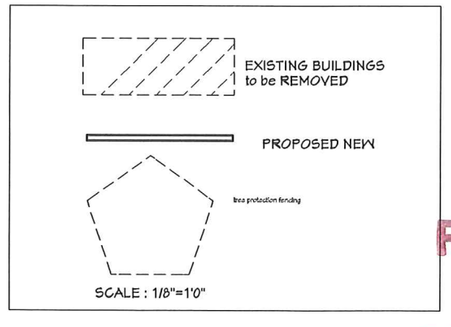
TREE INVENTORY AND PROTECTION PLAN

#	Species	DBH(")	Height(')	Drip Line(')	Condition	Notes
1	Prunus spinosa (chestnut)	10"	25	12	good	
2	Prunus avium (cherry)	6"	8	5	fair	
3	Prunus persica (peach)	8	8	7	poor	REMOVE, 50% diseased
4	Acer (maple)	11	35	15	good	
5	Ulmus pumila (elm)	8	15	10	fair	REMOVE, crowded and will be damaged by garage demo
6	Prunus dulcis (almond)	14	22	12	fair	REMOVE, overgrown and will be damaged in garage demo
7	Prunus dulcis (almond)	7	25	12	good	
8	Prunus dulcis (almond)	4 multitrunk	20	15	fair	REMOVE, overgrown, crowding other trees,needs pruning
9	Prunus dulcis (almond)	7	20	12	fair	needs pruning
10	Prunus dulcis (almond)	8	20	12	fair	REMOVE, needs pruning, crowding
11	Poplar 3 trees	multitrunk	25	8	poor	REMOVE, 90% dead
12	Prunus (apple)	11	15	18	fair	some dead branches needs pruning
13	Picea pungens(spruce)	11	40	20	good	
14	Prunus avium (cherry)	8	15	15	fair	possible issue with driveway area
15	Betula (birch)	7	12	5	dead	REMOVE, 100% dead
16	Acacia	7	8	4	fair	REMOVE, to close to foundation, replant a different landscape shrub away from house

4 DEAD TREES TO BE REMOVED
1 SEVERALLY DISEASED TO BE REMOVED
5 FAIR CONDITION TREES TO BE REMOVED, replace with approved street tree. Acer, Fraxinus, etc

TREE PROTECTION AND REMOVAL NOTES:

1. Fences must be erected to protect trees to be preserved as shown in diagram. Fencing shall be 6' tall temporary chainlink panels installed with metal connections to all panels in area. 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. Signs to be posted on fencing identifying protected tree zone.
2. Construction trailers and traffic and storage areas must remain outside fences areas at all times.
3. All proposed underground utilities and drain or irrigation lines shall be routed outside the tree protection zone if possible. If lines must cross the protected area they shall be tunneled or hand dug through the tree roots.
4. No material, equipment, soil or waste water may be deposited or placed within the tree protection zone, fenced area.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. The project General Contractor must monitor any grading, construction, demolition or other work that is expected to encounter tree roots, a tree professional must be consulted prior to excavation around roots.
7. Tree that are remaining should be mulched prior to start of excavation and watered bi-monthly during the months of no natural rainfall. Irrigation to provide deep water to roots at least 24" below grade.
8. Erosion control devices such as silt fencing, debris basins and water diversion structures shall be installed to prevent siltation or erosion within the tree protection zones.
9. Any roots that are exposed 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 a 4 hours of cuts being made.
10. No burn piles or debris piles shall be placed within the tree protection zone.
11. Do not raise the soil level within the drip lines to achieve positive drainage, except to match grades with sidewalk and curbs and in those areas, feather the added topsoil back to existing grade with approximately 3:1 slope.
12. All tree protection measures shall be instituted prior to any development activities and shall be removed only after completion of all construction activity.



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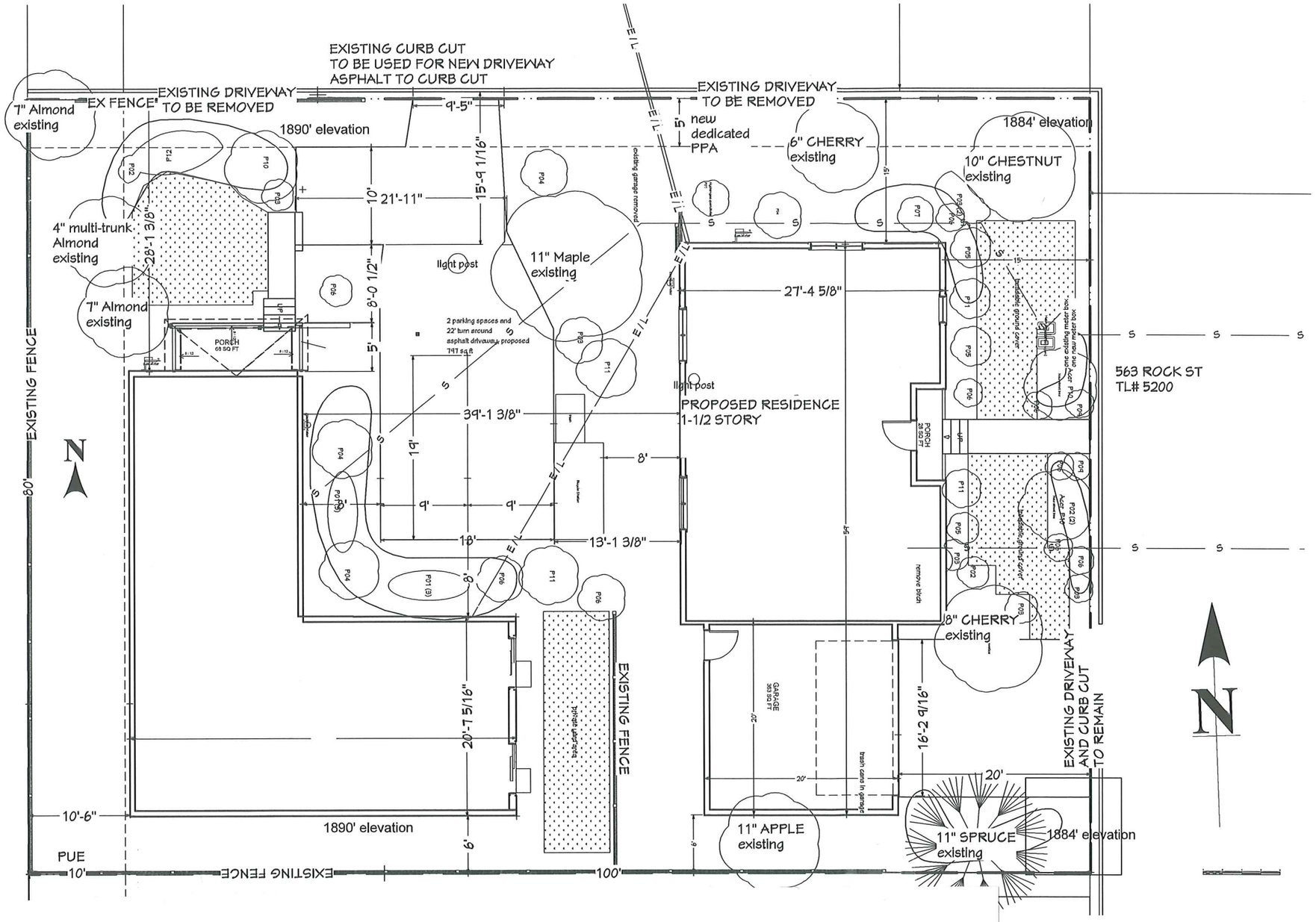

