



TREE COMMISSION AGENDA
March 9, 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 February 9, 2017 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Parks & Recreation Liaison
- Community Development Liaison

IV. PUBLIC FORUM

Open to guests.

V. TYPE I REVIEWS

PLANNING ACTION: PA-2017-00235

SUBJECT PROPERTY: 114 Granite Street

APPLICANT/OWNER: Mardi Mastain

DESCRIPTION: A request for a Site Design Review to allow for the onsite relocation of the of the existing historic dwelling unit and the addition of an accessory residential unit (ARU) to the subject property. The proposal is to relocate the existing dwelling unit to the rear of the property and convert it to a 998 square foot ARU. In addition, the applicant proposes to construct a new 2,462 square foot primary dwelling unit as part of the Site Design Review. A Physical & Environmental Constraints Review permit is also requested for Hillside Lands affected by the proposed primary dwelling unit. In addition, the applicant is requesting a Solar Setback Exception for a Standard B lot to allow a larger shadow to be cast on the property to the north by the new primary dwelling unit/garage. There are 12 trees located on or adjacent to the site and two of these trees are proposed to be removed as part of this application. A Variance to the maximum allowed lot coverage is requested, going from 45 percent to 48 percent, a three percent increase. An Exception to the Site Design and Standards is requested to allow for a reduced landscaping buffer for vehicle parking spaces from eight to six feet from the ARU and from five to three feet to the property line.

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

ASSESSOR'S MAP: 39 1E 09 BC; **TAX LOT:** 3401

PLANNING ACTION: PA-2017-00236
SUBJECT PROPERTY: 975 West Ivy lane
APPLICANT/OWNER: Thomas and Linda Lamore
DESCRIPTION: A request for a Physical and Environmental Constraints Permit to allow for the construction of a 2,485 square foot single-family home on slopes in excess of 35% (Severe Constraints Lands) and within the Wildfire Overlay. This application involves a request to remove nine trees from the property ranging in diameter from 3" clusters to a 20" Pinus Ponderosa.
COMPREHENSIVE PLAN DESIGNATION: Rural Residential; **ZONING:** RR - .5;
ASSESSOR'S MAP: 39 1E 16 AD; **TAX LOT:** 5109.

PLANNING ACTION: PA-2017-00196
SUBJECT PROPERTY: 784 Park
APPLICANT/OWNER: Lorrie Coey
DESCRIPTION: A request for a Tree Removal Permit to remove one apple tree that is showing signs of rot and one birch tree that may be infested with the Bronze Birch Borers. A total of three other birch trees were requested for removal in the application however, these trees proved to be dead per. AMC 18.6 and were exempt from the permit requirement.
COMPREHENSIVE PLAN DESIGNATION: Low Density Multiple-Family Residential;
ZONING: R-2; **ASSESSOR'S MAP:** 39 1E 15 AD; **TAX LOT:** 90000.

PLANNING ACTION: PA-2017-000170
SUBJECT PROPERTY: 1216 Tolman Creek Road
APPLICANT: Dale Shostrom
OWNER: John Gallen & Eva Skuratowicz
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 672 square foot detached accessory resident unit (ARU) on the subject property. No trees are proposed for removal as part of this application.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5;
ASSESSOR'S MAP: 39 1E 14 CD; **TAX LOT:** 900.

PLANNING ACTION: PA-2017-00346
SUBJECT PROPERTY: 221 Granite Street
OWNER / APPLICANT: JoAnne Eggers
DESCRIPTION: A request to remove two trees from a multifamily property. The trees proposed for removal are a 16" DBH Big leaf Maple and a Black Oak (approx. DBH not provided).
COMPREHENSIVE PLAN DESIGNATION: Multi-family Residential; **ZONING:** R-2;
ASSESSOR'S MAP: 391E08DA; **TAX LOT:** 1100.

VI. DISCUSSION

1. Arbor Day
2. Street Tree Guide

VII. ADJOURNMENT

Next Meeting: April 6, 2017



**CITY OF
ASHLAND
TREE COMMISSION MINUTES
February 9, 2017**



CALL TO ORDER

Chair Christopher John called the meeting to order at 6:04pm in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

Commissioners Present:	Council Liaison:
Maureen Batistella	
Asa Cates	Parks Liaison:
Christopher John	Peter Baughman
Mike Oxendine	Staff Present:
	Cory Darrow, <i>Assistant Planner</i>
Commissioners Absent:	
Russell Neff	

APPROVAL OF MINUTES

***Oxendine/Cates m/s to approve the minutes of December 8, 2016. Voice Vote: ALL AYES
Commissioners Batistella, John, Oxendine, and Cates.***

ANNOUNCEMENTS & LIAISON REPORTS

- **City Council Liaison:**
 - There has not been a Council Liaison appointed to this Commission as of yet so no report was given.
- **Parks & Recreation Department Liaison:**
 - Baughman gave the Parks and Recreation Department report.
- **Staff Liaison:**
 - Darrow gave the staff report, items included were:
 - Wildfire Ordinance
 - Council Update
 - Arbor Week

PUBLIC FORUM

Mr. Gregg Trunnell, of 400 Clay Street in Ashland, presented the plaza restoration project, which involves the planting of new large stature trees. Mr. Trunnell presented the Commission with the site plan of the proposed work (**see exhibit A, attached**). The Commissioners took a vote and unanimously agreed to support the proposal as presented.

Oxendine/Cates m/s to approve the planting of new large stature trees on the plaza. Voice Vote: ALL AYES, Commissioners Batistella, John, Oxendine and Cates.

TYPE I REVIEWS

PLANNING ACTION: PA-2016-02114

SUBJECT PROPERTY: 556 B Street

APPLICANT/OWNER: Jamie & David Kaufman

DESCRIPTION: A request for a Site Design Review to allow for the construction of a 485.5 square foot detached accessory resident unit (ARU) on the subject property. The proposed structure will also include a two vehicle garage. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 AB; **TAX LOT:** 7500.

Darrow gave the staff report for PA-2016-02114.

Jaime Kaufman, applicant, residing at 556 B Street addressed the Commission regarding their project. Ms. Kaufman noted that the neighbors located at 586 B Street (whom do not live at the residence) would be willing to mitigate the tree if it shows decline.

After a discussion the Commissioners made the following motion.

Oxendine made a request, to be put on the record, that the Commission would prefer applicants to list species or types of trees to be removed on their applications. The Commission would like applicants to be as specific as possible. Darrow stated that he would speak to senior staff regarding this issue.

Oxendine/Cates m/s to approve PA-2016-02114 with the recommendation that the neighbors submit a letter acknowledging risk to the tree and applicant agrees to mitigate the loss if the tree shows decline within one year of construction. Voice Vote, ALL AYES Commissioners Batistella, John, Oxendine and Cates.

PLANNING ACTION: PA-2017-00071

SUBJECT PROPERTY: 549 B Street

APPLICANT: Robert Lombardi

DESCRIPTION: A request to approve a dying and potentially hazardous Fir tree from the front of a multi-family property. **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 AB; **TAX LOT #:** 6301 / 6303.

Darrow gave the staff report for PA-2017-00071.

There was no applicant present.

After a discussion the Commissioners made the following motion.

Oxendine/Cates m/s to approve PA-2016-00071 with the recommendation that a mitigation tree be planted on site. Voice Vote, ALL AYES Commissioners Batistella, John, Oxendine and Cates.

PLANNING ACTION: PA-2016-02311

SUBJECT PROPERTY: 590 Glenview Drive

APPLICANT: Kerry Kencairn Landscape Architecture

OWNER: Marilyn Briggs

DESCRIPTION: A request for a Physical & Environmental Constraints Review Permit for the development of a single-family residence, and removal of one tree within the proposed building envelope, on hillside lands for the property located at 590 Glenview Drive. Also included is a request for a variance to exceed the maximum lot coverage and an Exception to the Development Standards for Hillside Lands is requested to allow a horizontal wall in excess of 36 feet without the requisite six-foot offset. **COMPREHENSIVE PLAN DESIGNATION:** Woodland Residential; **ZONING:** WR; **ASSESSOR'S MAP:** 39 1E 16 BB; **TAX LOT:** 1100.

Darrow gave the staff report for PA-2016-02311.

There was no applicant present.

After a discussion the Commissioners made the following motion.

Cates/John m/s to approve PA-2016-02311 as presented. Voice Vote, ALL AYES Commissioners Batistella, Oxendine, Cates and John.

DISCUSSION

Street Tree Revisions

The Commission agreed that Darrow would send a copy of the Medford Street tree guide for each of them to review and they would arrive early to upcoming meetings to discuss adopting a new street tree guide for Ashland.

ADJOURNMENT

The next meeting is scheduled for March 9, 2017. There being no other items to discuss, the meeting adjourned at 8:22 p.m.

Respectfully submitted by,
Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA-2017-00235

SUBJECT PROPERTY: 114 Granite

OWNER/APPLICANT: Mardi Mastain

DESCRIPTION: A request for a Site Design Review to allow for the onsite relocation of the existing historic dwelling unit and the addition of an accessory residential unit (ARU) to the subject property. The proposal is to relocate the existing dwelling unit to the rear of the property and convert it to a 998 square foot ARU. In addition, the applicant proposes to construct a new 2,462 square foot primary dwelling unit as part of the Site Design Review. A Physical & Environmental Constraints Review permit is also requested for Hillside Lands affected by the proposed primary dwelling unit. In addition, the applicant is requesting a Solar Setback Exception for a Standard B lot to allow a larger shadow to be cast on the property to the north by the new primary dwelling unit/garage. There are 12 trees located on or adjacent to the site and two of these trees are proposed to be removed as part of this application. A Variance to the maximum allowed lot coverage is requested, going from 45 percent to 48 percent, a three percent increase. An Exception to the Site Design and Standards is requested to allow for a reduced landscaping buffer for vehicle parking spaces from eight to six feet from the ARU and from five to three feet to the property line.

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

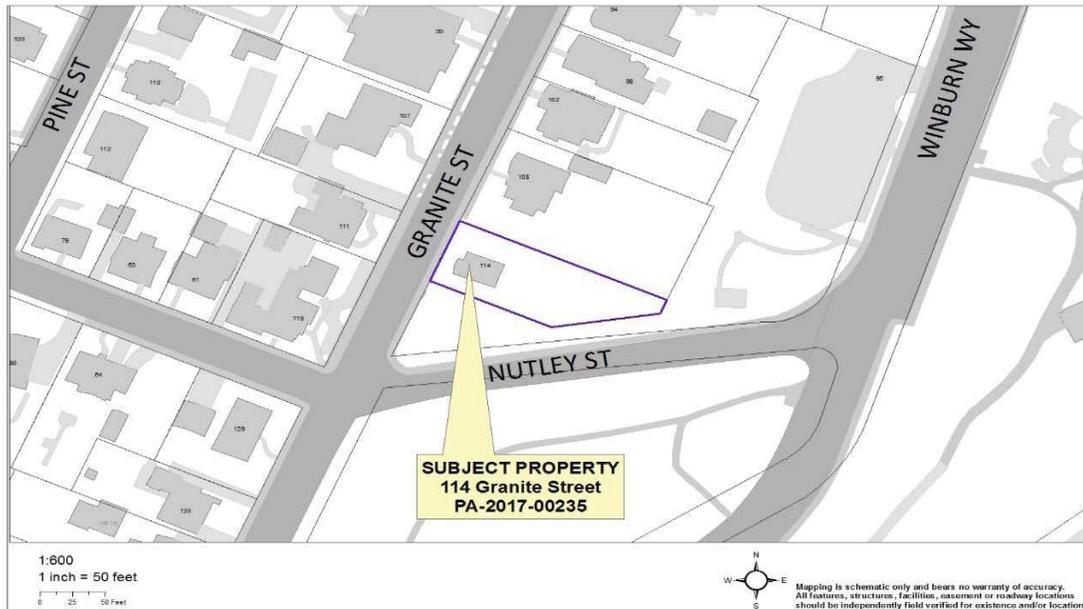
ASSESSOR'S MAP: 39 1E 09 BC; **TAX LOT:** 3401.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday March 8, 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, March 9, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: February 28, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: March 14, 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.

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.

PHYSICAL & ENVIRONMENTAL CONSTRAINTS

18.3.10.050

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

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

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.

VARIANCE

18.5.5.050

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

EXCEPTION TO THE SITE DESIGN AND USE STANDARDS

18.72.090

An exception to the requirements of this chapter may be granted with respect to the requirements of the Site Design Standards adopted under section 18.72.080 if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:

- A. There is a demonstrable difficulty in meeting the specific requirements of the Site Design and Use 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 Design and Use Standards; and the exception requested is the minimum which would alleviate the difficulty; or
- B. 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 Design and Use Standards.
(Ord 3054, amended 12/16/2011)

C. Exceptions and Variances. Requests to depart from section 18.4.8.030 Solar Setbacks are subject to 18.4.8.020.C.1 Exception to the Solar Setback, below. Deviations from the standards in section 18.4.8.050 Solar Orientation Standards are subject to subsection 18.5.2.050.E Exception to the Site Development and Design Standards.

1. **Solar Setback Exception.** The approval authority through a Type I review pursuant to section 18.5.1.050 may approve exceptions to the standards in 18.4.8.030 Solar Setbacks if the requirements in subsection a, below, are met and the circumstances in subsection b, below, are found to exist.
 - a. That the owner or owners of all property to be shaded sign, and record with the County Clerk on the affected properties' deed, a release form supplied by the City containing all of the following information.
 - i. The signatures of all owners or registered leaseholders holding an interest in the property in question.
 - ii. A statement that the waiver applies only to the specific building or buildings to which the waiver is granted.
 - iii. A statement that the solar access guaranteed by this section is waived for that particular structure and the City is held harmless for any damages resulting from the waiver.
 - iv. A description and drawing of the shading which would occur.
 - b. The approval authority finds all of the following criteria are met.
 - i. The exception does not preclude the reasonable use of solar energy (i.e., passive and active solar energy systems) on the site by future habitable buildings.
 - ii. The exception does not diminish any substantial solar access which benefits a passive or active solar energy system used by a habitable structure on an adjacent lot.
 - iii. There are unique or unusual circumstances that apply to this site which do not typically apply elsewhere.

114 Granite Street

Site Review for Accessory Residential Unit, P&E for Hillside
Development, Lot Coverage Variance and Solar Setback
Waiver



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ROGUE PLANNING & DEVELOPMENT SERVICES, LLC

February 10, 2017

Subject Property

Property Address: 114 Granite Street

Owner/Applicant: Mardi Mastain
114 Granite Street
Ashland, OR 97520

Building Designer: Peter Cipes
Peter Cipes Building Design
317 N Main Street
Ashland, OR 97520

Engineering Services: Marquess & Associates
Eric "Ric" Swanson, P.E. (Geotech)
PO BOX 490
1120 East Jackson
Medford, OR 97501

Landscape Architect: Kerry KenCairn
KenCairn Landscape Architecture
545 A Street, Suite 3
Ashland, OR 97520

Arborist: Willie Gingg
S.O. Tree Care
P.O. Box 5140
Central Point, OR 97502

Planning Consultant: Rogue Planning & Development Services
Amy Gunter
1424 S Ivy Street
Medford, OR 97501

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PROJECT PROPOSAL:

Physical and Environmental Constraints Review for the construction of a new single family residential home. The existing bungalow on the site will be relocated to an area on the lower portion of the parcel, to the east of its present location. The bungalow will become an accessory residential unit (ARU) to the new residence. The bungalow will be accessed via the curb cut off Nutley Street. The request includes a Site Design Review for the ARU to permit second dwelling in the single family residential zone. A Variance to lot coverage is requested and a solar setback waiver is requested to shade a portion of the property to the north more than allowed by the land use ordinance.

PROPERTY DESCRIPTION:

Request: Physical and Environmental Constraints Review Permit for hillside development including areas of severe constraints, a Site Review Permit for the use of the existing bungalow as an Accessory Residential Unit to allow for the construction of a new single family residential home.

Site Description: The subject property is located on the southeast side of Granite Street near the intersection of Granite and Nutley Street. The lot was created in 1998 as the result of a partition from the property to the north at 108 Granite Street.



The subject property and the surrounding properties are zoned Single Family Residential (R-1-7.5). The tax lot that contains the Ice Rink and a public parking lot is located to the east and south of the property, this property is part of the larger Lithia Park property to the south and east of the subject property.

For a small parcel, the subject property has unique physical characteristics that pose site development challenges. There are steep slopes, a large number of larger stature trees and a historic bungalow.

There is a steep slope along the frontage of the property created by the construction of Granite Street, the property slopes nearly 50 percent from the right-of-way down to the west within the first 15 feet of the property. The lot then levels out for with a series of rock walls and railroad tie walls to create the yard area to the north of the bungalow. There is rock wall terracing shared with the property to the north that crosses between subject property and 108 Granite Street to the north. The property is sort of a “bowl” created by the topography up to Granite Street, the rock wall that curves to the northeast between the two properties, and the large Coast Redwood on the south side of the property. The property has average slopes between 19 to 21.2 percent slopes with portions of the property sloping more than 25 percent.

There are twelve trees six-inches in diameter at breast height (DBH) and larger on and adjacent to the property. A tree inventory has been provided (See attachment L.1.1, additionally a detailed arborist report was completed by Arborist Willie Gingg of Southern Oregon Tree Care (see attachment).

There a number of large stature trees including trees three coast redwoods (*Sequoia Seimpervernes*) a 28-inch diameter at breast height (DBH) Oak; a 27-inch Maple, a 12-inch DBH elm; and a 12-inch DBH cedar tree on the subject property. The proposed site layout strives to preserve the majority of the trees on the site with specific layout and foundation construction for the preservation of the large coast redwoods. The arborist reviewed the health of trees and their suitability to construction and provided recommendations for the site and measures necessary to ensure the best survival for the coast redwood trees.

The property is occupied by a 1,020 square foot structure that consists of a 526 square foot main floor and a 496 basement. The bungalow structure was constructed sometime between 1911 and the 1920s. The bungalow was constructed on the south half of the property to the north at 108 Granite Street as a guest cottage. The exact year of construction is unknown but the structure appears on the Sandborn Fire Insurance Map from 1928. The basement was converted from a dirt floor cellar to habitable space in the late 1990s. The large coast redwoods and many of the trees on the site were planted on the site by the grandfather (Barnhouse) of the property owners of 108 Granite Street.

The bungalow is a historic contributing resource in the City of Ashland Historic Resources Inventory for the Skidmore Academy Historic District and is known as the Barnhouse Bungalow (the Barnhouse's were the property owners at time of inventory). The structure is classified in the Inventory as a "traditional 20th century bungalow".

The bungalow has even more historic significance beyond the architectural description provided in the Historic Resource Inventory. In 1925, Johnny Gruelle, the author of the Raggedy Ann and Andy books is known to have stayed on the property. While visiting the family that lived in the 108 Granite Street, the Gruelle's spent a year in the family's guest cottage that is now known as 114 Granite Street. During their time in Oregon, the Gruelle's stayed at Lake of the Woods. There was a stuffed camel toy in the window of the Lake of the Woods store with sagging stuffing. This toy provided the inspiration for the "Camel with the Wrinkly Knees" Raggedy Anne and Andy book (see attached letter and photo).