GRADING NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

IRRIGATION:
All irrigation to be drip system
spray or bubblers in ground cover areas

= treadable ground covers, like: mint, thyme recreation areas

= planting beds, mixed plants drought tolerant selections mulch between plantings

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE
P01	8	OREGON GRAPE	MAHONIA AQUIFOLIUM	1 GALLON
P02	4	ROCK ROSE	CISTUS VARIETY	1 GALLON
P03	8	COTONEASTER	COTONEASTER DAMMERI	1 GALLON
P04	3	PINK ABELIA ED GOUCHER	ABELIA E GOUCHER	1 GALLON
P05	3	JAPANESE BARBERRY	BERBERIS THUNBERGII	1 GALLON
P06	10	OVERDAM REED GRASS	CALLAMAGROSTIS OVERDAM	1 GALLON
P07	2	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	1 GALLON
P09	5	PORCUPINE GRASS	MISCANTHUS SINENSIS	1 GALLON
P10	4	TRIDENT MAPLE	ACER BUERGERANUM	1" CALIPER
P11	3	CRAPE MYRTLE	LAGERSTROEMIA PETITE VR	2 GALLON
P12	12	PILOSA BROOM	GENISTA PILOSA	1 GALLON
2" MULCH BETWEEN PLANTS				

Plant Schedule

Number	Qty	Common Names	Scientific Name	Starting Age
P01	8	oregon grape	Mahonia aquifolium	1 gallon
P02	4	Rock Rose	Cistus variety	1 gallon
P03	8	lowfast cotoneaster	Cotoneaster Dammeri	1 gallon
P04	3	Pink Abelia Ed Goucher	Abelia E goucher	1 gallon
P05	3	Japanese Barberry	Berberis thunbergii	1 gallon
P06	10	Overdam reed grass	Callamagrostis overdam	1 gallon
P07	2	Oakleaf Hydrangea	Hydrangea quercifolia	1 gallon
P09	5	Porcupine Grass	Miscanthus sinensis	1 gallon
P10	4	Trident maple	Acer buergeranum	1" calp
P11	3	Crape Myrtle	Lagerstroemia petite vr	2 gallon
P12	12	Pilosa broom	Genista pilosa	1 gallon

2" MULCH BETWEEN PLANTS

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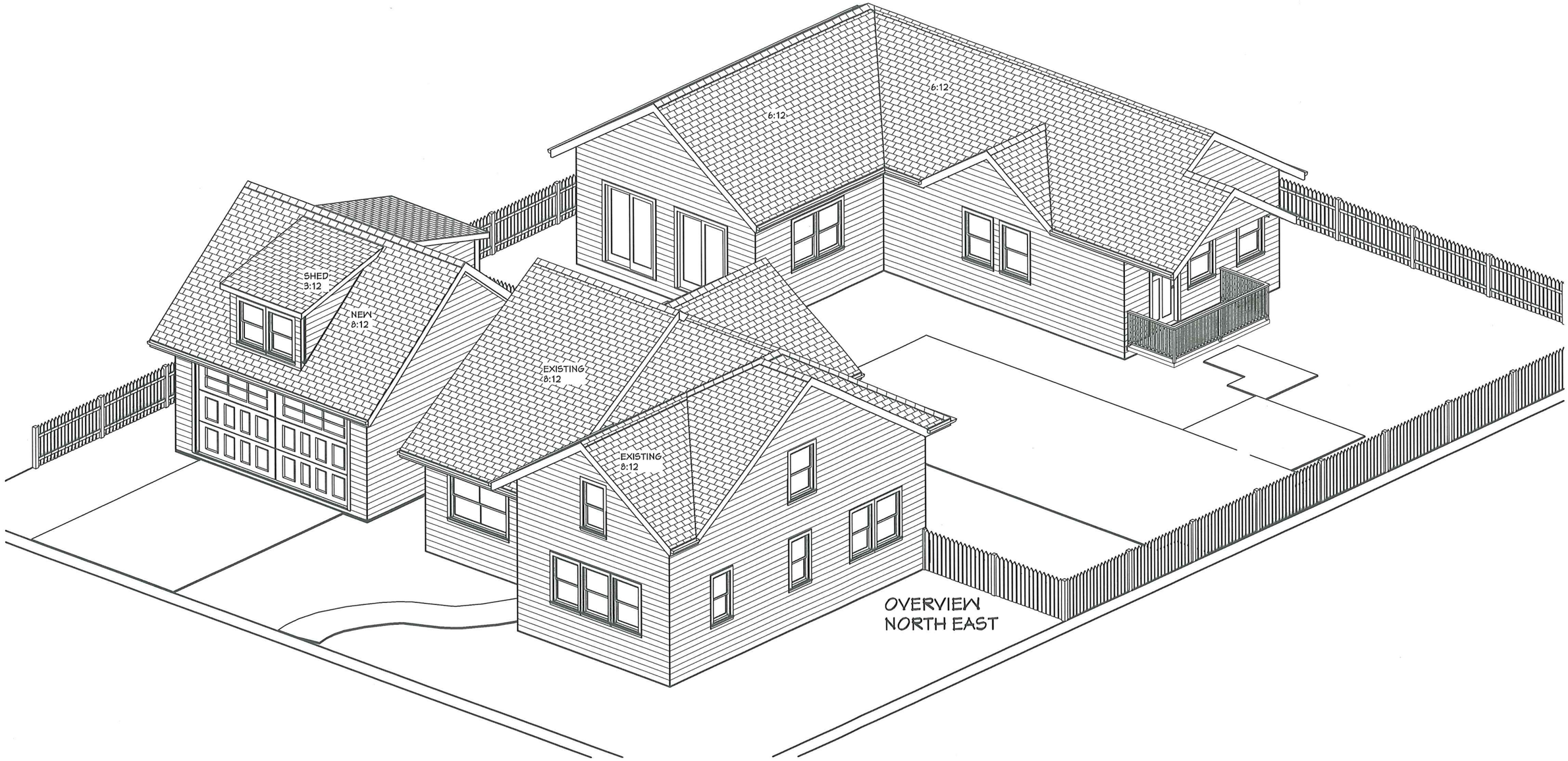

OVERVIEW
NORTH EAST

ROCK STREET VIEW
EAST ELEVATION

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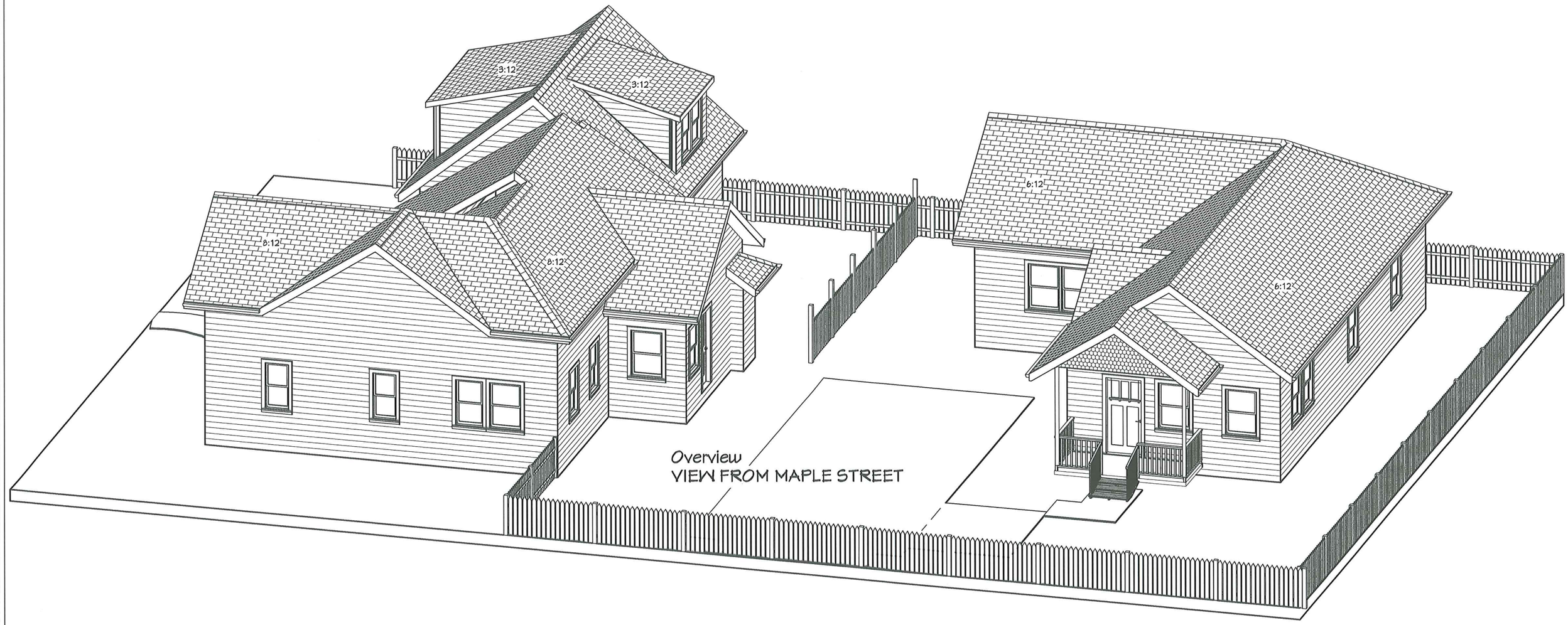

Overview
VIEW FROM MAPLE STREET

NORTH ELEVATION
MAPLE STREET VIEW

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EAST VIEW
ROCK STREET FRONTAGE

SIDING: CONCRETE LAP BOARD, SMOOTH FINISH
WINDOW TRIM: 4" WRAP ON 3 SIDES WITH SILL, SKIRT UNDER SILL
GABLE ENDS: BOARD AND BATTEN OR SHAKE LOOK HARDI-BOARD
WINDOWS: WHITE VINYL WITH OPTION OF DIVIDED LIGHTS IN UPPERS