Granite Street, along the frontage of the property is improved with curb, gutter and a curbside sidewalk. There is an un-used driveway curb cut on the south side of the bungalow.

There is a second driveway curb cut approximately mid-block on the north side of Nutley Street. This driveway accesses the lower portion of the property located at 114 Granite Street by crossing the City of Ashland tax lot between the subject property and Nutley Street.

City facilities are available within Granite Street, Nutley Street and Winburn Way. The property is served by an 8-inch sanitary sewer main in Granite Street. There is a 16-inch water main in Granite Street that serves the existing structure with a water meter at Granite Street. No storm drain facilities exist on the site. The property is served by an overhead power on Granite Street.

PROJECT PROPOSAL:

The request is to relocate the existing Historic Contributing bungalow structure to its proposed location accessed via Nutley Street, and then to construct a new single family residence in the bungalow's former location accessed via Granite Street. The bungalow will become the accessory residential unit (ARU) to the new single family residence. There are portions of the property that are greater than 25 percent slope so a Physical and Environmental Constraints Review Permit for the new single family residence is necessary, the ARU is located on slopes of less than 25 percent. To facilitate the construction of the new single family residence, two of the trees on the site will need to be removed, the Maple tree is on slopes of more than 25 percent. In addition, the development of the site will require a variance to lot coverage and a solar setback waiver to shade the property to the north more than allowed outright by code.

Accessory Residential Unit:

The proposal to retain existing Historic Contributing bungalow as an ARU. The structure will be moved downhill towards Lithia Park and placed on a semi-level area of the lot near the rear property line. The proposed location will be similar to where it is currently on the site, with the entrance oriented towards Nutley Street. The existing front door faces the street and the orientation of the structure towards Nutley Street will be retained. The main level of the bungalow is 526 square feet in area. The topography of the site provides the opportunity to provide habitable space in a new lower level / basement similar to the current configuration. The existing bungalow has a very small bedroom and limited living area on the main level. Additionally, developed as a guest house / cabin, the front door enters the middle of the kitchen. As part of the proposal, the main level, the historic portion would have the living, dining, kitchen and bathroom in a reconfigured interior floorplan. Below, a bedroom and a living area including a second bathroom would be provided. After the remodel and addition, the accessory residential unit would be 1,000 square feet.

Access to the accessory residential unit is proposed to be accessed from Nutley Street. The access required an easement from City of Ashland to cross the parcel owned by the City between the subject property and Nutley Street. That easement was grated in August 2016 and evidence of such is provided in the attachments. The lot to the north at 108 Granite has an access easement across the subject property to access the lower portion of their property. The accessory residential unit will require 1.5 (rounded to 2) parking spaces. One off-street parking space is proposed adjacent to the driveway. This parking space is less than eight feet from the accessory residential unit and less than five feet from the

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adjacent property line and requires exceptions to the screening standards required in the Site Review chapter.

According to the pre-application conference comments, the Site Review applies to both the accessory residential unit and the new single family residence. Technically, single family residences are exempt from Site Design Review but staff found the proposed development as a transition to multi-family, thus requiring review of the single-family residence.

The proposed single family residence is single story, 2,462 square foot (including attached garage). The topography of the site necessitates a basement for the residence to be at a similar grade as Granite Street and to not be located substantially below the street grade.

The proposed residence is in conformance with the maximum permitted floor area in the historic district. The residence is oriented towards Granite Street with a covered front porch and a walkway from Granite Street to the front porch. The home will have two off-street parking spaces provided in the front-loading garage. The garage is recessed behind the façade of the residence. The proposed residence has two gables, including a Dutch gable facing Granite Street providing variations in the rooflines. The proposed windows and door styles, including the front-loading garage are historically compatible with double hung style windows, carriage style garage doors and a craftsman style front door. The proposed residence has seven of the nine required design elements for single family residential units.

Physical and Environmental Constraints Review for Hillside Development:

Due to proposed site disturbance of the areas of the property that have slopes exceeding 25 percent, the construction of the new single family residence requires a Physical and Environmental Constraints Review Permit. The area where the bungalow will be relocated is not on areas identified as hillside slopes. (See attached topographical survey). Rick Swanson, Physical Engineer and Geotech from Marquess and Associates has performed an initial site evaluation and geotechnical report. Based on the site assessment by the Geotech, the site is suitable for construction. The report speaks to the fill materials approximately four feet below the present grade. Below the fill material layer is a silty sand layer. Below the silty sand lay at about eight feet below grade, a boulder and cobble layer was encountered. In one test pit and assumed below the other, granite bedrock was encountered approximately 9.5 feet below grade. The report has earthwork considerations during construction and a recommended inspection schedule. Though a standard foundation is acceptable on the site, post and pier foundation is an acceptable means of construction to minimize disturbance to the critical root zone of the large pine trees.

City of Ashland Parks and Recreation has provided a temporary encroachment area to the south of the subject property on to the triangular lot for material storage area, additional staging area is available adjacent to the ARU.

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Solar Setback Exception:

The existing lot has an average width of 59.65-feet-wide due to how the north/south lot dimensions are measured. The slope of the property is 4.8 percent up-hill to the north. Based on the code, the is subject to Solar Setback Standard B. The proposed single family residential structure generally complies with Solar Setback Standard B excepting the garage, where the topography of the site as it slopes downhill from Granite Street along the west property line towards the east. A portion of the master bedroom at the rear of the proposed residence requires a solar setback variance. The neighbor to the north at 108 Granite Street has agreed to allow for the additional shadowing.

Tree Protection and Preservation:

The proposed structure has been designed in a manner to have the least impact on the large redwoods on the property and located just to the south of the property on the City of Ashland lot to the south of the subject property. A combination of traditional foundation and cantilevered / post and pier foundation methods are proposed in order to limit the amount of excavation within the sensitive root zones of the large trees.

On the following pages are the findings of fact addressing the criteria from the Ashland Municipal Code for Site Design Review, Physical and Environmental Constraints Review, Variance to Lot Coverage, Solar Setback Waiver and Exception to Site Design Standards. The applicant’s findings are in Calibri font and the City of Ashland criteria are in Times New Roman.

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CRITERIA FOR APPROVAL:

Ashland Unified Land Use Ordinance

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. *The proposal complies with the required building and yard setbacks, the lot area and dimensions are pre-existing and will not change as part of this proposal. The allowed density in the zone is a single-family residence with the potential for an up to 1,000 square foot Accessory Residential Unit. The proposed building height complies with the maximum height of 30-feet in the historic district, both buildings are clearly oriented towards the nearest street. The proposed single family residence and the preservation of the historic bungalow is consistent with the historic district design standards. A variance to lot coverage is requested as part of this request.*

18.2.3.040 Accessory Residential Unit

A. R-1 Zone. Accessory residential units in the R-1 zone shall meet the following requirements.

1. One accessory residential unit is allowed per lot, and the maximum number of dwelling units shall not exceed two per lot.

Only one accessory residential unit is proposed. No more than two dwelling units will be on the lot.

2. Accessory residential units are not subject to the density or minimum lot area requirements of the zone, except that accessory residential units shall be counted in the density of developments created under the Performance Standards Option in chapter 18.3.9.

Property not part of a Performance Standards subdivision.

3. The maximum gross habitable floor area (GHFA) of the accessory residential unit shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA.

The proposed accessory residential unit at 998 square feet is less than 50 percent of the GHFA of the primary and is less than 1,000 square feet.

4. The proposal shall conform to the overall maximum lot coverage and setback requirements of the underlying zone.

The proposal complies with the setback requirements a variance to exceed the maximum lot coverage is requested as part of the proposal.

5. Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.040, except that parking spaces, turn-arounds, and driveways are exempt from the paving requirements in subsection 18.4.3.080. E.1.

The accessory residential unit with one-bedroom and more than 500-square feet required 1.5 parking spaces in addition to the two required for the single-family residence. The ARU will have one parking space provided adjacent to the unit and one on-street parking credit is requested for

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the additional space. The driveway and the parking area are proposed to be surfaced with crushed, decomposed granite.

18.2.3.120 Dwelling in Historic District Overlay

Dwellings in the Historic District Overlay subject to all of the following requirements.

A. Manufactured homes are prohibited.

N/A

B. Dwellings shall conform to the maximum permitted floor area standards of section 18.2.5.070, except that dwellings exceeding the maximum permitted floor area are allowed subject to approval of a Conditional Use Permit under chapter 18.5.4.

The proposed single family residence complies with the maximum permitted floor area in the historic district. The lot area allows for a SFR of 2,514 square feet in area. The proposed residence and garage is considered a single story due to the presence of a basement. The single level SFR is 2,462 square feet in area which is less than the maximum allowed. The Accessory Residential Unit is more than six-feet from the primary residence and is exempt from the code.

C. Notwithstanding the height standards of the R-1 zone, structures within the Historic Overlay shall not exceed a height of 30 feet.

The average height of both structures is less than 30-feet.

D. Retail commercial uses in a dwelling unit within the Railroad Historic Overlay are subject to approval of a Conditional Use Permit under chapter 18.5.4 and shall conform to the standards of section 18.2.3.210.

N/A

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3). The subject property is within the Skidmore Academy Historic District, has slopes of more than 25% and is subject to the Physical and Environmental Constraints review for Hillside Development.

18.3.10.050 Physical and Environmental Constraints

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

Portions of the site where the existing residence that is proposed to be relocated and the location of the new residence are subject to the Physical Constraints Review permit for Hillside Development because areas of the site exceed 25 percent slopes.

A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.

The proposed residence and site work has been designed in accordance with the requirements and standards of the Hillside Development chapter of the Ashland Land Use Ordinance. The project team has considered the adverse impacts and the proposed development with the oversight of the geotechnical expert have been minimized.

A site evaluation was performed by Rick Swanson from Marquess and Associates in September 2015. A report on the site findings is attached. The report finds that site has steep slopes to the east and a relatively uniform topography of 20 percent across the building pad area. The site has old fill materials to a depth of 4' below existing grade. The old fill consists of silty sand with occasional rock fragments and pervasive roots throughout the layer. Beneath the fill materials, the soil appears to be natural slope wash material from higher elevations but may be alluvial in origin. This soil consisted of loose to medium dense silty sand with occasional cobble to small boulder-sized rock fragments. Beneath this soil layer is a granitic bedrock layer.

No groundwater springs or seepage were observed.

From a soil and foundation engineering standpoint, it is the opinion of the Geotechnical Engineer that the proposed residence can be constructed as proposed provided the recommendations contained in their report are incorporated into the design and construction of the project. The Geotech recommends periodic inspections and states that inspection reports will be provided to the City of Ashland at the completion of the project.

The grading, retaining wall design, drainage and erosion control plans for the site development have been reviewed and designed in accordance with the geotechnical expert's recommendations for the site. A letter from the project Geotech regarding his review and approval of the project plans has been submitted with the application. See attachments.

No cut slopes will be created that are not filled or retained through the construction of the structure or the rear (east) retaining wall. No cut slopes will be left exposed.

The cut for the basement will be retained with the structures basement foundation walls. No exposed cut slopes will remain that would require revegetation.

No fill slopes exceeding 20-feet are proposed. All fill areas are proposed to be retained.

The utilities are not being installed on fill slopes. The water and electricity service the property from Granite Street, this will be retained. The storm water drainage is proposed to be directed to Nutley Street and the sanitary sewer will be directed to Nutley Street and connect to the system on Winburn Way. None of these areas are fill slopes.

The landscaping proposed for the retained areas and areas of disturbance are proposed to be installed prior to the issuance of the certificate of occupancy. A performance bond will be provided for 120 percent of the cost of the erosion control plan and landscape plan installation.

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The final inspection report completed by the geotechnical expert will be provided prior to the issuance of the certificate of occupancy.

Storm drainage created from the new and relocated structures will be collected on site and be piped to Nutley Street.

TREES:

See the attached Tree Inventory / Protection Plan (PL 1.0) completed by Kerry KenCairn, Landscape Architect in conjunction with the review of the trees detailed in the arborist report provided by Willie Gingg from Southern Oregon Tree Care. None of the trees proposed for removal are on slopes of more than 25 percent.

The site layout including utility installation are in the areas of least disturbance and will not have negative impacts on the preserved trees. The site design is specifically to allow for the retention of the large Coast Redwood trees on the subject property and just to the south of the site on the City of Ashland Parks Dept. property. No grading, stripping, storage of materials or construction debris are permitted within the tree protection zone.

The location of the residence, the proposed foundation construction methods and the driveway location are in response to the site topography and the locations of the trees. The trees proposed for removal are within the proposed building footprint, or will be negatively impacted by proposed construction to a degree that they will not survive. Additionally, the oak tree near Granite Street is in a state of decline and the arborist recommends its removal.

A building envelope has not been provided on the site. The lot was created in 1998.

The subject property is within the Skidmore Academy Historic District and is not subject to the building design standards.

The foundation will be designed by an engineer. The engineered foundation will be provided with the building permit set.

The lot is pre-existing and is not proposed to be modified through lot line adjustment.

B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.

The proposed site development has considered the potential hazards that the development may create and the proposed erosion control, the preservation of the large trees, the retention of all areas of fill and/or cut and the maintenance of the erosion control landscaping post development mitigate potential hazards caused by the development.

C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The

Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

The proposed residence is located within the existing "hole" on the site that surrounds the existing residence on two and a half sides. In order to get a structure up and out of the hole and place the residence at the same grade as Granite Street, fill material will be necessary in some locations on the site and cut slopes on other portions of the site. As proposed, all cut and fill locations on the site will be retained. Additionally, the proposed site development preserves the largest of the sites trees. The trees provide an added measure of erosion control to protect the surrounding area from any adverse impacts.

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.

18.4.2.030 Multi-Family Residential Development

Careful design considerations have been made to assure that the development is compatible with the surrounding neighborhood. For example, the use of earth tone colors and wood siding will blend a development into an area

1. 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 proposed single family residence has a recessed front door accessed from the front porch. The proposed single family residence is setback nine-feet to the front porch. The front façade of the residence is 15-feet from the front property line. A walkway is provided from the residence to Granite Street.*

The proposed accessory residential unit (ARU) is oriented towards Nutley Street. The front door of the ARU is parallel to Nutley Street. Due to a private tax lot, separating Nutley Street from the property, the ARU cannot have a direct walkway to the street but will share the driveway from Nutley where there is a five-foot wide public sidewalk.

2. 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.

The proposed parking for the single-family residence is within the two-vehicle garage that is attached to the north side of the residence. The ARU is a 1,000-square foot, one-bedroom unit which requires (1.5 parking space) or two parking spaces. One space is provided accessed via the driveway from Nutley Street and is on the north side of the ARU, not between the building and the street. The other space is requested as an on-street parking credit. The site currently has no on-site parking and only has on-street parking. The proposal will provide for three of the required

three and one half parking spaces on site, which brings the site closer to compliance with the standards that what is occurring presently.

3. 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 single family residence is setback from Granite Street in accordance with the minimum setbacks in the zone. The unenclosed front porch is setback nine-feet, the front of the single-family residence is setback 15-feet and the garage is setback 20-feet.

The ARU complies with the minimum rear and side yard setbacks in the zone.

D. Garages.

1. 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.

The garage for the single-family residence is accessible from the public street. There is a shared driveway at the rear of the property approximately 100-feet from the single-family residence and approximately 20-feet below Granite Street. The proposed garage is recessed behind the façade of the residence. Though not common on this block of Granite Street, there are other examples of front loading garages on Granite Street. The proposed garage door will be "cottage style" to minimize the mass of a two-vehicle garage door.

The ARU will utilize Nutley Street and the shared driveway access for the single vehicle parking space.

2. 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 proposed garage complies with the minimum setback for garages in the zone.

E. 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.

Neutral, earth tone colors found in the surrounding area will be utilized as the color scheme.

F. 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.

One street tree is proposed for the frontage of the property, the lot is 57-feet wide and to comply with spacing standards for proximity to hardscape, there is room for one street tree. Due to the presence of overhead powerlines, the street tree will be of smaller stature to stay below the lines.

G. Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal

areas shall be provided pursuant to chapter 18.4.4.

A trash / recycle enclosure area for the single-family residence is proposed adjacent to the garage. The ARU trash / recycle enclosure area will be adjacent to the structure. In both cases the trash / recycle area will be screened from the right-of-way.

H. Open Space. Residential developments that are subject to the provisions of this chapter shall conform to all of the following standards.

There is 672 square feet of open space provided on the property. The open spaces consist of the deck, the front porch and a small outdoor area to the east of the proposed ARU. The area is more than the required eight percent of the lot area shall be dedicated to open space for recreational use by the property owner and tenant.

4. Play Areas. Play areas for children are required for projects of greater than 20 units that are designed to include families. Play areas are eligible for open space.

No play area is proposed.

18.4.2.050 Historic District Development

B. Historic District Design Standards.

The property has been occupied by a very small bungalow that is proposed to be preserved as part of the proposal. The property is last residential lot on the west side of Granite Street and the lot to the east and south are part of Lithia Park and are vacant of structures for comparison purposes as directed in the municipal code. The properties to the north and east are developed with single family residences. This portion (properties within 200-feet of the property) of Granite Street has an eclectic development pattern and no identifiable style or development pattern. Though the lot should be considered transitional, the proposed residence and the preservation of the bungalow is compatible with the design esthetic found in the vicinity.

Height: The Granite Street façade of the residence is similar in height as the existing structures in the vicinity. The proposed front façade height is 21-feet, 8-inches. The structures to the south are higher due to the site topography.

Scale: The scale of the proposed ARU is an allowed size of ARU's in the single-family zone. The residence is a similar scale to the other eclectic architecture found in the immediate vicinity.

Massing: Through the incorporation of various gables facing the street, the recessed garage, the recessed entrance, the porch columns, and the provision of cantilevering, the massing of the proposed residence is reduced and similar to the residences in the vicinity.

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Setback: The proposed recessed garage at 20-feet from the front property line, the front façade at 15-feet and the front porch setback nine-feet and compliance with side yard setbacks, the proposed setback is similar to residences in the vicinity.

Roof: The proposed structure and the bungalow both have lower pitch, gable roofs. These are the predominate roof form in the vicinity.

Rhythm of Openings: The proposed single family residence and the bungalow both have a consistent rhythm of openings found on residential structures in the vicinity. The proposed garage facing the street is not a common feature on Granite Street but is not completely unfounded. Additionally, the carriage style door is proposed to minimize the presence of the garage.

Base or Platform: The proposed residence has a partially exposed basement that is visible above the grade. The exposed base provides a strong anchor to the ground.

Form: The form of both the single-family residence and the ARU are traditional residential forms. The form of the bungalow will not be altered with the relocation of the structure. The addition of the deck and the exterior stair will not have a negative impact on the form of the ARU. The form of the single-family residence is traditional with elements of craftsman, and American bungalow.

Entrances: Both structures have entrances that face the public street. Both structures have covered entrances to enhance their presence.

Imitation: The proposed single family home has elements of traditional American bungalow and craftsman styles. There are a variety of housing styles in the vicinity. The home intentionally, is not one specific architectural style to avoid looking like an imitation and is a melding of the various styles that is clearly construction from our time but not an overly contemporary or modern design.