NORTH VIEW
MAPLE FRONTAGE

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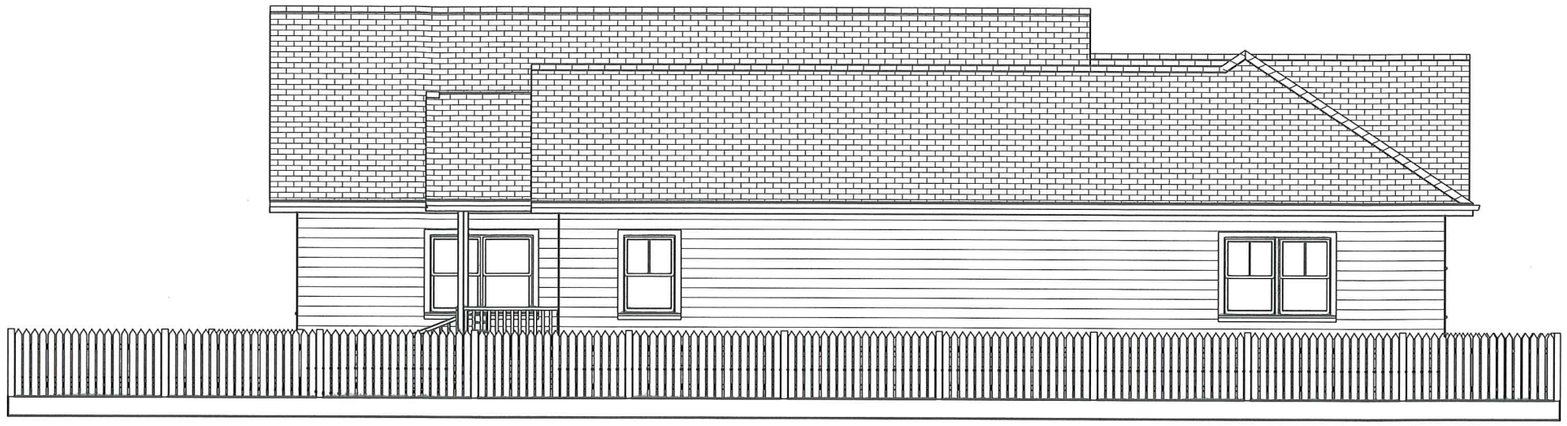
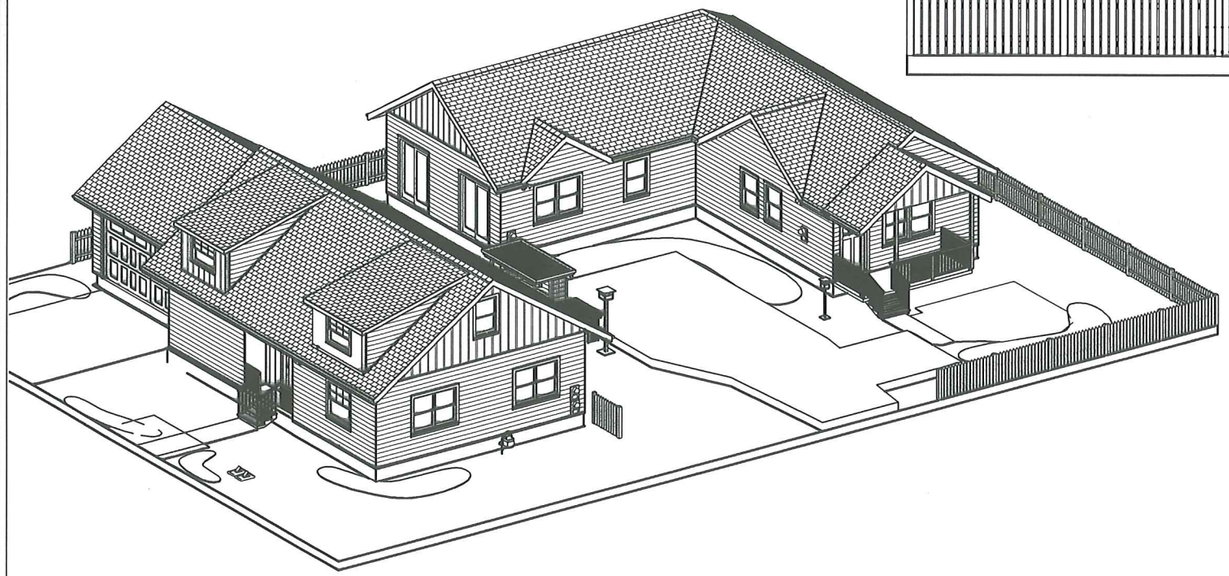
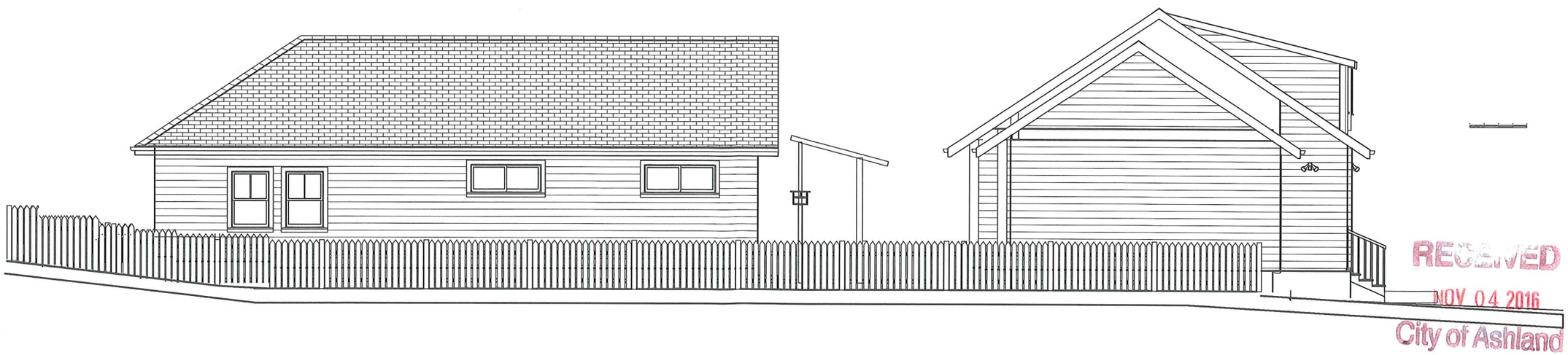