Garage Placement: Due to the site topography and the location of a city owned tax lot between the subject property and Nutley Street, the side street, the garage for the primary residence is accessed from Granite Street. The proposed garage is setback from the front property line by 20-feet. A large front porch is proposed to provide symmetry to the structure and de-emphasize the presence of the garage.

C. Rehabilitation Standards for Existing Buildings and Additions.

The bungalow is proposed to be relocated to the lower portion of the property. The bungalow will become the accessory residential unit to the proposed single family residence.

a. Historic architectural styles and associated features shall not be replicated in new additions or associated buildings.

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Historic architectural styles and associated features are referenced with the proposed exposed foundation for the lower level, adds a contemporary element.

b. Original architectural features shall be restored as much as possible, when those features can be documented.

The bungalow is virtually the same as the photos shown when Johnny Gruelle stayed in the "guest cottage" of 108 Granite Street.

c. Replacement finishes on exterior walls of historic buildings shall match the original finish. Exterior finishes on new additions to historic buildings shall be compatible with, but not replicate, the finish of the historic building.

The finish of the "new" exterior walls will be concrete block. Similar to the existing exposed basement walls, the lower level is not a basement per the definition similar to the existing presence with a exposed base that is larger than a typical foundation.

d. Diagonal and vertical siding shall be avoided on new additions or on historic buildings except in those instances where it was used as the original siding.

New siding is not proposed.

e. Exterior wall colors on new additions shall match those of the historic building.

The new exposed foundation will be similar in color as the historic structure. The color may be a darker shade of the historic structure or a shade of grey, if the block is painted.

f. Imitative materials including but not limited to asphalt siding, wood textured aluminum siding, and artificial stone shall be avoided.

No imitative materials are proposed.

g. Replacement windows in historic buildings shall match the original windows. Windows in new additions shall be compatible in proportion, shape and size, but not replicate original windows in the historic building.

New windows are proposed in the lower level. Their size is required to meet egress codes.

h. Reconstructed roofs on historic buildings shall match the pitch and form of the original roof. Roofs on new additions shall match the pitch and form of the historic building, and shall be attached at a different height so the addition can be clearly differentiated from the historic building. Shed roofs are acceptable for one-story rear additions.

No new roofs are proposed. If the roof requires removal for structural relocation, it will be reconstructed matching the pitch and form of the original roof.

i. Asphalt or composition shingle roofs are preferred. Asphalt shingles which match the original roof material in color and texture are acceptable. Wood shake, wood shingle, tile, and metal roofs shall be avoided.

Composition roofing is proposed on the new residence. If the roofing material is modified on the bungalow, composition roofing will be used as the replacement.

j. New porches or entries shall be compatible with, but not replicate, the historic character of the building.

A small shed roof exists over the front door. This will be reconstructed in the same fashion as existing.

k. New detached buildings shall be compatible with the associated historic building and shall conform to the above standards.

No other detached buildings are proposed on the property. The findings for the new single family residence are provided on the previous pages.

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 capacity of City facilities exists to serve the single-family residence and the ARU. The proposed residence and the relocated ARU will be served by existing and newly extended services. New sanitary sewer services are proposed to be extended from the property, towards Nutley Street through the easement crossing the Parks Dept. property and then down to Winburn Way. The storm sewer will be collected on site and directed toward the approved system on Nutley Street. The water for the exists in Granite Street and will continue to serve the property. Granite Street along the frontage of the property is improved with curb, gutter and a curbside sidewalk. Nutley Street is improved with curb, gutter and curbside sidewalk.

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

The proposal includes a request to reduce the eight-foot buffer between the parking space and the ARU and a reduction in the five-foot buffer required between the parking space and the adjacent property. The parking space will be six-feet away from the ARU and three-feet from the adjacent property line. The requested buffer reductions are to allow for the preservation of the bungalow as an ARU, allows for a parking space with adequate back-up out on-to Nutley Street. The lot is narrow, has numerous trees proposed for preservation and topographical constraints that limit the areas of development. The exception request will not have any impacts on adjacent properties or adjacent property structures. The floor plan for the ARU shows a small entry area (bedroom egress) and a bathroom on the end of the ARU

nearest the parking space on the lower level and on the upper level, the kitchen is located on the parking space side of the ARU. This limits the impact to the ARU because the automobile noise, exhaust and headlight glare will be concentrated on portions of the residence that will be least noticeable to a tenant. Additionally, the automobile utilizing the parking space is for the tenant of the ARU and in most circumstances, the tenant will not be in the unit when they are in their vehicle entering, existing or parking on the site.

18.4.8.040. Solar Setback Standard Exception:

i. The exception does not preclude the reasonable use of solar energy (i.e., passive and active solar energy systems) on the site by future habitable buildings.

The proposed residence will shade the side hillside of the adjacent property to the north that consists of side yard lawn and shrubbery. The existing residence at 108 Granite Street exists and the solar shadow does not shade the structure.

ii. The exception does not diminish any substantial solar access which benefits a passive or active solar energy system used by a habitable structure on an adjacent lot.

The proposed exception does not shadow the existing structure and does not diminish any access to passive or active solar energy systems used now or in the future on the adjacent lot.

iii. There are unique or unusual circumstances that apply to this site which do not typically apply elsewhere.

The property has significant areas of steep slope from east to west due to the embankment that is created by the fill used to build Granite Street that crosses the front of the property. The slope areas then cut back towards the west along the north property line forming a bowl on the property. The "bowl" is more than 20-feet deep from Granite Street down to the existing grade which even with fill to raise the grade eight-foot plate heights, a less than 5 ½ / 12 pitch roof, the cross slope and the slope to the north create a unique site that is difficult to construct a structure that complies with historic district design standards and is compatible with the neighborhood. The preservation of the large redwoods that were planted by the owners of 108 Granite Street's grandfather pushes the proposed structure further to the north which into the area of the site that has a more substantial change in grade from Granite Street down than in the areas of the large trees. Additionally, the proposal reduces the amount of disturbance on the hillside slopes near the largest of the redwood.

18.5.5.080 Variance:

A variance to exceed the maximum lot coverage in the zone of 45 percent is proposed to increase the lot coverage to 48 percent, a three -percent increase.

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.

The site is complex with the large, healthy, mature trees, the limited developable area, the existing shared gravel driveway access and the preservation of a historic contributing bungalow. The preservation of the

bungalow and the necessary driveway access at the rear of the property triggers the need for the variance. The preservation of the small, yet culturally important structure is a special site feature that is also a unique physical characteristic of the site.

2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.

The minimal request (48 percent) is the minimum necessary to allow for the preservation of the bungalow and to provide access and parking for the preserved structure.

3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.

The proposal to retain a historic contributing structure, provide a parking space in order for the space to be used as an accessory residential unit providing historic preservation and provision of a small rental unit are greater than the minimal impacts of the proposed excess lot coverage.

4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

The property owner has sought to purchase the triangle of property owned by the city of Ashland and has sought to purchase a 12-foot strip of land from the adjacent property owner at 108 Granite in order to increase the lot area to be similar as those in the vicinity. The majority of the lots in the area are much more than 7,500 square feet in area. The property owner also explored the idea of removal of the existing bungalow but found the structure too historically significant to remove from the property and from the historic inventory.

B. In granting a variance, the approval authority may impose conditions similar to those provided for conditional uses to protect the best interests of the surrounding property and property owners, the neighborhood, or the City as a whole.

In order to not increase site run-off, the areas that exceed the maximum lot coverage are in all respects permeable surfaces including decks, pavers, landscaping stone and gravel that allow for the natural percolation of rainwater into the soils. The types of surface treatments proposed will not require the piping of the run-off as there will not be any run-off from these surfaces and the surfaces will not increase storm sewer volumes.

18.5.7.040B. Tree Removal Permit.

Though two trees are shown for removal, only one requires review because it is more than 18-inches in diameter at breast height. The Elm is shown as a removal and the two multi-stemmed hazelnut trees are shown as left as is but not have tree protection fencing installed. This is because the trees are filled with sucker growth, have been previous topped and are in poor condition. These trees provide a good screen of the proposed ARU to Nutley Street and the property owner seeks to retain them but

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acknowledges they may be in the way of the development thus no fencing proposed. These trees are less than 18-inches DBH and do not require a tree removal permit.

2. Tree That is Not a Hazard.

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

The tree proposed for removal allows for the construction of a new single family residence while preserving the most substantial and healthiest of the trees on the site.

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

There is one oak tree proposed for removal. Per the arborist report the tree is in a state of decline and should be removed. The removal will not have significant impact on erosion, soil stability, protection of adjacent trees and is not part of a wind-break.

3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

The removal will not have significant negative impact on the tree densities, sizes, canopies, or species diversity within 200-feet of the subject property. The proximity to Lithia Park and forested lands surround the park demonstrates that there are adequate tree densities, sizes, canopies and species diversity.

4. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

The density of the property is one, single family residence with the option of a site design review for an ARU. The proposed tree removal allows for the construction of a single-family residence.

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

One tree is proposed for removal that are subject to the requirements of this chapter. Due to the sites, numerous large stature trees, it is proposed that the tree removed will be mitigated for off-site. This is because the small property has many substantially sized trees and the site is very shady due to the presence of the large trees are to be preserved are distributed throughout the site.

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Attachments:

- 1) ARBORIST REPORT
- 2) GEOTECHNICAL REPORT
- 3) TOPOGRAPHICAL SURVEY
- 4) DRIVEWAY EASEMENT
- 5) HISTORICAL DOCUMENTS
- 6) SITE PLAN • VICINITY MAP
- 7) SHEET 2 MAIN LEVEL FLOOR PLAN
- 8) SHEET 3 BASEMENT FLOOR PLAN
- 9) SHEET 4 WEST & SOUTH ELEVATIONS
- 10) SHEET 5 EAST & NORTH ELEVATIONS
- 11) SHEET 6 RELOCATED HISTORIC BUNGALOW
- 12) SHEET 7 SOLAR SETBACK SHADOW PLAN
- 13) SHEET L.0 COVER
- 14) SHEET L1.0 EXISTING SITE CONDITIONS
- 15) SHEET L1.1 TREE PROTECTION AND REMOVAL PLAN
- 16) SHEET L2.0 GRADING
- 17) SHEET L2.1 CUT / FILL
- 18) SHEET L2.2 EROSION CONTROL

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SOUTHERN OREGON TREE CARE, LLC



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

114 GRANITE ST. REDWOOD PRESERVATION PLAN

Prepared For
Mardi Mastain

By

Willie Gingg
ASCA Consulting Arborist
ISA Board Certified Master Arborist #PN5564B

October 5th 2015

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SUMMARY

Ms. Mastain contacted me September 8th 2015 regarding some trees near her home. She was planning to build a new home and was concerned with the impact the construction would have on several large redwood trees. She requested a report that would be used as guidelines for the construction crews.

INTRODUCTION

Background

I was contacted by Ms. Mastain on September 8th regarding several large trees on her property, the three most important were coast redwood (*Sequoia sempervirens*). Her existing home was built in 1920 and she is planning to build a new home that will be more than double the square footage. This home will be well inside the **critical root zone** (CRZ) of the tree so minimizing construction damage to these trees is very important.

Assignment

My assignment from Ms. Mastain was:

- Review report from Marquess & Associates Inc. and address any tree concerns in the report.
- Develop a tree preservation plan that should be followed during the construction process.

Limits of Report

The contents of this report are limited to the information provided to me as well as my observations on the date of my last site visit, October 2nd 2015.

OBSERVATIONS

Tree Description

These trees are large for the species and our area, east to west the trees are number one, 49 inches **diameter breast height** (DBH), number two 44 inches DBH and number three **bifurcates** just above the ground, each trunk being 22 and 25 inches DBH. The redwoods are located along the south side of the existing and proposed home sites. Trees two and three are within six and a half feet of the proposed structure.

Tree number one is to have part of the new home on two sides, about nine feet to the north of the tree and about 14 feet to the west. This area is steep and the plans show a deck surrounding the tree. This tree is the largest both in diameter and in height and has a western screech owl living in a nesting box affixed about 20 feet off the ground.

There is also a Siberian elm (*Ulmus pumilato*) to be saved near Granite St.

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Home Description

It is my understanding that the old home will be moved to an area at the east end of the property. Once this has happened, a new home will be built with a pier foundation. This is a much more expensive type of building than a home with standard footings. The reason this method of building was chosen is because it will be significantly lesser impact. This type of construction, as explained to me, will require drilling holes in the ground every six to 8 feet around the exterior edge of the new home to support the home off of the ground. There is to be a basement area of the home that will be partially underground. This basement will incorporate the existing basement at the southwest corner and wrap around the entire north side of the home. Ms. Mastain mentioned that the northeast corner of the basement would have a crawl space under it. She mentioned as well they intended the basement would be under the deck area as well but this would require significant excavation in the CRZ.

Geotechnical Report

In reading the Geotechnical report it mentions the basement would only be along the west side of the home. It also emphasizes minimizing excavations due to the importance of the trees. On page four of the Marquess report dated September 24th 2015, the report states in the first lines that topsoil and vegetation should be stripped out of the building area. Line item two recommends then "excavated down to desired grades" and then after "recompaction of the subgrades, the excavations may be backfilled with structural fill".

The piers to be drilled and poured are to be at least 18 inches diameter, likely the holes to be excavated will need to be at least two feet diameter to allow working room. The hole depths are estimated to be 7.5 feet to 10.5 feet deep, possibly deeper.

Under the basement the recommendation is to have at least a foot of mechanically tamped rock over textile. Within this rock is to be installed a grid of drain pipes.

DISCUSSION

These trees have relatively good tolerance to construction damage (Matheny and Clark 1998). That said, the CRZ on these trees are as follows; tree number one 37 feet radius, tree number two 33 feet and tree number three 35 feet. This is calculated by multiplying the DBH by .75 based on the previously noted book, factors are size of tree, species and tree age (young, mature or overmature). The proximity of the proposed home to these trees is of great concern; these trees will be significantly impacted by the construction process. Minimizing the impact will be difficult due to the layout of the construction site but important to give the trees the best chance of survival. Typically we would recommend temporary fencing be installed all the way around these trees during the entire construction project, I don't believe this will be possible but fencing should be installed around the south side of these trees at the least extending about 30 feet to the south. Inside this fenced area should be off limits to all construction activities such as equipment, excavation, tool washing, storage etc. If equipment access becomes necessary, the project arborist should be consulted with enough advanced notice to examine the site, make recommendations and observe activity while fence is opened.



The fenced area shall be irrigated weekly or twice weekly in hot weather, to maintain soil moisture of at least 50% unless sufficient rainfall occurs to maintain this moisture content. In the report by Marquess & Associates Inc, they recommend removing all topsoil and vegetation in the construction site. This will remove approximately half of the root systems from these three trees nearly guaranteeing their decline to the point of death. If this is to happen the project should just continue with conventional foundations as the damage will be essentially the same. Most trees have their entire root system in the top three feet of soil (Harris, Clark, Matheny 2004).

Prior to the piers being drilled, and knowing the trees shouldn't have roots much deeper than the three foot mark but not knowing where the major structural roots are, the first three to four feet of each hole should be excavated with hand tools. It is my understanding that the spacing of the piers is somewhat negotiable in the six to eight feet apart range. Excavating with hand tools will allow the laborer to expose larger roots and move the hole accordingly or root prune correctly as directed below.

I do have some concerns as to the drains installed under the basement. I feel this is acceptable under the existing basement as well as the portion below the proposed garage area. If the basement is indeed to extend further to the east, it would not be good for the trees to excavate and compact this area.

In discussions with Ms. Mastain, the basement was to be under the deck; this would require significant excavation and hence, root loss. As well, she mentioned the basement would be under the northeast corner of the home as well and that that portion of the basement would have a crawl space beneath it. The report by Marquess suggests the basement will only be on the west side of the property. This would be the best for the trees but if the basement is to be larger and can be supported on the piers, I believe this to be acceptable.

The Siberian elm is very tolerant of fill soils, root pruning and soil moisture variances (Matheny and Clark 1998).

CONCLUSIONS

In conclusion, I think this project, with help from each contractor involved, can be done in such a way as to save the trees. Ms. Mastain is very determined to save these trees and has taken steps to already ensure their survival with the least impact during this project. These trees appear to be in very good health. Even though they are not in an ideal climate regionally, the micro climate appears to suit them fairly well; this should help them deal with the damages to come. I could find no restrictions on the western screech owl but there may be some impacts on construction timing.

RECOMMENDATIONS

I have many recommendations for this project and they are as follows,

- Communicate clearly with all of your contractors, emphasizing up front the importance of these trees, especially to the general contractor. The general contractor should in turn communicate to all of their sub-contractors so they can bid accordingly.
- Install a temporary fence from tree number 3, west to within one foot of the sidewalk on Granite St., continuing south for 30 feet and turning east to the vegetation growing



- along the hillside. It would be a good idea to extend 2 more fence panels closely along the vegetation to hinder people's desire to skirt around the fencing into the CRZ.
- Bring all underground utilities in from Granite Street, to minimize damages to roots from the redwood trees.
 - Consult with appropriate contractors regarding the request to remove topsoil and compact through the entire building area.
 - Consult with the appropriate contractors regarding the request to excavate and compact under the north east portion of the basement.
 - Discuss as well the impact to the structure of possibly irrigating this area monthly through the hot summer months for the next three years to help the trees recover and adapt to the new changes.
 - Dig the first three to four feet of each pier hole with hand tools. Any roots over ½ inch diameter and up to two inches diameter should be cut back near the edge of the hole after making sure there are no roots larger than four inches diameter. If roots are encountered over four inches diameter and the hole cannot be moved, the project arborist should be notified to make the determination whether or not it can be cut and where to cut. No more than two roots over two inches diameter may be cut per hole without approval by the project arborist.
 - Irrigate the fenced area weekly in normal weather to maintain at least 50% soil moisture. Twice weekly in temperatures over 95 degrees.
 - Avoid contact with the Siberian elm, do not excavate within six feet of the trunk. If large roots are encountered outside of this area they should be cut cleanly with hand tools. Any roots over six inches diameter on this tree should have approval by project arborist prior to cutting.
 - Any heavy trucks entering the construction zone should lay down pressure reducing mats to minimize soil compaction as much as possible. If it is possible to keep heavy trucks on the roadways that is to be preferred.
 - An I.S.A. Certified Arborist will be available from our company to consult at standard rates with reasonable notification.

Feel free to contact us with any questions regarding this project or for further clarification.

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GLOSSARY

Bifurcate- A point where many trees divide into two separate trunks.

CRZ- A portion of the root system that is the minimum necessary to maintain vitality or stability of the tree.