WEST ELEVATION





SOUTH ELEVATION

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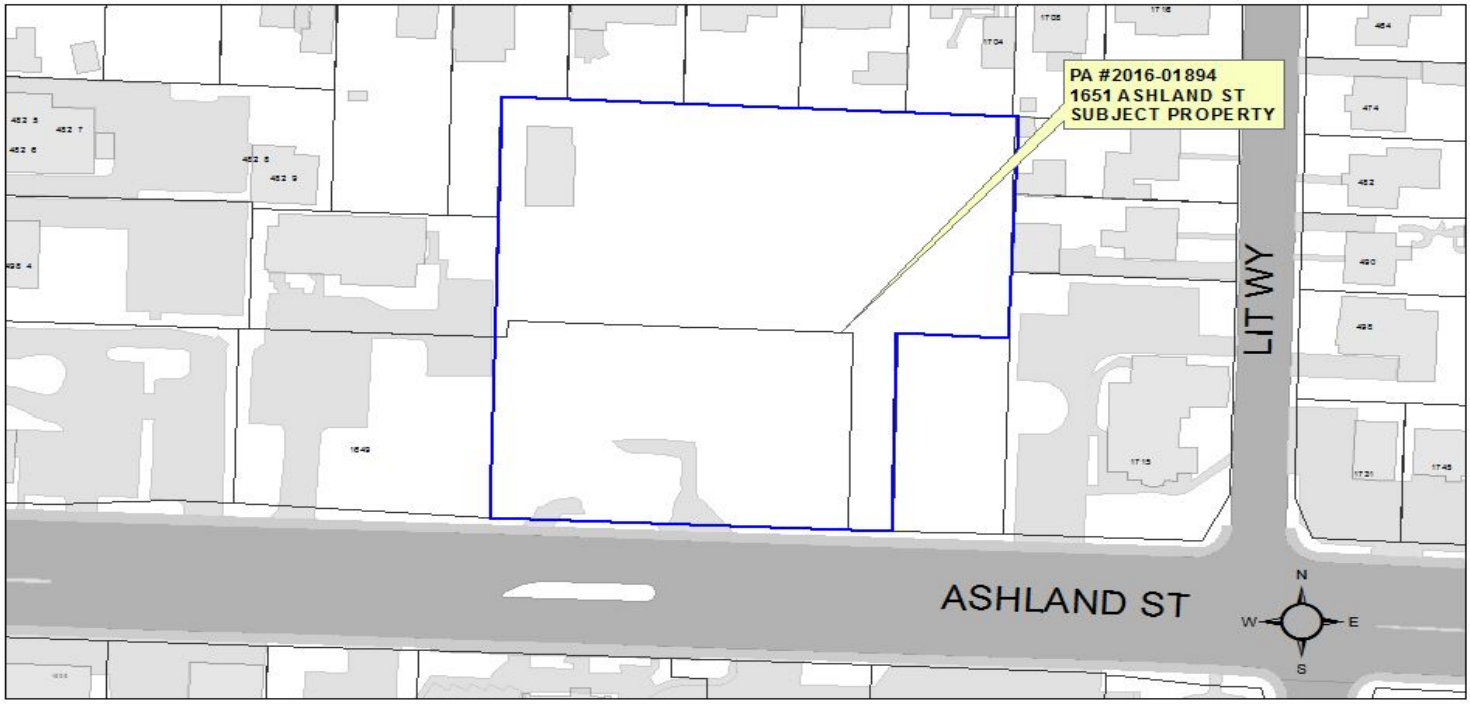
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: 2016-01894
SUBJECT PROPERTY: 1651 Ashland Street
OWNER/APPLICANT: Rogue Credit Union/Kistler, Small & White Architects, LLC
DESCRIPTION: A request for Site Design Review approval to construct a 4,508 square foot, single-story credit union building with drive-up window as part of the phased development of the properties located at 1651 Ashland Street. Also included are requests for a Property Line Adjustment and a Tree Removal Permit to remove eight of the site's 24 trees. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 10DC; **TAX LOT #:** 8700 & 9201.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 5, 2017 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *Tuesday* January 10, 2017 *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

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.

PROPERTY LINE ADJUSTMENTS
18.5.3.120.B

The Staff Advisor shall approve or deny a request for a property line adjustment in writing based on all of the following criteria.

1. Parcel Creation. No additional parcel or lot is created by the lot line adjustment.
2. Lot Standards. Except as allowed for nonconforming lots, pursuant to chapter 18.1.4, or as required by an overlay zone in part 18.3, all lots and parcels conform to the lot standards of the applicable zoning district, including lot area, dimensions, setbacks, and coverage, per part 18.2. If a lot does not conform to the lots standards of the applicable zoning district, it shall not be made less conforming by the property line adjustment. As applicable, all lots and parcels shall identify a buildable area free of building restrictions for physical constraints (i.e., flood plain, greater than 35 percent slope, water resource protection zones).
3. Access Standards. All lots and parcels conform to the standards in section 18.4.3.080 Vehicle Area Design. Lots and parcels that do not conform to the access standards shall not be made less conforming by the property line adjustment.

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.

Copywrite 2016 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.

10/4/2016 3:13:24 PM

PERSPECTIVE - SOUTHEAST 1

LIST OF DRAWINGS

ARCHITECTURAL:

A1 COVER SHEET
A2 SITE ANALYSIS MAP
A3 PROPOSED LOT LINE ADJUSTMENT
A4 PROPOSED SITE PLAN - LOTS 1 & 2
A5 PROPOSED SITE PLAN - LOT 2
A6 CONCEPTUAL SITE UTILITY PLAN
A7 PROPOSED FLOOR PLAN - LOT 2
A8 PROPOSED ROOF PLAN - LOT 2
A9 EXTERIOR ELEVATIONS
A10 EXTERIOR ELEVATIONS

CIVIL:

C1 CONCEPTUAL GRADING & EROSION CONTROL PLAN

LANDSCAPE:

L1 SITE REVIEW LANDSCAPE PLAN
L2 TREE PROTECTION PLAN

SURVEY:

AS-BUILT SITE SURVEY

kistler + small + white architects

66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT

SITE REVIEW SUBMITTAL
9-30-16

ROGUE CREDIT UNION
ASHLAND BRANCH

ROGUE CREDIT UNION
1651 ASHLAND STREET ASHLAND, OREGON

REVISIONS

COVER SHEET

PROJECT NO.: 15-036
ISSUE DATE: 9/30/16
SHEET:

A1

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

September 27, 2016

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

Re: **Tree Removal Permit Request**
Rogue Credit Union

Dear Tree Commission Members,

Efforts were made in the planning process of the Rogue Credit Union project to accommodate existing trees. Seventeen of the twenty-four existing trees will be retained, with seven removed to accommodate project development. For many years the project site operated as a trailer park. With the central portion of the site primarily without tree cover, with most trees oriented along the perimeter of the site; this configuration allowed retention of the majority of the existing trees, and will benefit the project and the surrounding area. All trees 6" dbh and larger are indicated on the Tree Protection & Removal Plan. Replacement trees will be provided as part of the standard development process in accordance with City of Ashland's Municipal Code. Removal of these trees will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks. Additionally, the removal of these trees will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. One or more trees will be planted in the new landscape as mitigation for each tree with a dbh 6" or larger that is removed.