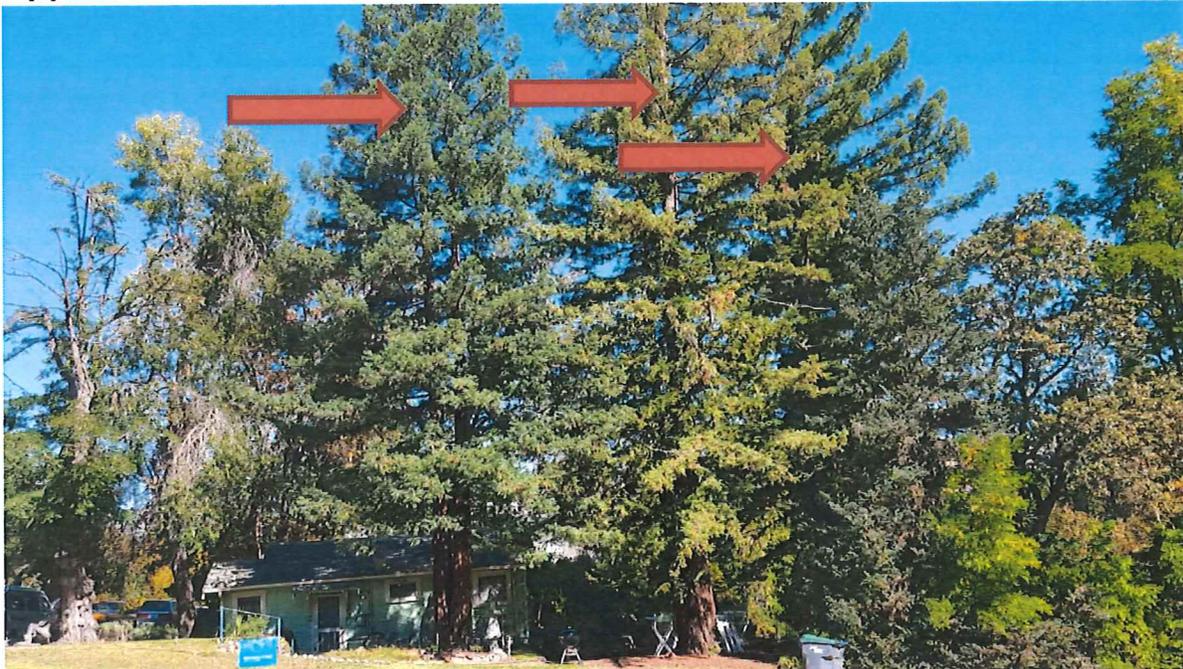
DBH- Diameter at breast height. The diameter of a tree measured at four and one-half (4.5) feet above the ground.

BIBLIOGRAPHY

- Trees and Development: A Technical Guide to Preservation of Trees During Land Development – Nelda Matheny & James R. Clark – c. by ISA 1998
- Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines (Fourth Edition)- Richard W. Harris, James R. Clark & Nelda Matheny c. by Pearson Education Inc. 2004

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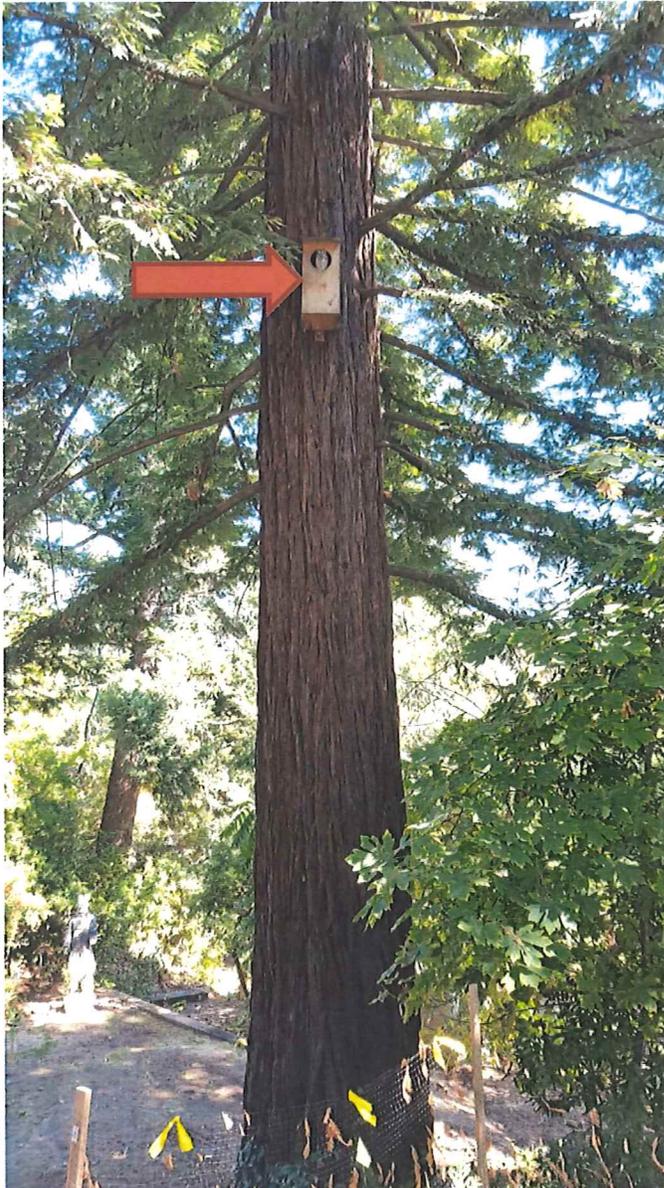
Appendix A



Showing existing home and the three redwoods trees. Numbered from right to left, 1-3.

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Appendix B



Showing owl nest in tree number one and northeast corner of building site.

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Appendix C



Showing tree number one (by red arrow) and approximate building location (green lines). Looking east from proposed garage area.

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ASSUMPTIONS AND LIMITING CONDITIONS

- 1) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible considering time constraints; however, the arborist can neither guarantee nor be responsible for the accuracy of the information provided by others.
- 2) Loss or alteration of any part of this report invalidates any the entire report
- 3) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than whom it is addressed, without the prior expressed written or verbal consent of the consulting arborist
- 4) The consulting arborist shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services to be agreed upon before that time.
- 5) The photos in this report are intended as visual aids only.

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CERTIFICATION OF PERFORMANCE

I, Willie Gingg, certify;

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

Signed _____

Dated _____ b

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SOUTHERN OREGON TREE CARE, LLC



October 19, 2015

I was contacted in September of 2015 by Mardi Mastain regarding a big leaf maple (*Acer macrophyllum*), a black locust (*Robinia pseudoacacia*) and an Oregon white oak (*Quercus garryana*) located at 114 Granite St. in Ashland Oregon. She requested that I write a report as part of her permit process to remove the trees for a building project she intends to do at this location.

I visited the site on October 2nd 2015 and observed a mature oak tree that is showing signs of decline. This observation of decline was based off the canopy being very sparse for this species. The tree was 29 inches DBH (diameter at breast height). The tree is located inside the foot print of her proposed home. The home is the reason for this removal process. There is a big leaf maple in the front that is not inside the proposed home but will be impacted significantly in the construction process. This tree is 28 inches DBH. This species is intolerant of fill soils (Matheny & Clark 1998) and will likely have significant fill around it to provide for the driveway and garage that are to be next to the tree. The final tree is the locust; this tree is struggling as well. There are large, dead tops protruding out of its canopy suggesting it is dying or at least had significant root damage, possibly from when the sidewalk nearby was constructed. This property is located on a hillside limiting construction options and Ms. Mastain is planning to preserve many other large trees at great additional expense. I don't believe these removals will have a significant impact to tree canopy densities as the oak and locust are already declining significantly, the maple will not likely survive much change of grades around it and the fact that there are 3 large redwoods, a Siberian elm and many other smaller trees on her lot to be preserved. I prepared a tree preservation plan for Ms. Mastain earlier this month that I believe can be made available if necessary to see the steps she plans to take to preserve these remaining trees. Feel free to contact us with any questions regarding this project.

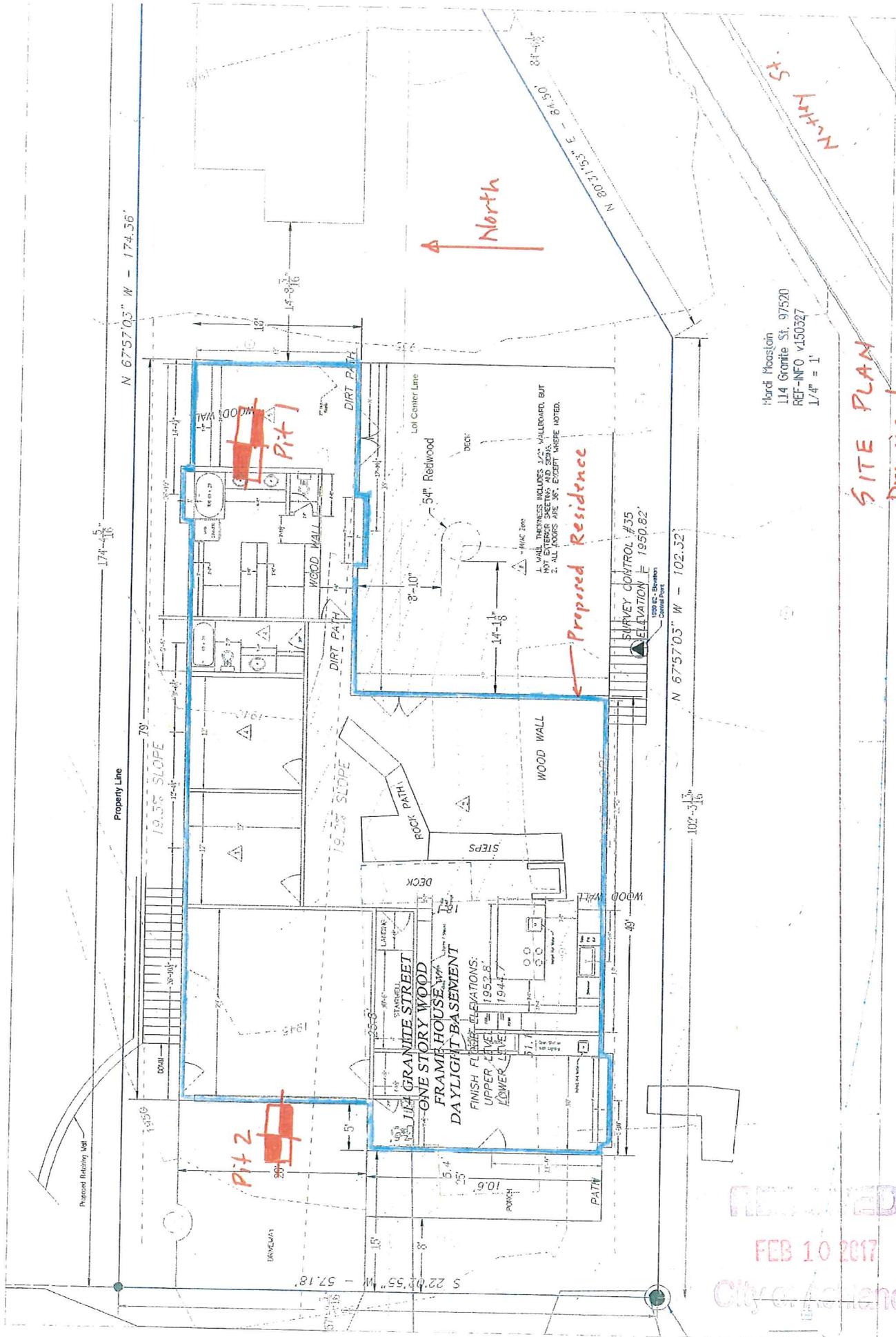
Willie Gingg

Date

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N 67°57'03" W - 174.56'

174'-16"

Property Line

19.35% SLOPE

19.35% SLOPE



Prepared Residence

SURVEY CONTROL #35
ELEVATION E 1950.82

N 67°57'03" W - 102.32'

102'-3 1/2"

Mardi Hoastain
114 Granite St. 97520
REF-INFO v150327
1/4" = 1'

FEB 10 2017

City of Astoria

SITE PLAN

Drawing 1

MAI Job No. 15-1164

North St.

ONE STORY WOOD
FRAME HOUSE w/
DAYLIGHT BASEMENT

FINISH FLOOR ELEVATIONS:
UPPER LEVEL = 1950.8'
LOWER LEVEL = 1944.7'

Pit 2

BRVEMAY

5 22'6 1/2" W - 57.18'

57'-0 1/2"

Proposed Retaining Wall

DOOR

WOOD WALL

WOOD WALL

WOOD WALL

WOOD WALL

WOOD WALL

WOOD WALL

DIRT PATH

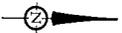
WOOD WALL

SLOPE ANALYSIS

OF
 PARCEL LOCATED AT
 114 GRANITE STREET
 ASHLAND, OREGON
 FOR
 MARDI MASTAIN
 114 GRANITE STREET
 ASHLAND, OREGON 97520
 JOB NO. 1025-15

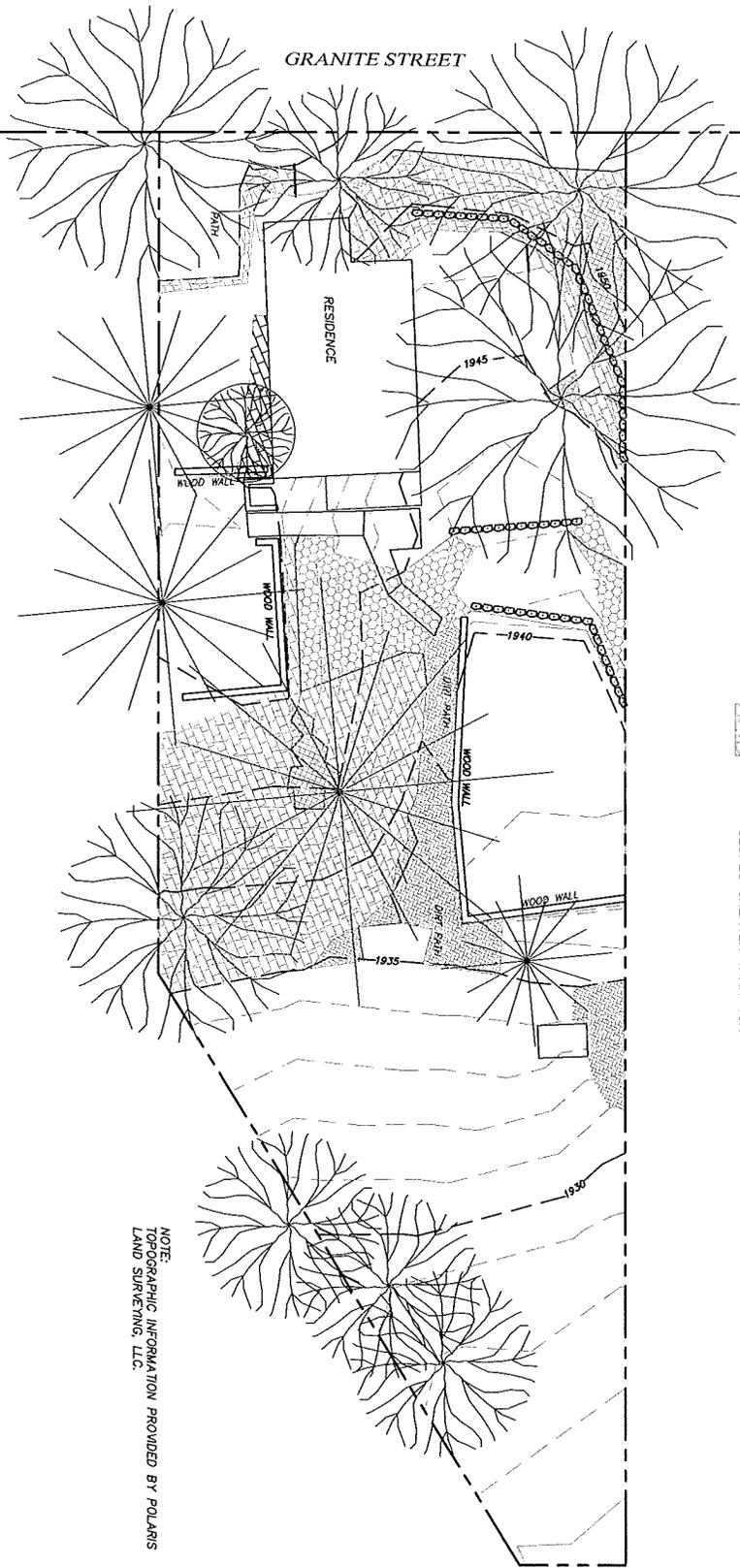
LEGEND

-  SLOPES LESS THAN 25%
-  SLOPES 25% TO 30%
-  SLOPES 30% TO 35%
-  SLOPES 35% TO 40%
-  SLOPES GREATER THAN 40%



DATE: JULY 02, 2015
 SCALE: 1" = 10'

FEB 10 2017



NOTE:
 TOPOGRAPHIC INFORMATION PROVIDED BY POLARIS
 LAND SURVEYING, LLC.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 STUART W. OSWALD
 No. 2464
 DIGITAL COPY
 Expires 12-31-16

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 374 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 432-6474
 terrsur@psprint

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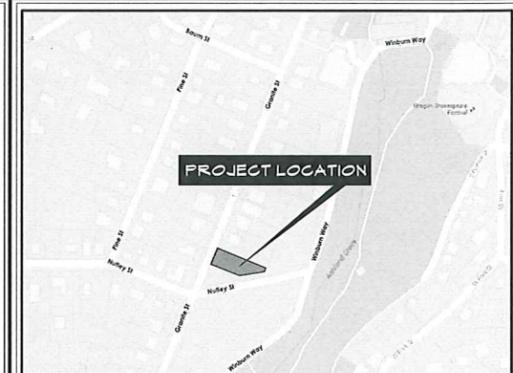


FRONT VIEW - CONCEPTUAL

NOT TO SCALE

ITEM	SQ FT	
TOTAL LOT	8378	
MAIN HOUSE (FOOTPRINT)	2509	
MAIN HOUSE FRONT PORCH	156	
MAIN HOUSE BACK DECK	198	
MAIN HOUSE DRIVEWAY* & TRASH PAD (TOP OF STAIR)	50	
STAIRS	57	
PAD (BOTTOM OF STAIR)	60	
FRONT WALK	50	
MAIN HOUSE TOTAL	3116	
BUNGALOW (FOOTPRINT)	524	
ENTRY WALK & PORCH	53	
PARKING SPOT	167	
DECK	84	
EASEMENT AREA	264	
BUNGALOW TOTAL	1092	
PROJECT TOTAL	4208	
COVERAGE PERCENTAGE	0.502	
1% Credit (Wood Decks)	188.5	
Recalculated Total	4019.5	
Recalculated Percentage	0.48	
OUTDOOR RECREATION AREAS		
FRONT PORCH @ SFR	156	
DECK @ SFR	198	
GRASS AREA @ BUNGALOW	234	
DECK @ BUNGALOW	84	
TOTAL RECREATION SPACE	672	

* SEE NOTE 6



VICINITY MAP

NOT TO SCALE

OWNER: MARDI MASTAIN
 ADDRESS: 114 GRANITE ST., ASHLAND, OR. 97520
 PHONE: 541-261-3000
 APN: 39 1E 09 BC TL# 3401
 SIZE: 8,378 SQ. FT.
 ZONING: R-1-7.5 (CITY OF ASHLAND)

DESCRIPTION OF PROJECT:
 CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE OF 2,509 (FOOTPRINT) SQ. FT. WITH BASEMENT; AND RELOCATION OF AN EXISTING HISTORIC BUNGALOW OF 524 SQ. FT. ALL CONSTRUCTION SHALL BE OF STANDARD WOOD FRAMING WITH CONTINUOUS CONCRETE FOUNDATIONS.

LOT COVERAGE:
 PROPOSED COVERAGE = 4,019.5 SQ. FT. / 8,378 = 48%
 SEE LOT COVERAGE WORKSHEET FOR DETAILS.

LANDSCAPED AREA = 52%
 OUTDOOR RECREATION AREA = 672 SQ. FT. OR 8%

MAXIMUM ALLOWABLE HOUSE SIZE:
 8,378 X .79 (ADJ FACTOR) = 6,619 X .33 (GRADUATED FAR) = 2,144 MAX SIZE. ACTUAL SIZE = 2,509

PARKING:
 4 FULL SPACES REQ'D & PROVIDED AS FOLLOWS:
 2 FULL SPACES IN GARAGE; 1 FULL SPACE AT BUNGALOW;
 1 ON-STREET SPACE ON GRANITE ST.
 BIKE PARKING IN GARAGE.

SOLAR SETBACK:
 SEE SHEET 7 SOLAR SETBACK SHADOW PLAN.

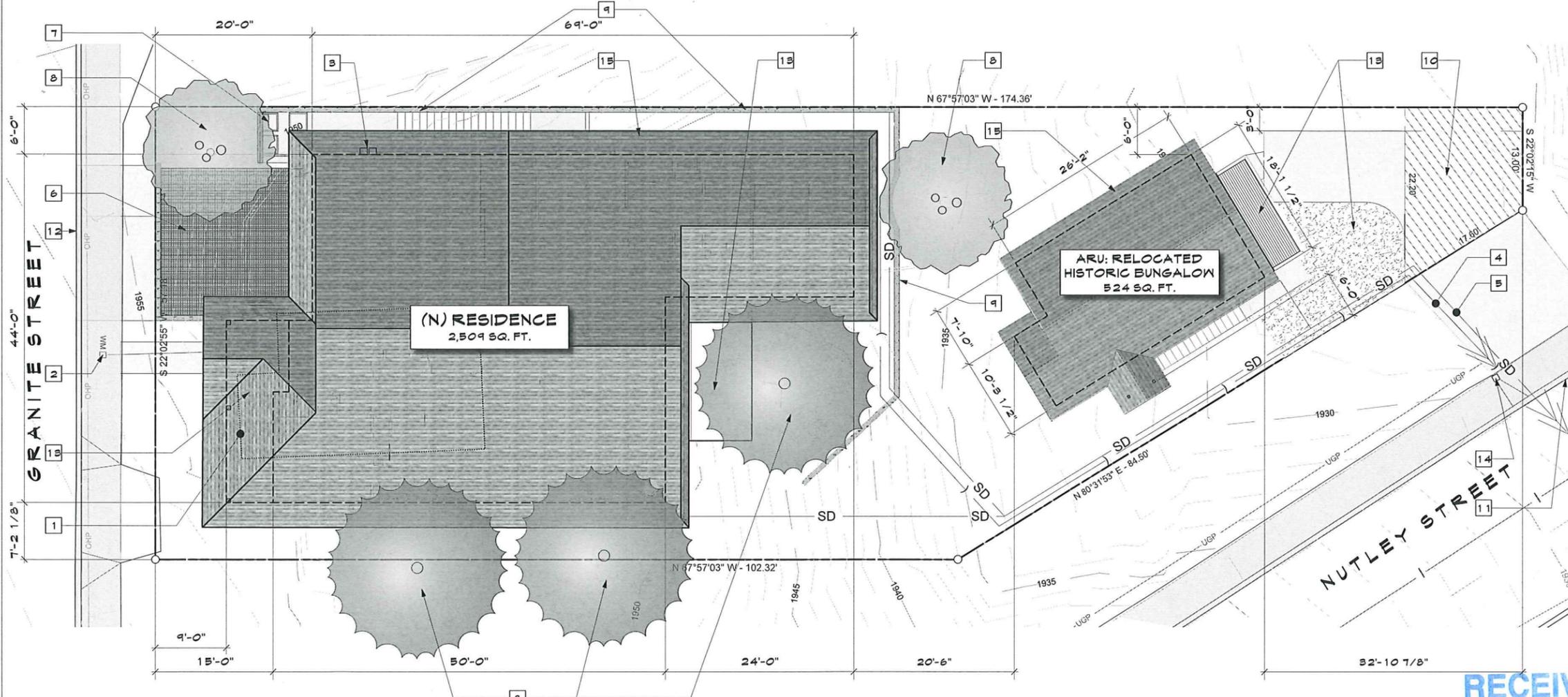
SHEET NOTES:

- 1 LINE OF (E) BUNGALOW, TO BE RELOCATED AS SHOWN.
- 2 (E) WATER METER TO REMAIN. UPGRADE AS REQ'D.
- 3 (N) ELECTRIC METERS. DETAILS TBA.
- 4 WASTE WATER LINE TO (E) SANITARY SEWER LINE IN WINBURN WAY.
- 5 STORM WATER LINE TO (E) STORM SEWER LINE IN NUTLEY STREET.
- 6 (N) DRIVEWAY; METAL GRATE ON SUSPENDED BRIDGE.
- 7 (N) FENCED & GATED REFUSE AREA.
- 8 (E) TREES TO REMAIN. SEE "L" SHEETS.
- 9 (N) SITE RETAINING WALLS. SEE "L" SHEETS FOR DETAILS.
- 10 (E) EASEMENT.
- 11 (E) CURB CUT ON NUTLEY ST., TO REMAIN.
- 12 (N) CURB CUT ON GRANITE ST. DETAILS TBA.
- 13 OUTDOOR RECREATION AREA. SEE WORKSHEET.
- 14 (N) WATER METER TO SERVE BUNGALOW.
- 15 (N) HEAT PUMPS FOR HVAC SYSTEMS.

INDEX OF SHEETS:

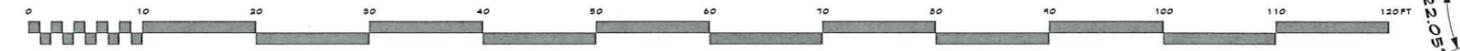
SHEET 1	SITE PLAN • VICINITY MAP
SHEET 2	MAIN LEVEL FLOOR PLAN
SHEET 3	BASEMENT FLOOR PLAN
SHEET 4	WEST & SOUTH ELEVATIONS
SHEET 5	EAST & NORTH ELEVATIONS
SHEET 6	RELOCATED HISTORIC BUNGALOW
SHEET 7	SOLAR SETBACK SHADOW PLAN

(E) = EXISTING
 (N) = NEW



SITE PLAN

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



REVISIONS

NEW RESIDENCE & RELOCATED BUNGALOW ARU FOR:

Mardi Mastain

114 Granite Street • Ashland, Oregon 97520

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PETER L. CIPES
Building Design
 317 North Main Street • Ashland, Oregon 97520 • 541-488-1096

PROFESSIONAL MEMBER
 SINCE 1998

DATE: 02-06-17
 DRAWN BY: PLC

SHEET
1
 OF 8 SHEETS

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

SOLAR SETBACK CALCULATIONS:

SLOPE = .048

N/S LOT DIMENSION:

$.445 \times .048 = .493$

$30 / .493 = 60.86 \text{ FT} = \text{MINIMUM FOR STANDARD "A"}$

ACTUAL LOT DIMENSION = 57.18 (OR 59.65 AVERAGED)

THEREFORE USE STANDARD "B"

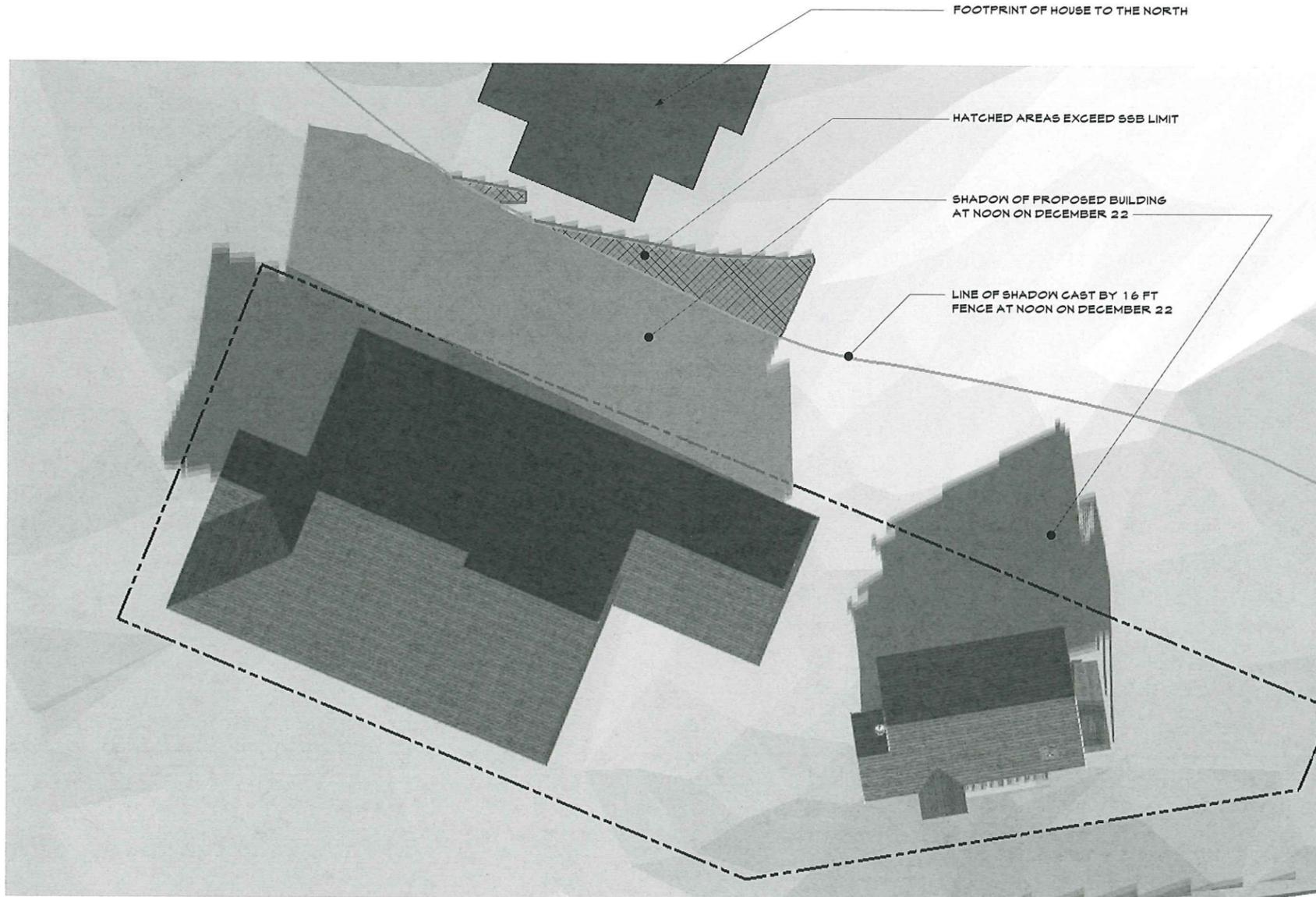
$H - 16 / .493 = \text{SSB}$

[NOTE: SEE NORTH ELEVATION FOR HEIGHTS ALONG EAVE]

NW POINT: $\text{SSB} = 15.25 - 16 / .493 = \text{NEGATIVE VALUE}; \text{MEETS}$

MID POINT: $\text{SSB} = 17.33 - 16 / .493 = 2.69 \text{ FT.}; \text{MEETS}$

SE POINT: $\text{SSB} = 25 - 16 / .493 = 18.25 \text{ FT.}; \text{FAILS}$



SOLAR SETBACK SHADOW PLAN

SCALE: 3/32" = 1'-0"

REVISIONS	

NEW RESIDENCE & RELOCATED BUNGALOW ARUFOR:
Mardi Mastain
 114 Granite Street • Ashland, Oregon 97520

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 Building Design
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A	I
B	D

PROFESSIONAL MEMBER
 SINCE 1998

DATE: 02-06-17

DRAWN BY: PL

SHEET

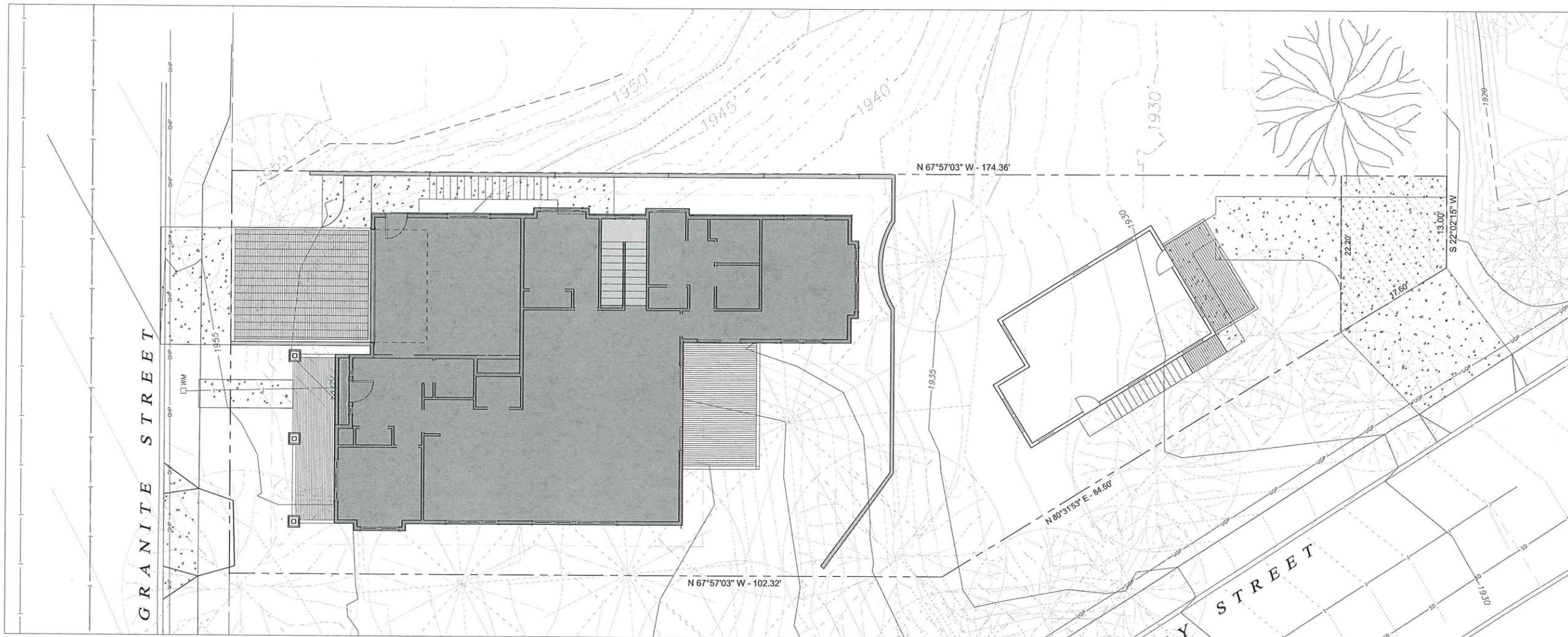
7
 OF 8 SHEETS

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City of Ashland

(E) - EXISTING
 (N) - NEW



PROJECT SITE

SCALE: 1" = 16'-0"



VICINITY MAP

NTS

PROJECT INFORMATION:

OWNERS: MARDI MASTAIN
114 GRANITE STREET
ASHLAND, OR, 97520

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

LOCATION: 114 GRANITE STREET

TAX LOT 1: 391E09BC 3401
EXISTING LOT SIZE: 0.19 ACRES (8,378 ft²)

ZONING: R-1-7.5

CONTENTS:

COVER SITE PLAN + VICINITY MAP
L 1.0 EXISTING SURVEY
L 1.1 TREE PROTECTION PLAN
L 2.0 GRADING PLAN
L 2.1 CUT/FILL ANALYSIS
L 2.2 EROSION CONTROL PLAN

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City of Ashland



SCALE: 1" = 16'-0"



Drawn By:
STAFF

SCALE: 1"=16'-0"

MASTAIN RESIDENCE
114 GRANITE STREET
ASHLAND, OR, 97520

REVISION DATE

**SITE PLAN
+
VICINITY MAP**

ISSUE DATE:
FEBRUARY 7, 2017

COVER



Drawn By:
STAFF

SCALE 1" = 16'-0"

MASTAIN RESIDENCE
114 GRANITE STREET
ASHLAND, OR, 97520

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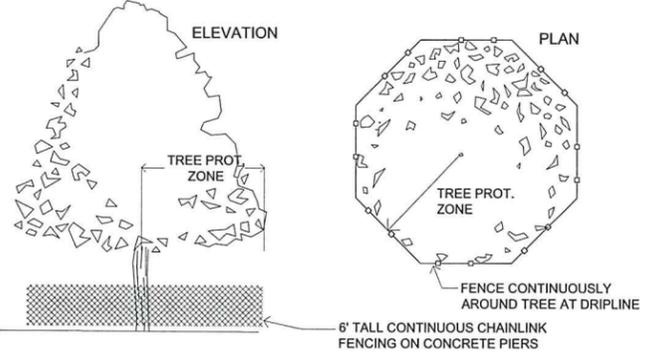
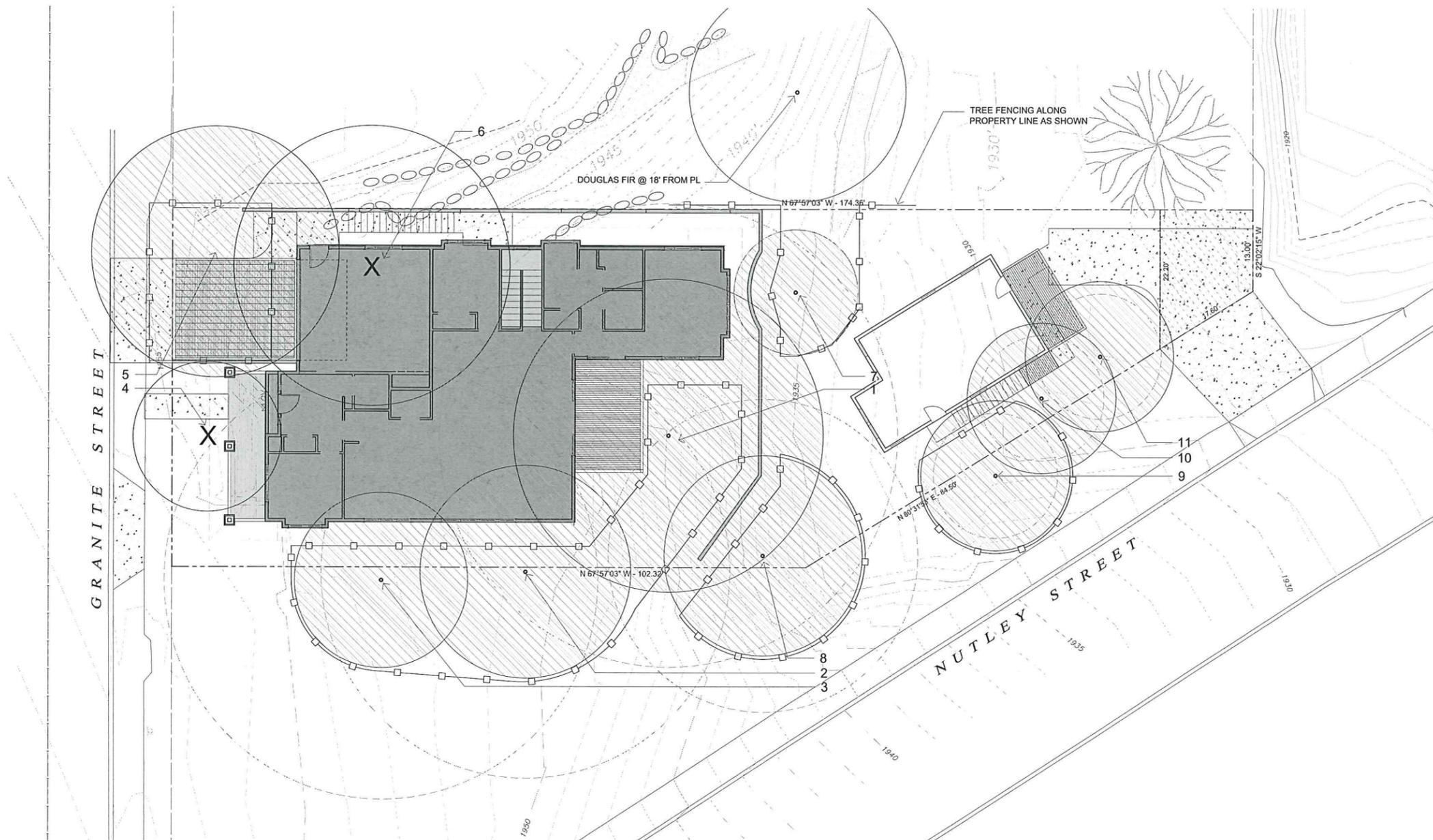
TREE PROTECTION PLAN