Tree #1 25" Black Locust (3 stems). This multi-stem tree is on the west property line and within roughly five feet of the proposed driveway. Black Locust is an exceptionally tough non-native trees species that is likely to survive construction. This tree is part of a row of the same species, and will be retained.

Tree #2 25" Black Locust. At the north end of a row, this tree is also located very near the west property line and within roughly six feet of the proposed driveway. Located within a proposed landscape area, this tree will be retained.

Tree #3 28" Black Oak (3 stems). Located near the west property line and within a proposed landscape area, this tree will be retained.

Tree #4 9" Big Leaf Maple (2 stems). Located within a proposed landscape area, this tree will be retained.

Tree #5 20" Siberian Elm. Located within a proposed landscape area, this tree will be retained.

Tree #6 12" Siberian Elm. Located within a proposed landscape area, this tree will be retained.

Tree #7 12" Black Oak. Located within a proposed landscape area, this tree will be retained.

Tree #8 22" Maple. Located within a proposed landscape area, this tree will be retained.

Tree #9 12" Maple. Located within a proposed landscape area, this tree will be retained.

Tree #10 14” Maple. Located within a proposed landscape area, this tree will be retained.

Tree #11 9” Black Oak (2 stems). Located within a proposed landscape area, this tree will be retained.

Tree #12 18” Black Oak. Located within a proposed landscape area, this tree will be retained.

Tree #13 10” Almond. Located within a proposed landscape area, this tree will be retained.

Tree #14 10” Black Oak. Located within a proposed landscape area, this tree will be retained.

Tree #15 12” Black Oak (3 stems). Located within a proposed landscape area, this tree will be retained.

Tree #16 9” Almond (2 stems). Located within a proposed landscape area, this tree will be retained.

Tree #17 12” Black Oak (3 stems). Located within a proposed landscape area, this tree will be retained.

Tree #18 12” Cedar. Located within the development area, this tree needs to be removed to allow for construction.

Tree #19 14” Maple (2 stems). Although located within a proposed planter, paving, grading, and trenching activities will occur within dripline; the tree would not survive these impacts, and will be removed to allow for construction.

Tree #20 30” Cottonwood. Located within a proposed paved area, this tree needs to be removed to allow for construction.

Tree #21 24” Silver Maple. Located within the proposed building footprint, this tree needs to be removed to allow for construction.

Tree #22 10” Silver Maple. Located within a proposed paved area, this tree needs to be removed to allow for construction.

Tree #23 18” Siberian Elm. Located within a proposed paved area, this tree needs to be removed to allow for construction.

Tree #24 24” Siberian Elm. Located within a proposed paved area, this tree needs to be removed to allow for construction.

The Rogue Credit Union project will include many new trees selected for hardiness, beauty, and longevity, and coordinated with the City of Ashland’s landscape requirements.

Respectfully,

Alan Pardee
Covey Pardee Landscape Architects

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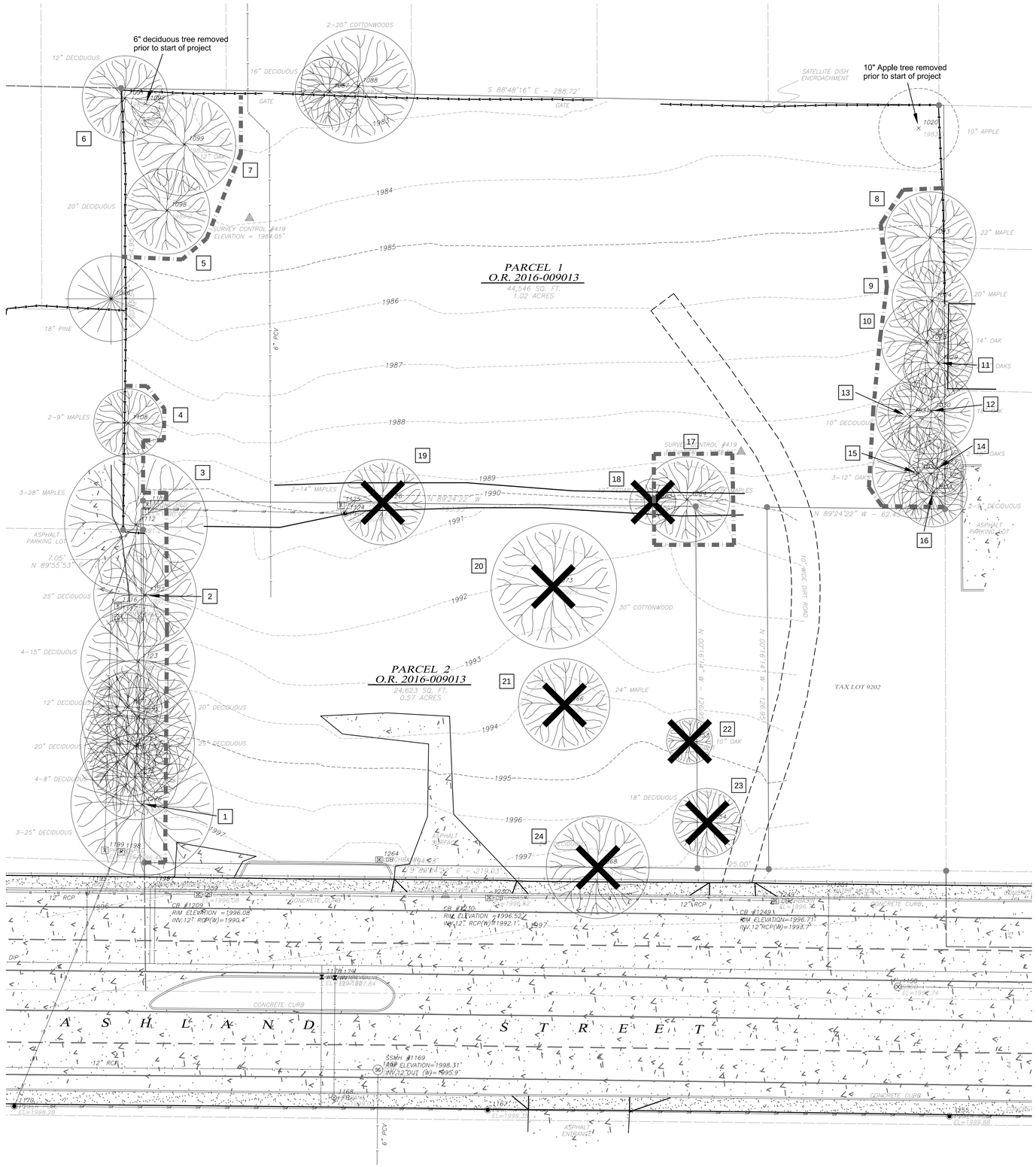