ISSUE DATE:
FEBRUARY 7, 2017

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TREE PROTECTION AND REMOVAL NOTES

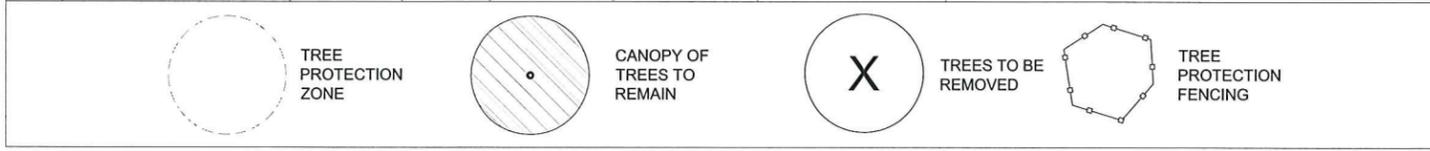
- BEFORE BEGINNING WORK, THE CONTRACTOR IS REQUIRED TO MEET WITH THE LANDSCAPE ARCHITECT AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY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



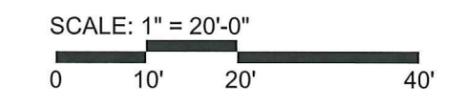
- NOTE:**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
 - ALL EXCAVATION WITHIN DRIPLINE OF TREES SHALL BE DONE BY HAND. IF ROOTS OVER 2" IN DIAMETER ARE ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT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

TREE LEGEND

#	Species	DBH (inches)	Height in Feet	Crown Radius in Feet	Tolerance to Construction	Tree Protection Zone Radius in Feet	Current Condition	Notes
1	Sequoia sempervirens	49	105	21	Good	37	Healthy	
2	Sequoia sempervirens	44	80	15	Good	33	Moderate	Top showing slight decline (2-26-16)
3	Sequoia sempervirens	22	60	14	Good	35	Healthy	On City of Ashland Parks Property
4	Ulmus pumila	20	50	17	Good	15	Healthy	To be removed
5	Acer macrophyllum	27	50	23	Good	34	Moderate	
6	Quercus garryana	28	60	40	Good	21	Moderate	To be removed
7	Calocedrus decurrens	13	40	6	Moderate	10	Healthy	
8	Acer macrophyllum	20	40	32	Good	25	Poor	
9	Corylus avellana	18	30	22	Good	10	Poor	On City of Ashland Parks Property.
10	Corylus avellana	multi	30	22	Good	10	Poor	
11	Corylus avellana	multi	30	22	Good	10	Poor	



THE TREE PROTECTION ZONE FOR EACH TREE IS BASED ON THE GUIDELINES ESTABLISHED BY: Matheny, N. & Clark, J. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. p. 72.





Drawn By:
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SCALE: 1" = 16'-0"

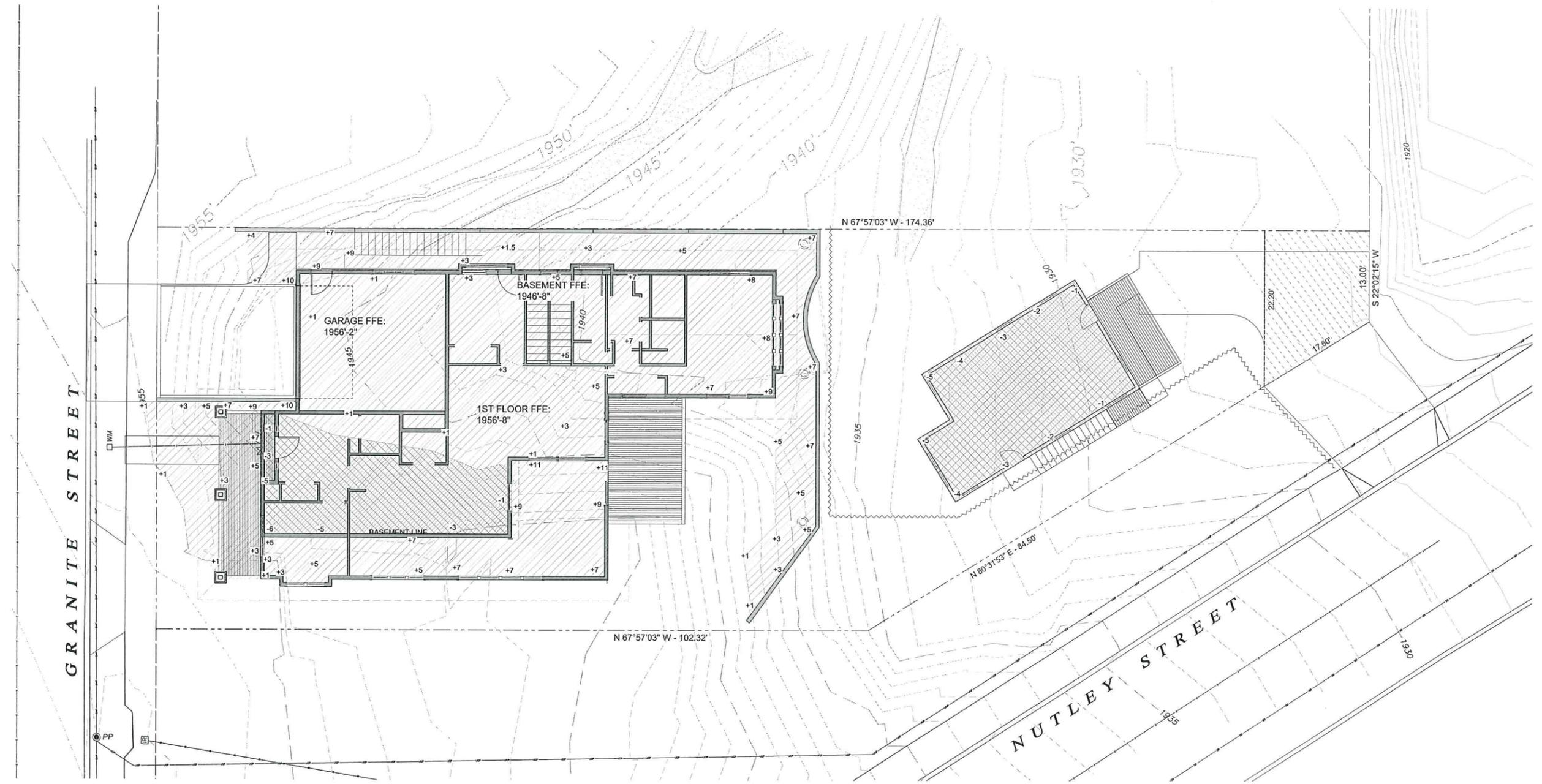
MASTAIN RESIDENCE
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ASHLAND, OR, 97520

REVISION DATE

**LANDSCAPE
CUT/FILL
ANALYSIS**

ISSUE DATE:
FEBRUARY 7, 2017

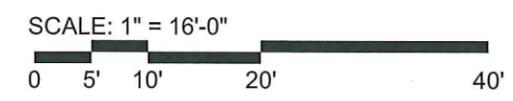
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SITE KEY	
1950	EXISTING CONTOUR
-1	PROPOSED CUT (FEET)
+1	PROPOSED FILL (FEET)

- TOTAL LOT AREA: 8,378 SQUARE FEET
- MAXIMUM CUT OUTSIDE FOOTPRINT OF BUILDINGS: 0 FEET
 - MAXIMUM FILL OUTSIDE FOOTPRINT OF BUILDINGS: 1,110 FEET
 - ALL OTHER CUTS AND FILLS AS SHOWN PLAN

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NOTICE OF APPLICATION

PLANNING ACTION: 2017-00236

SUBJECT PROPERTY: 975 Ivy Lane

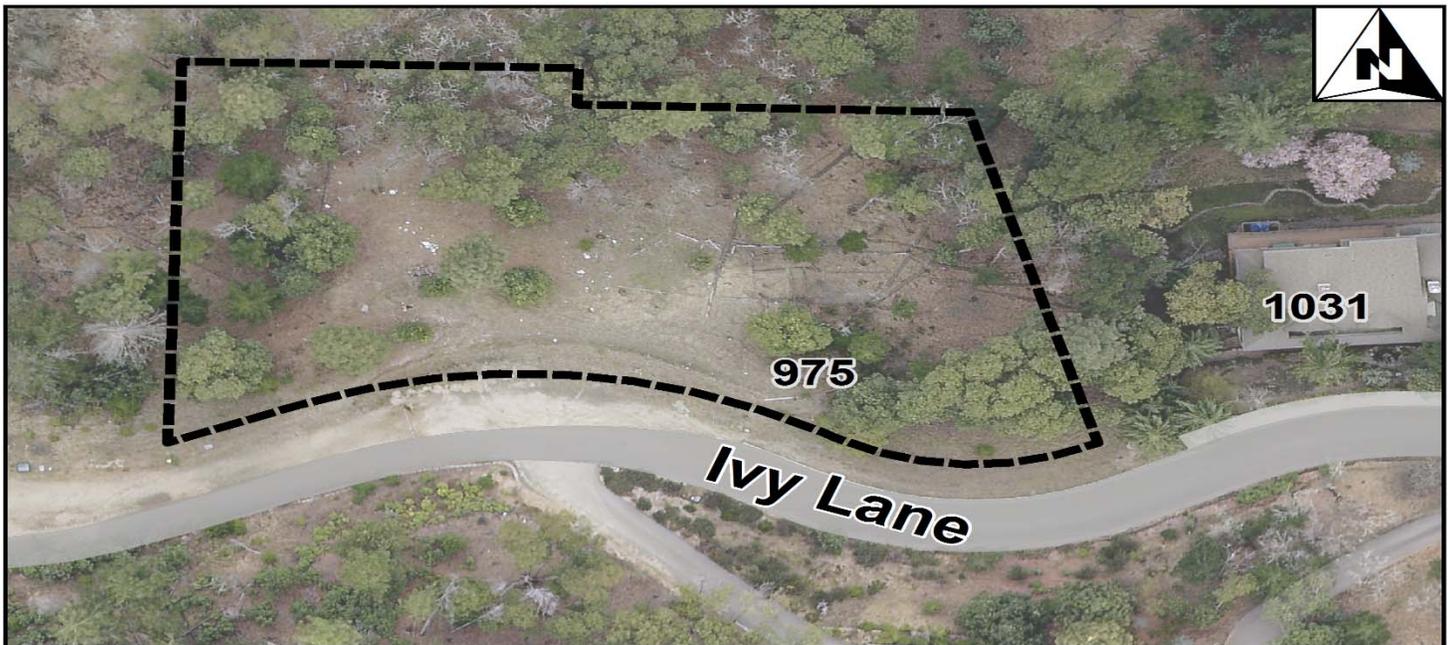
OWNER/APPLICANT: Thomas and Linda Lamore

DESCRIPTION: A request for a Physical and Environmental Constraints Permit to allow for the construction of a 2,485 square foot single-family home on slopes in excess of 35% (Severe Constraints Lands) and within the Wildfire Overlay. This application involves a request to remove nine trees from the property ranging in diameter from 3" clusters to a 20" Pinus Ponderosa. **COMPREHENSIVE PLAN DESIGNATION:** Rural Residential; **ZONING:** RR - .5; **ASSESSOR'S MAP:** 39 1E 16 AD; **TAX LOT:** 5109.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, March 9, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: February 28, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: March 14, 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.

PHYSICAL & ENVIRONMENTAL CONSTRAINTS

18.3.10.050

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

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

FINDINGS OF FACT

SITE: 975 West Ivy Lane

APPLICANT: Thomas and Linda Lamore

REQUEST: Physical & Environmental Constraints Review Permit

DATE: February 10, 2017

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Chapter 18.2.1 – Zoning Regulations and General Provisions

18.2.1.020 Zoning Map and Classification of Zones

Residential – Rural (RR-.5) with P-overlay

18.2.1.040 Applicability of Zoning Regulations

*Residential – Rural (RR-.5) - Chapter 18.2 Applies Directly
Physical and Environmental Constraints Overlay Modifies chapter 18.2*

Chapter 18.2.2 – Base Zones and Allowed Uses

18.2.2.030 Allowed Uses

B. Permitted Uses and Uses Permitted Subject to Special Use Standards.

Single-Family Dwelling is permitted in the RR Zone (From Table 18.2.2)

Chapter 18.2.4 – General Regulations for Base Zones

18.2.4.010 Access and Minimum Street Frontage

Each lot shall abut a public street other than an alley for a width of not less than 40 feet; except, where a lot is part of an approved flag partition or abuts a cul-de-sac vehicle turn-around area, the minimum width is 25 feet.

COMPLIES: *The lot abuts West Ivy Lane, a public street with a 42 foot width.*

18.2.4.020 Accessory Structures and Mechanical Equipment

A. Accessory Structures

Accessory buildings and structures shall comply with all requirements for the principal use, except where specifically modified by this ordinance.

DOES NOT APPLY: *No accessory structures are proposed.*

B. Mechanical Equipment

Mechanical equipment shall not be located between the main structure on the site and any street adjacent to a front or side yard, and every attempt shall be made to place such equipment so that it is not visible from adjacent public streets. Mechanical equipment and associated enclosures, not taller than allowed fence heights, may be located within required interior side or rear yards, provided such installation and operation is consistent with other provisions of this ordinance or the Ashland Municipal Code, including but not limited to noise attenuation. Any installation of mechanical equipment shall require a building permit.

COMPLIES: *Proposed condensers will be located beneath the driveway bridge. They will not be visible from the public street.*

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18.2.4.050 Yard Requirements and General Exceptions

- A. In addition to the requirements of chapters 18.2.5 and 18.2.6, yard requirements shall conform to the Solar Access standards of chapter 18.4.8.

DOES NOT APPLY: Section 18.4.8.020 B. 2. Exemptions for Steep Slopes states, “Any lot with a slope of greater than 30 percent in a northerly direction, as defined by this Ordinance, shall be exempt from the [solar] setback standards in section 18.4.8.030.”

- B. Eaves and awnings may encroach three feet into required yards; all other architectural projections may encroach 18 inches into required yards.

COMPLIES: With the exception of the front eave, all eaves are within the required yards and do not extend beyond the setback lines. The front eave projects into the front yard 1’-10”.

- C. The following general exceptions are allowed for structures that are 30 inches in height or less, including entry stairs, uncovered porches, patios, and similar structures:

1. The structures are exempt from the side and rear yard setback requirements.
2. The front and side yards abutting a public street may be reduced by half.

COMPLIES: All decks and walls are within the allowed building envelope outside of the required yards. The proposed entry stairs in the front yard do not exceed 18” above adjacent grade.

Chapter 18.2.5 – Standards for Residential Zones

18.2.5.030 Unified Standards for Residential Zones

- C. Standards for the Rural Residential (RR-.5) zone.

Lot Area – Minimum: 0.5 acre.

COMPLIES: Lot area is .69 acre (30,109 sf).

Lot Coverage – Maximum: 20%.

COMPLIES: Total lot coverage (building + impervious surfaces) is 9.1%.

Lot Width (feet) – Minimum: 100 ft.

COMPLIES: Existing lot is 218.69 ft wide.

Lot Depth (feet) – Minimum 150 ft. – Maximum 300% of width.

COMPLIES: Existing lot is 150.93’ and is 69% of the width.

Standard Yards – Minimum (feet):

Front – Standard: 20 ft.

COMPLIES: Building is set back a minimum 20’-10” from the front property line.

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Side – Standard: 6 ft.

COMPLIES: Building is set back a minimum 48'-9" from the side property line.

Rear – Multi-Story Building: 10 ft. per building story.

COMPLIES: Building is set back 60'-2" from the rear property line.

Building Height – Maximum (feet): 35 ft. or 2 ½ stories, whichever is less.

COMPLIES: The maximum proposed height is 34'-9".

Chapter 18.3.10 – Physical and Environmental Constraints Overlay

18.3.10.060 Land Classifications

B. Hillside Lands. Hillside Lands are lands that are subject to damage from erosion and slope failure, and which include areas that are highly visible from other portions of the city. The following lands are classified as Hillside Lands: All areas defined as Hillside Lands on the Physical and Environmental Constraints Hillside Lands and Severe Constraints map and which have a slope of 25 percent or greater.

This parcel is subject to the regulations of Hillside Lands due to all slopes on the property being over 25 percent, as indicated on the Physical and Environmental Constraints Hillside Lands and Severe Constraints map.

D. Severe Constraints Lands. The following lands are classified as Severe Constraints Lands, which have characteristics that severely limit normal development.

1. All Areas that are within the floodway channels, as defined in AMC 15.10.
2. All lands with a slope greater than 35 percent.

This parcel is subject to the regulations of Severe Constraint Lands due to all slopes on the property being over 35 percent.

18.3.10.090 Development Standards for Hillside Lands

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

1. Buildable Area. All development shall occur on lands defined as having buildable area. Slopes greater than 35 percent shall be considered unbuildable except as allowed below. Exceptions may be granted to this requirement only as provided in subsection 18.3.10.090.H.