EXISTING TREES

1	BLACK LOCUST: 25" DBH (3 stem)
2	BLACK LOCUST: 25" DBH
3	BLACK OAK: 28" DBH (3 stem)
4	BIG LEAF MAPLE: 9" DBH (2 stem)
5	SIBERIAN ELM: 20" DBH
6	SIBERIAN ELM: 12" DBH
7	BLACK OAK: 12" DBH
8	BIG LEAF MAPLE: 22" DBH
9	BIG LEAF MAPLE: 20" DBH
10	BIG LEAF MAPLE: 14" DBH
11	BIG LEAF MAPLE: 9" DBH (2 stem)
12	BLACK OAK: 18" DBH
13	ALMOND: 10" DBH
14	BLACK OAK: 10" DBH
15	BLACK OAK: 12" DBH (3 stem)
16	ALMOND: 9" DBH
17	BLACK OAK: 12" DBH (3 stem)
18	CEDAR: 12" DBH
19	BIG LEAF MAPLE: 14" DBH (2 stem)
20	COTTONWOOD: 30" DBH
21	SILVER MAPLE: 24" DBH
22	SILVER MAPLE: 10" DBH
23	SIBERIAN ELM: 18" DBH
24	SIBERIAN ELM: 24" DBH

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

1 EXSTG. TREE NUMBER

TREE PROTECTION FENCING (See Notes C & D)

GENERAL NOTES

A. Topographic survey provided by Polaris Land Surveying, LLC.

B. The information contained on this Tree Protection & Removal Plan supercedes the labels on the topographic survey for existing tree species and sizes.

C. Contractor shall provide, install, and maintain tree protection fencing according to City of Ashland Municipal Code Chapter 18.61.200 B.

D. Final location of tree protection fencing shall be determined by Landscape Architect.

E. See Specifications Section 01 56 39 - Temporary Tree and Plant Protection for additional requirements.

NORTH

0 10' 20' 40'

CoveyPardee
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PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT

SITE REVIEW SUBMITTAL
9-30-16

REGISTERED
435
Alan D. Pardee
OREGON
10/31/97
LANDSCAPE ARCHITECT

ROGUE CREDIT UNION - ASHLAND
NEW BRANCH BANK

Ashland, Oregon

OWNER: Rogue Credit Union
PROJECT ADDRESS: 1651 Ashland Street

REVISIONS

TREE PROTECTION & REMOVAL PLAN

PROJECT: 1613
ISSUE DATE: 09-30-16
SHEET:

L2

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PLANT LIST

TREES

FRAXINUS P. 'PRAIRIE SPIRE'	PRAIRIE SPIRE GREEN ASH	1-3/4" CAL B&B
PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PARROTIA	1-3/4" CAL B&B
STYRAX JAPONICUS	JAPANESE SNOWBELL	1-3/4" CAL B&B
QUERCUS RUBRA	RED OAK	1-3/4" CAL B&B
PRUNUS S. 'MT FUJI'	MT FUJI FLOWERING PLUM	1-3/4" CAL B&B
ZELKOVA S. 'HALKA'	HALKA ZELKOVA	2-1/2" CAL B&B

SHRUBS

BERBERIS T 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	1 GAL @ 3' O.C.
BERBERIS x G. 'WILLIAM PENN'	WILLIAM PENN BARBERRY	5 GAL @ 5' O.C.
CEPHALOTAXUS 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	5 GAL @ 6' O.C.
CORNUS S. 'ISANTI'	ISANTI RED-TWIG DOGWOOD	2 GAL @ 6' O.C.
CORNUS S. 'KELSEYI'	KELSEY RED-TWIG DOGWOOD	2 GAL @ 4' O.C.
DAPHNE ODORA	WINTER DAPHNE	1 GAL @ 4' O.C.
EUONYMUS ALATA 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL @ 5' O.C.
FORSYTHIA 'ARNOLD DWARF'	ARNOLD DWARF FORSYTHIA	2 GAL @ 5' O.C.
MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL @ 5' O.C.
POTENTILLA F. 'GOLDFINGER'	GOLDFINGER SHRUB POTENTILLA	5 GAL @ 4' O.C.
RHODODENDRON x 'PURPLE GEM'	PURPLE GEM RHODODENDRON	5 GAL @ 8' O.C.
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL @ 5' O.C.
SPIRAEA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	2 GAL @ 4' O.C.
SALIX PURPUREA	ALASKA BLUE WILLOW	5 GAL @ 6' O.C.

GROUND COVERS & PERENNIALS

ARCTOSTAPHYLLOS UVA-URSI	KINNIKINNICK	1 GAL @ 3' O.C.
HYPERICUM CALYCINUM	AARON'S BEARD	1 GAL @ 3' O.C.
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL @ 3' O.C.
PENNISETUM A. 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL @ 30" O.C.
ROSA YELLOW CARPET ROSE	YELLOW CARPET ROSE	1 GAL @ 3' O.C.