- a. Existing parcels without adequate buildable area less than or equal to 35 percent shall be considered buildable for one unit.

COMPLIES: This application is for only one unit on the parcel.

- b. Existing parcels without adequate buildable area less than or equal to 35 percent



cannot be subdivided or partitioned.

NOT APPLICABLE: This application does NOT request subdividing or partitioning the parcel.

2. Building Envelope. All newly created lots either by subdivision or partition shall contain a building envelope with a slope of 35 percent or less.

This lot was created under Planning Action 2003-021 with the approved building envelope as indicated on the currently submitted Drawings, in roughly the center of the site. It was acknowledged in the Administrative Findings that “the slope of the property is consistently steep (35%+) so regardless of where the envelope sits, the building site’s physical constraints will remain the same”.

3. New Streets and Driveways. New streets, flag drives, and driveways shall be constructed on lands of less than or equal to 35 percent slope with the following exceptions.
 - a. The street is indicated on the Street Dedication map.
 - b. The portion of the street, flag drive, or driveway on land greater than 35 percent slope does not exceed a length of 100 feet.

COMPLIES: The proposed driveway is 40 feet long.

4. Geotechnical Studies. For all applications on Hillside Lands involving subdivisions or partitions, the following additional information is required: A geotechnical study prepared by a geotechnical expert indicating that the site is stable for the proposed use and development.

NOT APPLICABLE: This requirement does not apply because the application does NOT request subdividing or partitioning the parcel. However, a Geotechnical Investigation by Ferrero Geologic was originally performed for this site to determine soil, rock, groundwater and topographic conditions and how they may impact safe and environmentally sound grading and building in accordance with the Ashland Hillside Standards. In addition, a recent Geotechnical Investigation by Marquess & Associates was performed for this site to determine the prevailing subsurface conditions at the site and to develop earthwork and foundation engineering recommendations for this development. Copies of both reports have been submitted with this application.

- B. **Hillside Grading and Erosion Control.** All developments on lands classified as Hillside shall provide plans conforming to the following items.

1. All grading, retaining wall design, drainage and erosion control plans for development on Hillside Lands shall be designed by a geotechnical expert. All cuts, grading or fills shall conform to the International Building Code and be consistent with the provisions of this ordinance. Erosion control measures on the development site shall be required to minimize the solids in runoff from disturbed areas.

COMPLIES: The Geotechnical Investigation Report by Marquess & Associates addresses recommendations for grading, retaining wall design, drainage and

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erosion control. The Grading and Erosion Control Drawings by Gerlitz Engineering Consultants incorporate the recommendations of the Geotechnical Investigation Report, including sediment control fencing below the construction area and protection of existing storm drainage inlets (see sheet C1.0). Retaining wall design is by ACE Engineering, structural engineers. Plans and structural calculations for the walls will be submitted with the Construction Documents for review with the Building Permit application.

2. Timing of Improvements. For development other than single family homes on individual lots, all grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31.

NOT APPLICABLE: This development is for a single family home on an individual lot and thus is exempt from this requirement.

3. Retention in natural state. On all projects on Hillside Lands involving partitions and subdivisions, and existing lots with an area greater than one-half acre, an area equal to 25 percent of the total area, plus the percentage figure of the average slope of the total project area, shall be retained in a natural state. Lands to be retained in a natural state shall be protected from damage through use of temporary construction fencing or the functional equivalent.

COMPLIES: The average slope of this site is 50%. Thus $25+50 = 75\%$ of the site must be retained in a natural state. The area of proposed development, including building footprint, all landscaped areas and driveway is 5,149 square feet. The area of the lot is 30,109 square feet. $5149/30109 = .17$ (17%). Therefore the area retained in a natural state is 83%, which is greater than the 75% required.

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

NOT APPLICABLE: No exposed cut slopes are proposed on this site.

- b. Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The top of cut slopes not utilizing structural retaining walls shall be located a minimum setback of one-half the height of the cut slope from the nearest property line.

NOT APPLICABLE: No exposed cut slopes are proposed in this project.

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- c. Cut slopes for structure foundations which reduce the effective visual bulk, such as split pad or stepped footings, shall be exempted from the height limitations of this section.

COMPLIES: Stepped footings have been incorporated into the design of the structure in order to help reduce the visual bulk of the building.

- d. Revegetation of cut slope terraces shall include the provision of a planting plan, introduction of top soil where necessary, and the use of irrigation if necessary. The vegetation used for these areas shall be native, or species similar in resource value to native plants, which will survive, help reduce the visual impact of the cut slope, and assist in providing long term slope stabilization. Trees, bush-type plantings, and cascading vine-type plantings may be appropriate.

NOT APPLICABLE: No cut slope terraces are proposed in this project.

- 5. Grading – Fill. On all fill slopes on lands classified as Hillside Lands, the following standards shall apply.

- a. Fill slopes shall not exceed a total vertical height of 20 feet. The toe of the fill slope area not utilizing structural retaining shall be a minimum of six feet from the nearest property line.

COMPLIES: Fill slopes do not exceed a height of 8 feet. The toe of the closest fill slope to a property line is 6 and a half feet. See sheet A1.1.

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

COMPLIES: As indicated on the landscape planting plans, jute erosion control fabric shall be installed on all new slopes and existing slopes disturbed by construction activities. See sheet L1.2.

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

COMPLIES: Wet utility pipes (water and sanitary sewer) will not be located east of all fill areas. See sheet C2.0. Dry utility lines (electric, telephone and gas) will be located west of the driveway and buried in natural grade, below a shallow fill area. See sheet A1.1.

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

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COMPLIES: As indicated on the landscape planting plans, *Arctostaphylos “Emerald Carpet”* is proposed for stabilization of the fill slope areas, with planting at the proper spacing to ensure rapid coverage. This plant has been used extensively in the local area for this purpose and blends well with native vegetation.

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

Requirement is noted.

7. Maintenance, Security, and Penalties for Erosion Control Measures.
 - a. Maintenance. All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed, including public rights-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance of measures.
 - b. Security. Except for individual lots existing prior to January 1, 1998, after an Erosion Control Plan is approved by the hearing authority and prior to construction, the applicant shall provide a performance bond or other financial guarantees in the amount of 120 percent of the value of the erosion control measures necessary to stabilize the site. Any financial guarantee instrument proposed, other than a performance bond, shall be approved by the City Attorney. The financial guarantee instrument shall be in effect for a period of at least one year, and shall be released when the Community Development Director and Public Works Director determine, jointly, that the site has been stabilized. All or a portion of the security retained by the City may be withheld for a period up to five years beyond the one year maintenance period if it has been determined by the City that the site has not been sufficiently stabilized against erosion.

The applicant (Owner) is prepared to provide a performance bond for a period of one year in order to ensure that all required erosion control measures have been properly installed and the City determines that all slopes are sufficiently stabilized against erosion.

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

COMPLIES: No terracing of hillsides is proposed.

- b. Avoid hazardous or unstable portions of the site.

COMPLIES: No hazardous or unstable portions of the site have been identified in the Geotechnical Investigation Reports. The building has been

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deliberately located on the area of the site with the least severe slopes in an effort to minimize potential unsettlement of the existing steeper slopes.

- c. Building pads should be of minimum size to accommodate the structure and a reasonable amount of yard space. Pads for tennis courts, swimming pools and large lawns are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope.

COMPLIES: As is evident by the site plan, an effort has been made to minimize the impact of the building footprint by limiting its size and locating it on the shallowest part of the site. No amenities such as tennis courts, swimming pools or lawns are proposed. As noted in a previous section of the Findings, 83% of the site will be kept in a natural state, with no disruption of the original slope or vegetation.

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

NOT APPLICABLE: This project is not a subdivision.

- C. **Surface and Groundwater Drainage.** All development on Hillside Lands shall conform to the following standards.

- 1. All facilities for the collection of stormwater runoff shall be constructed on the site and according to the following requirements:
 - a. Stormwater facilities shall include storm drain systems associated with street construction, facilities for accommodating drainage from driveways, parking areas and other impervious surfaces, and roof drainage systems.

COMPLIES: Completion of street paving, curbs and gutters will adhere to Ashland Public Works Engineering Department standard drawings, with drainage to existing storm drainage catch basins. Drainage from the driveway and roofs will be collected and piped to an onsite stormwater discharge structure (level spreader) to infiltrate water into the existing soil and dissipate it over the existing forested hillside. See sheet C2.0.

- b. Stormwater facilities, when part of the overall site improvements, shall be, to the greatest extent feasible, the first improvements constructed on the development site.

Requirement is noted.

- c. Stormwater facilities shall be designed to divert surface water away from cut faces or sloping surfaces of a fill.

COMPLIES: The proposed stormwater discharge structure is located on an



undisturbed section of the site, below the house. See sheet C2.0.

- d. Existing natural drainage systems shall be utilized, as much as possible, in their natural state, recognizing the erosion potential from increased storm drainage.

NOT APPLICABLE: No existing natural drainage systems (creeks, drainage channels, etc.) exist on this site.

- e. Flow-retarding devices, such as detention ponds and recharge berms, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development. Each facility shall consider the needs for an emergency overflow system to safely carry any overflow water to an acceptable disposal point.

NOT APPLICABLE: All storm drainage from the driveway and roofs will be collected and dispersed on-site, not to the public storm drainage system. Design of the onsite stormwater discharge system takes into account rainfall runoff per hour from a 25 year storm.

- f. Stormwater facilities shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties.

COMPLIES: The onsite stormwater discharge system is located just above a heavily forested and vegetated part of the site, approximately 56 feet from the closest property line. The system is designed to infiltrate water into the existing soil and dissipate it over the existing forested hillside, with no erosion of the existing hillside. According to the Geologic Investigation by Ferrero Geologic, this site is in a natural swale with deep, loose granitic soil that has a high percolation rate.

- g. Alternate stormwater systems, such as dry well systems, detention ponds, and leach fields, shall be designed by a registered engineer or geotechnical expert and approved by the Public Works Department or Building Official.

COMPLIES: The onsite stormwater discharge system has been designed by Justin Gerlitz, a registered professional engineer. The design takes into account the findings and recommendations of the Geologic Investigation Report by Ferrero Geologic for soil type and rates of water dissipation.

D. Tree Conservation, Protection and Removal. All development on Hillside Lands shall conform to the following requirements.

- 1. Inventory of Existing Trees. A tree survey at the same scale as the project site plan shall be prepared, which locates all trees greater than six inches diameter at breast height (DBH) identified by DBH, species, approximate extent of tree canopy. In addition, for areas proposed to be disturbed, existing tree base elevations shall be provided. Dead or diseased trees shall be identified. Groups of trees in close proximity (i.e., those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number and average diameter indicated. All tree surveys shall have an accuracy of plus or minus two feet. The name, signature, and address of the site surveyor responsible for the accuracy of the

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survey shall be provided on the tree survey. Portions of the lot or project area not to be disturbed by development need not be included in the inventory.

See sheet L1.1 for Tree Inventory.

2. Evaluation of Suitability for Conservation. All trees indicated on the inventory of existing trees shall also be identified as to their suitability for conservation. When required by the hearing authority, the evaluation shall be conducted by a landscape professional. The following factors shall be included in this determination.
 - a. Tree Health. Healthy trees can better withstand the rigors of development than non-vigorous trees.
 - b. Tree Structure. Trees with severe decay or substantial defects are more likely to result in damage to people and property.
 - c. Species. Species vary in their ability to tolerate impacts and damage to their environment.
 - d. Longevity. Potential longevity.
 - e. Variety. A variety of native tree species and ages.
 - f. Size. Large trees provide a greater protection for erosion and shade than smaller ones.

The Tree Inventory (sheet L1.1) takes into account the factors used in determination of suitability for conservation or recommendation for removal. In general, the existing native trees are health and only one requires a dead branch be removed. Trees that are slated for removal are either in the approved building footprint or are located in the area of the proposed driveway. All trees slated for removal are located in close proximity to foundation and retaining wall footings, the construction of which will likely result in one, the immediate damage to the existing root system, and two, compaction of the soil from heavy equipment which could lead to long-term stress and deterioration of the trees.

3. Tree Conservation in Project Design. Significant trees (two feet DBH or greater conifers and one foot DBH or greater broadleaf) shall be protected and incorporated into the project design whenever possible.

All conifers to be removed are 20" DBH or less. All broadleaf trees to be removed are 7" DBH or less.

- a. Streets, driveways, buildings, utilities, parking areas, and other site disturbances shall be located such that the maximum number of existing trees on the site are preserved, while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands. See Figure 18.3.10.090.D.3.a.

The building and driveway have been located within the approved building envelope and an effort was made to preserve as many existing trees as possible by minimizing the actual size of the building footprint in relation to



the area of approved building envelope. In order to comply with height limitations and reduction of effective visual bulk (Section 18.3.10.090.E) the house and driveway are located on the part of the site with the least severe slope, on a portion of the property that is sparsely populated by native trees.

- b. Building envelopes shall be located and sized to preserve the maximum number of trees on site while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.

The previously approved building envelope is located on a portion of the property that is sparsely populated by native trees. Recognizing the standards for fuel reduction in this Wildfire Lands zone, a small number of native trees are indicated to be removed due to their close proximity to the proposed building. These trees will likely be damaged or stressed by construction activities, resulting in dead, dying or diseased trees that could add to wildfire fuel.

- c. Layout of the project site utility and grading plan shall avoid disturbance of tree protection areas.

Layout for all wet and dry utilities avoids disturbance of existing trees.

- 4. Tree Protection. On all properties where trees are required to be preserved during the course of development, the developer shall follow the following tree protection standards.
 - a. All trees designated for conservation shall be clearly marked on the project site. Prior to the start of any clearing, stripping, stockpiling, trenching, grading, compaction, paving or change in ground elevation, the applicant shall install tree protection fencing in accordance with 18.4.5.030.C Prior to any construction activity, the shall be inspected pursuant to section 18.4.5.030.D.

Tree protection fencing has been indicated on the drawings. See sheet L1.1.

- b. Construction site activities, including but not limited to parking, material storage, soil compaction, and concrete washout, shall be arranged so as to prevent disturbances within tree protection areas.

See Tree Preservation notes, Construction/Storage Around Trees and Chemical Material Disposal on sheet L1.1.

- c. No grading, stripping, compaction, or significant change in ground elevation shall be permitted within the drip line of trees designated for conservation unless indicated on the grading plans, as approved by the City, and landscape professional. If grading or construction is approved within the drip-line, a landscape professional may be required to be present during grading operations, and shall have authority to require protective measures to protect the roots.

See Tree Preservation notes, Tree Preservation Procedure.

- d. Changes in soil hydrology and site drainage within tree protection areas shall be minimized. Excessive site run-off shall be directed to appropriate storm drain

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facilities and away from trees designated for conservation.

All collected site drainage is directed to an underground stormwater discharge system which will infiltrate water into the existing soil and dissipate it over the existing forested hillside, with no erosion of the existing hillside.

- e. Should encroachment into a tree protection area occur which causes irreparable damage, as determined by a landscape professional, to trees, the project plan shall be revised to compensate for the loss. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this chapter.

Requirement is noted.

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

- a. The tree is located within the building envelope.

Trees designated for removal are either in the building envelope or are located in the proposed driveway.

- b. The tree is located within a proposed street, driveway, or parking area.

Trees designated for removal are either in the building envelope or are located in the proposed driveway.

- c. The tree is located within a water, sewer, or other public utility easement.
- d. The tree is determined by a landscape professional to be dead or diseased, or it constitutes an unacceptable hazard to life or property when evaluated by the standards in 18.3.10.090.D.2.
- e. The tree is located within or adjacent to areas of cuts or fills that are deemed threatening to the life of the tree, as determined by a landscape professional.

- 6. Tree Replacement. Trees approved for removal, with the exception of trees removed because they were determined to be diseased, dead, or a hazard, shall be replaced in compliance with the following standards.

- a. Replacement trees shall be indicated on a tree replanting plan. The replanting plan shall include all locations for replacement trees, and shall also indicate tree planting details.

See Landscape Planting Plan on sheet L1.2 for locations of replacement trees. It is proposed that two large Pinus ponderosa (Western Yellow Pine) be replaced with two Pseudotsuga (Douglas-fir), which is native and in abundance on the site. It is also proposed that one significant Arbutus



menziesii (Pacifica Madrone) cluster be replaced with one Calocedrus decurrens (Incense Cedar) which is also native and found on the site. See sheet L1.4 for tree planting details.

- b. Replacement trees shall be planted such that the trees will in time result in canopy equal to or greater than the tree canopy present prior to development of the property. See Figure 18.3.10.090.D.6.b. The canopy shall be designed to mitigate of the impact of paved and developed areas, reduce surface erosion, and increase slope stability. Replacement tree locations shall consider impact on the wildfire prevention and control plan. The hearing authority shall have the discretion to adjust the proposed replacement tree canopy based upon site-specific evidence and testimony.

Replacement trees have been chosen to reach an equal or greater canopy size than the trees they are replacing. All replacement trees will be planted in sloped areas to help reduce surface erosion and increase slope stability. The locations for these trees have also been chosen to be a safe distance from the proposed building in order to reduce possible contribution to a wildfire and to protect the structure.

- c. Maintenance of replacement trees shall be the responsibility of the property owner. Required replacement trees shall be continuously maintained in a healthy manner. Trees that die within the first five years after initial planting must be replaced in kind, after which a new five-year replacement period shall begin. Replanting must occur within 30 days of notification unless otherwise noted.

Requirement is noted.

7. Enforcement.

- a. All tree removal shall be done in accord with the approved tree removal and replacement plan. No trees designated for conservation shall be removed without prior approval of the City.

Noted.

- b. Should the developer or developer's agent remove or destroy any tree that has been designated for conservation, the developer may be fined up to three times the current appraised value of the replacement trees and cost of replacement or up to three times the current market value, as established by a professional arborist, whichever is greater.

Noted.

- c. Should the developer or developer's agent damage any tree that has been designated for protection and conservation, the developer shall be penalized \$50.00 per scar. If necessary, a professional arborist's report, prepared at the developer's expense, may be required to determine the extent of the damage. Should the damage result in loss of appraised value greater than determined above, the higher of the two values shall be used.

Noted.



E. Building Location and Design Standards. All buildings and buildable areas proposed for Hillside Lands shall be designed and constructed in compliance with the following standards.

1. Building Envelopes. All newly created lots, either by subdivision or partition, shall contain building envelopes conforming to the following standards.
 - a. The building envelope shall contain a buildable area with a slope of 35 percent or less. See Figure 18.3.10.090.E.1.a.

This lot was created under Planning Action 2003-021 with the approved building envelope as indicated on the currently submitted Drawings, in roughly the center of the site. It was acknowledged in the Administrative Findings that “the slope of the property is consistently steep (35%+) so regardless of where the envelope sits, the building site’s physical constraints will remain the same”.

- b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in 18.3.10.090.B.3.
 - c. Building envelopes shall be designed and located to maximize tree conservation as required in 18.3.10.090.D.3 while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
 - d. It is recommended that building envelope locations should be located to avoid ridgeline exposures, and designed such that the roofline of a building within the envelope does not project above the ridgeline as illustrated in Figure 18.3.10.090.E.1.d.
2. Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, excepting those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits.