TREATMENT SWALE & DETENTION TROUGH PLANTINGS

CAREX MORROWI 'AUREA-VARIEGATA	VARIEGATED JAPANESE SEDGE	1 GAL @ 30" O.C.
CORNUS S. 'KELSEYI'	KELSEY RED-TWIG DOGWOOD	5 GAL @ 5' O.C.
JUNCUS EFFUSUS	SOFT RUSH	1 GAL @ 30" O.C.
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL @ 3' O.C.
RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL @ 5' O.C.
SPIRAEA J. 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	2 GAL @ 4' O.C.

LEGEND

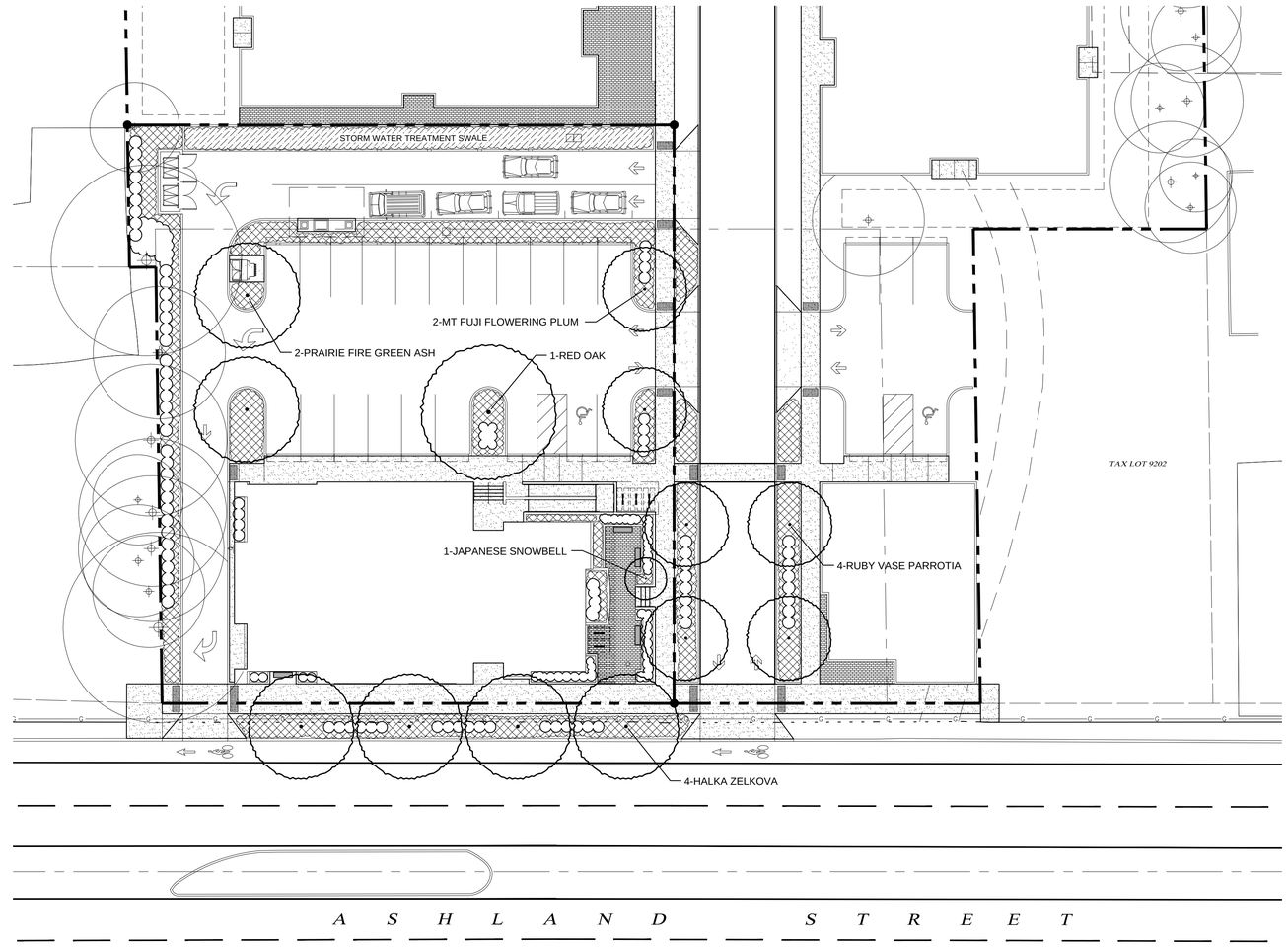
TREES

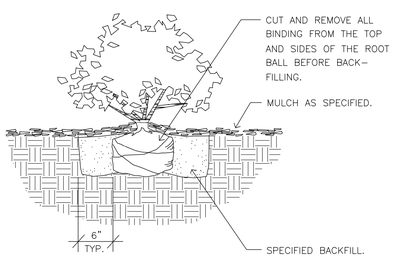
SHRUBS

GROUNDCOVERS & PERENNIALS

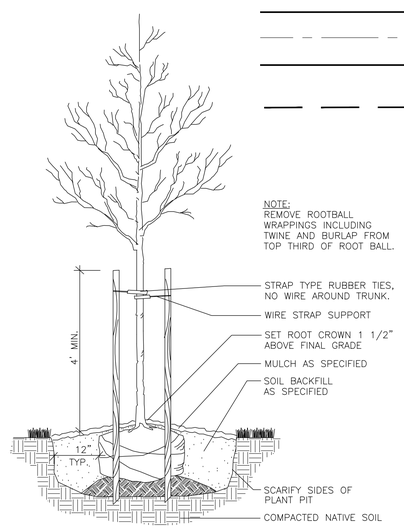
LANDSCAPE SWALE PLANTINGS

EXISTING TREE TO REMAIN





1 SHRUB PLANTING
NOT TO SCALE



2 TREE PLANTING
NOT TO SCALE

GENERAL NOTES

A. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. OWNER IS RESPONSIBLE FOR COORDINATING ALL UTILITY LOCATES.

B. TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS PROVIDED BY POLARIS LAND SURVEYING, LLC.

C. OWNER WILL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM DESIGN FOR ALL NEW LANDSCAPE AREAS AT THE TIME OF BUILDING PERMIT SUBMITTAL.

0 10' 20' 40'

NORTH

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ROGUE CREDIT UNION-ASHLAND
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REVISIONS

PROPOSED LANDSCAPE PLAN

PROJECT: 1613
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L1