- a. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum hillside building height shall be 35 feet. See Figure 18.3.10.090.E.2.a.i and Figure 18.3.10.090.E.2.a.ii

COMPLIES: The uppermost portion of each roof does not exceed a height of 35 feet as measured perpendicular to natural grade. See elevations on sheet A6.1.

- b. Cut buildings into hillsides to reduce effective visual bulk.
 - i. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.

COMPLIES: Stepped footings have been incorporated into the design of the structure in order to help reduce the visual bulk of the building.

- ii. Reduce building mass by utilizing below grade rooms cut into the natural

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slope.

COMPLIES: The lower floor spaces have been built into the hillside, necessitating use of retaining walls.

- c. A building step back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. See Figure 18.3.10.090.E.2.c.

COMPLIES: Minimum 6 foot step-backs are utilized in the design of the building so that no vertical walls exceed 20 feet in height.

- d. Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet. See Figure 18.3.10.090.E.2.d.

COMPLIES: No continuous horizontal walls on any side of the building exceed 35 feet. All step-backs in the horizontal plane are a minimum of 6 feet.

- e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables may be permitted. See Figure 18.3.10.090.E.2.c.

COMPLIES: The curved rooflines, being the most distinctive element of the design, were chosen to echo the curves of the hills and mountains on both sides of the valley.

- f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.

COMPLIES: The roof of the lower bedroom spaces has been used to create an outdoor deck for the upper living areas.

- g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.

COMPLIES: It is the intent of the Owner to select colors that reflect the coloration of the native trees and the hillside in order to better blend with the natural surroundings. The roof color will be a deep, warm grey color in order to minimize any reflectance. Wall materials will be cedar siding with a natural yellow-orange coloration, cement plaster with a light warm gray color and shiplap siding with a medium warm gray color.

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- F. All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.

Building foundations will be designed by ACE Engineering LLC structural engineers in accordance with the geotechnical investigation report produced by Marquess & Associates, dated 11/14/2016.

- G. All newly created lots or lots modified by a lot line adjustment must include building envelopes containing a buildable area less than 35 percent slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is for open space or conservation purposes.

This is an existing lot with an approved building envelope.

- H. **Exception to the Development Standards for Hillside Lands.** An exception under this section is not subject to the variance requirements of chapter 18.5.5 Variances. An application for an exception is subject to the Type I procedure in section 18.5.1.050 and may be granted with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria.

1. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
2. The exception will result in equal or greater protection of the resources protected under this chapter.
3. The exception is the minimum necessary to alleviate the difficulty.
4. The exception is consistent with the stated Purpose and Intent of chapter 18.3.10 Physical and Environmental Constraints Overlay chapter and section 18.3.10.090 Development Standards for Hillside Lands.

Applicant does not request an exception to any of the development standards for Hillside Lands.

18.3.10.100 Development Standards for Wildfire Lands

B. Requirements for Construction of All Structures.

1. Applicability. All new construction and any construction expanding the size of an existing structure shall have a fuel break as defined below.
2. General Fuel Break Requirements. A fuel break is defined as an area that is free of dead or dying vegetation, and has native, fast-burning species sufficiently thinned so that there is no interlocking canopy of this type of vegetation. Where necessary for erosion control or aesthetic purposes, the fuel break may be planted in slow-burning species. Establishment of a fuel break does not involve stripping the ground of all native vegetation. Fuel breaks may include structures, and shall not limit distance between structures and residences beyond that required by other sections of this ordinance.

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3. Primary Fuel Break. A primary fuel break will be installed, maintained and shall extend a minimum of 30 feet, or to the property line, whichever is less, in all directions around structures, excluding fences, on the property. The goal within this area is to remove ground cover that will produce flame lengths in excess of one foot. Such a fuel break shall be increased by ten feet for each ten percent increase in slope over ten percent. Adjacent property owners are encouraged to cooperate on the development of primary fuel breaks.

A primary fuel break zone has been designated on the site plan. Due to the average 50% slope on the site, the primary fuel break zone extends a minimum 70 feet, or to the nearest property line (whichever is closest), from the house on all sides. In areas that are not fully landscaped and irrigated, all dead or dying vegetation will be removed, native grasses will be cut down to a maximum 6 inches high and all fast-burning species will be thinned so that there are no interlocking canopies of this type of vegetation. See sheet A1.1.

4. Secondary Fuel Break. A secondary fuel break will be installed, maintained and shall extend a minimum of 100 feet beyond the primary fuel break where surrounding landscape is owned and under the control of the property owner during construction. The goal of the secondary fuel break is to reduce fuels so that the overall intensity of any wildfire is reduced through fuels control.

A secondary fuel break zone has been designated on the site plan. It extends from the 70 foot primary fuel break zone, on the east side of the property, over to the property boundary. See sheet A1.1.

5. Roofing. All structures shall be constructed or re-roofed with Class B or better non-wood roof coverings, as determined by the Oregon Structural Specialty Code. All re-roofing of existing structures in the Wildfire Lands area for which at least 50 percent of the roofing area requires re-roofing shall be done under approval of a zoning permit. No structure shall be constructed or re-roofed with wooden shingles, shakes, wood-product material or other combustible roofing material, as defined in the City's building code.

A non-combustible standing seam metal roof has been proposed for this project.

18.3.10.110 Development Standards for Severe Constraint Lands

- A. Severe Constraint Lands are extremely sensitive to development, grading, filling, or vegetation removal and, whenever possible, alternative development should be considered.

Every effort has been made to minimize the impact on the site by the proposed structure and driveway. The building footprint has been reduced to a fraction of the area of the allowable building envelope and the driveway is oriented to provide the shortest possible length between street and building. The driveway is partially bridged to allow for a portion of the slope beneath to remain undisturbed. Grading has been minimized, with the majority of new contours to be fill soils that will be properly compacted per the recommendations of the Geotechnical Report. In addition, 83% of the site will be left in its natural state.

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- B.** Development of floodways is not permitted except for bridges and road crossings. Such crossings shall be designed to pass the 100-year flood without raising the upstream flood height more than six inches.

Not applicable to this project.

- C.** Development on lands greater than 35 percent slope shall meet all requirements of section 18.3.10.090 Development Standards for Hillside Lands in addition to the requirements of this section.

Compliance with all requirements of Section 18.3.10.090 Development Standards for Hillside Lands has been addressed in these Findings.

- D.** Development of land or approval for a planning action shall be allowed only when the following study has been accomplished. An engineering geologic study approved by the Public Works Director and Planning Director establishes that the site is stable for the proposed use and development. The study shall include the following information.

1. Index map.
2. Project description to include location, topography, drainage, vegetation, discussion of previous work and discussion of field exploration methods.
3. Site geology, based on a surficial survey, to include site geologic maps, description of bedrock and surficial materials, including artificial fill, locations of any faults, folds, etc., and structural data including bedding, jointing and shear zones, soil depth, and soil structure.
4. Discussion of any off-site geologic conditions that may pose a potential hazard to the site, or that may be affected by on-site development.
5. Suitability of site for proposed development from a geologic standpoint.
6. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.
7. If deemed necessary by the engineer or geologist to establish whether an area to be affected by the proposed development is stable, additional studies and supportive data shall include cross-sections showing subsurface structure, graphic logs with subsurface exploration, results of laboratory test and references.
8. Signature and registration number of the engineer and/or geologist.
9. Additional information or analyses as necessary to evaluate the site.

A Geological Investigation was originally performed for this site by Ferrero Geologic, dated 05/29/03. The report addresses all required information listed above. A more recent Geotechnical Investigation Report was produced by Marquess & Associates, dated 11/14/16, which addresses specific subsurface soils conditions based upon exploratory test pits and soils analysis, with recommendations for foundation and retaining wall design.

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END OF DOCUMENT

PARCEL 1
 (FORMERLY LOT 4, PINEVIEW ESTATES SUBDIVISION)
 30,109 SF
 ZONE: RR-5 (P-OVERLAY)

LOT 3
 (PINEVIEW ESTATES)
 VACANT LOT
 ZONE: RR-5 (P-OVERLAY)

PARCEL 2
 SINGLE FAMILY HOME
 ZONE: RR-5 (P-OVERLAY)

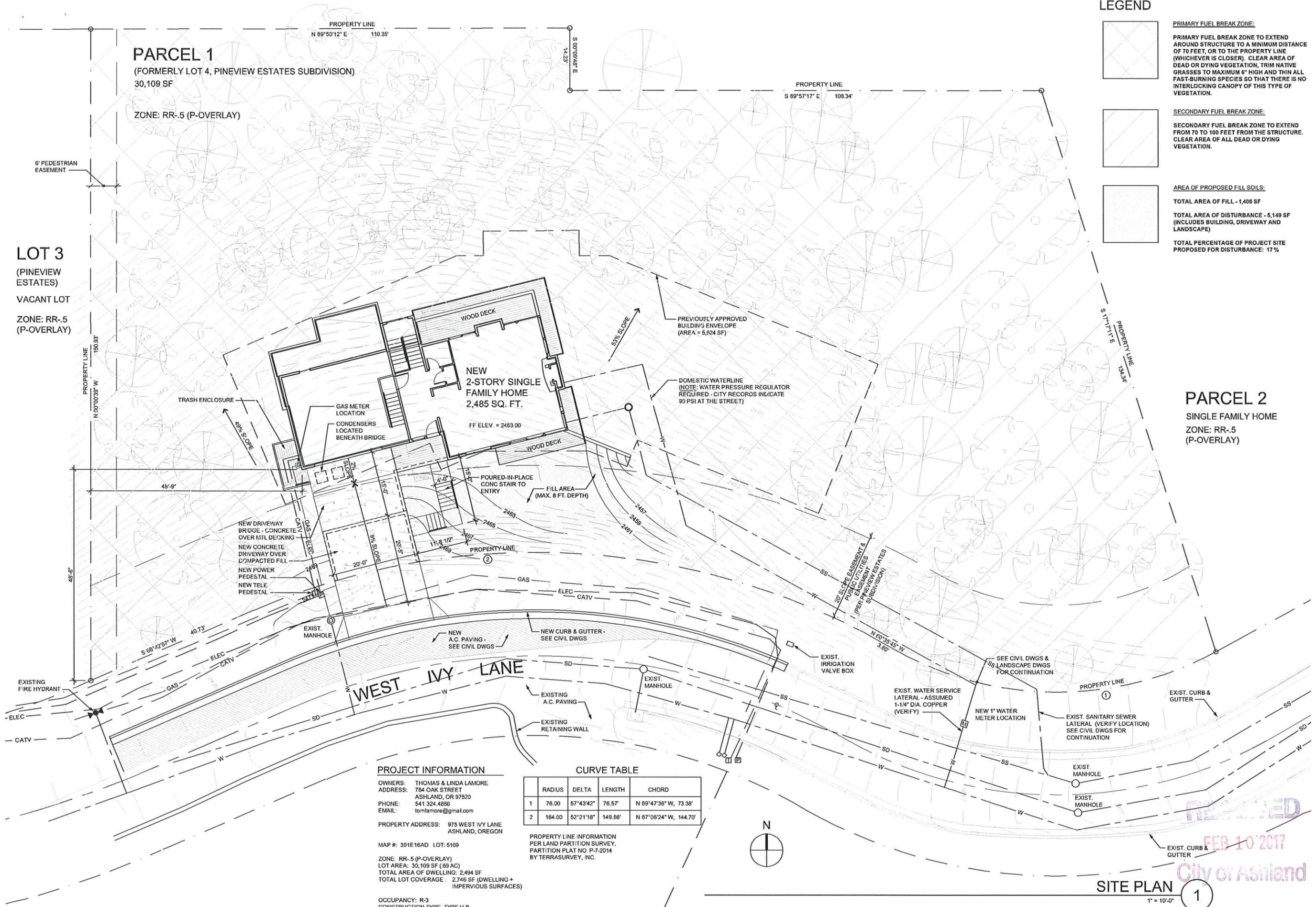
LEGEND

-  **PRIMARY FUEL BREAK ZONE:**
 PRIMARY FUEL BREAK ZONE TO EXTEND AROUND STRUCTURE TO A MINIMUM DISTANCE OF 70 FEET, OR TO THE PROPERTY LINE (WHICHEVER IS CLOSER). CLEAR AREA OF DEAD OR DYING VEGETATION, TRIM NATIVE GRASSES TO MAXIMUM 6" HIGH AND THIN ALL FAST-BURNING SPECIES SO THAT THERE IS NO INTERLOCKING CANOPY OF THIS TYPE OF VEGETATION.
-  **SECONDARY FUEL BREAK ZONE:**
 SECONDARY FUEL BREAK ZONE TO EXTEND FROM 70 TO 100 FEET FROM THE STRUCTURE. CLEAR AREA OF ALL DEAD OR DYING VEGETATION.
-  **AREA OF PROPOSED FILL SOILS:**
 TOTAL AREA OF FILL - 1,406 SF
 TOTAL AREA OF DISTURBANCE - 5,149 SF (INCLUDES BUILDING, DRIVEWAY AND LANDSCAPE)
 TOTAL PERCENTAGE OF PROJECT SITE PROPOSED FOR DISTURBANCE: 17%

THOMAS LAMORE and
 LINDA LAMORE
 784 OAK STREET
 ASHLAND, OR 97520
 TEL.: 541.324.4886

PHYSICAL &
 ENVIRONMENTAL
 CONSTRAINTS PERMIT
 APPLICATION

**A NEW SINGLE-FAMILY HOME
 FOR THOMAS AND LINDA LAMORE**
 OWNER: Thomas and Linda Lamore
 SITE ADDRESS: 975 West Ivy Lane, Ashland, Oregon



PROJECT INFORMATION

OWNERS: THOMAS & LINDA LAMORE
 ADDRESS: 784 OAK STREET
 ASHLAND, OR 97520
 PHONE: 541.324.4886
 EMAIL: tomlamore@gmail.com
 PROPERTY ADDRESS: 975 WEST IVY LANE
 ASHLAND, OREGON
 MAP #: 391E16AD LOT: 5109
 ZONE: RR-5 (P-OVERLAY)
 LOT AREA: 30,109 SF (69 AC)
 TOTAL AREA OF DWELLING: 2,494 SF
 TOTAL LOT COVERAGE: 2,746 SF (DWELLING + IMPERVIOUS SURFACES)
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: TYPE V-B

CURVE TABLE

	RADIUS	DELTA	LENGTH	CHORD
1	76.00	57°43'42"	76.57'	N 89°47'36" W, 73.38'
2	164.00	52°21'18"	149.86'	N 87°08'24" W, 144.70'

PROPERTY LINE INFORMATION
 PER LAND PARTITION SURVEY,
 PARTITION PLAT NO. P-7-2014
 BY TERRASURVEY, INC.

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

PROJECT: 16-001
 ISSUE DATE: 02-10-17
 SHEET:

A1.1

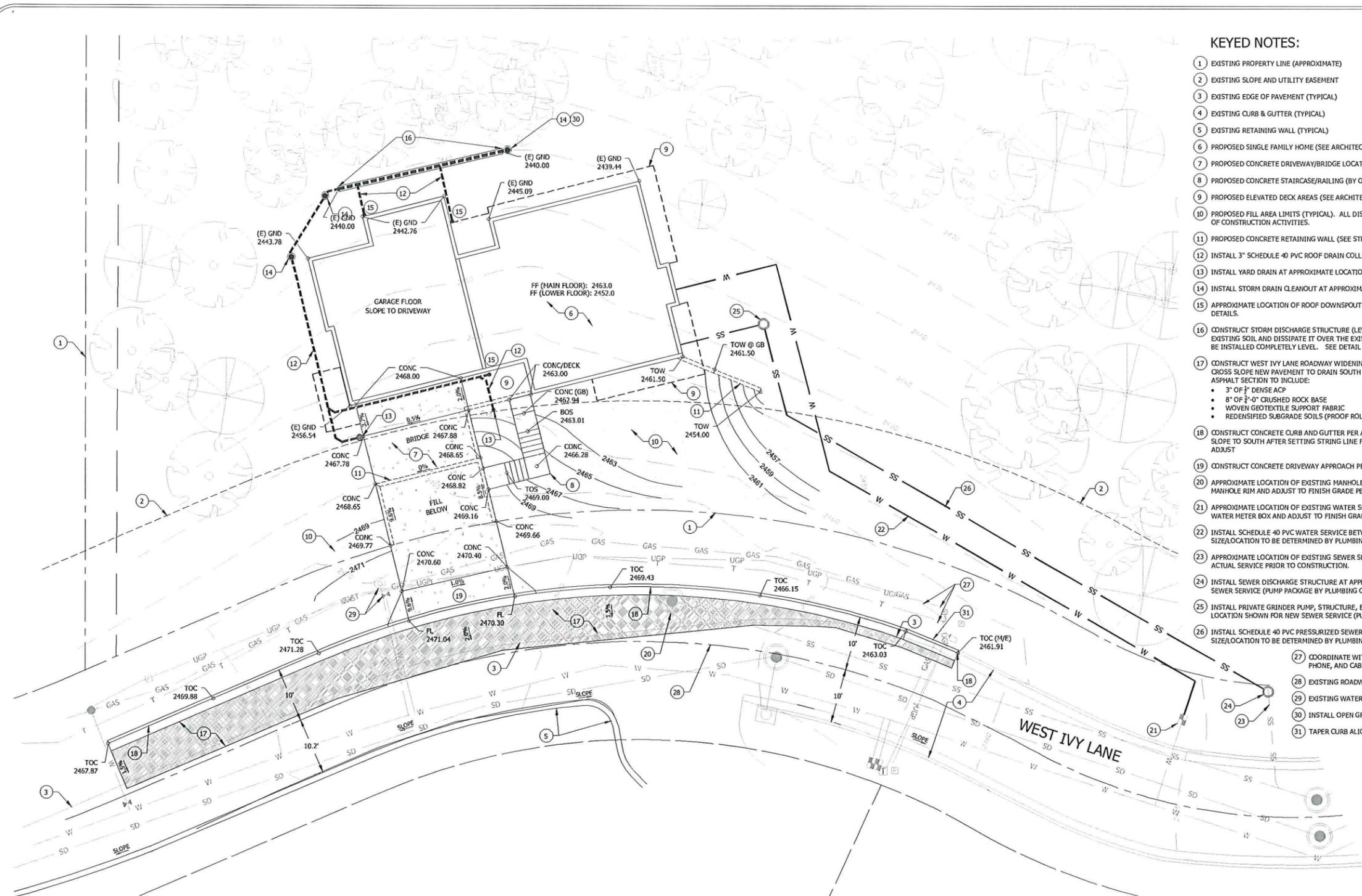
SITE PLAN

1" = 10'-0"

1

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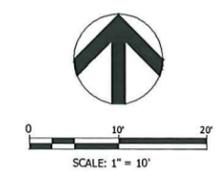
KEYED NOTES:

- 1 EXISTING PROPERTY LINE (APPROXIMATE)
- 2 EXISTING SLOPE AND UTILITY EASEMENT
- 3 EXISTING EDGE OF PAVEMENT (TYPICAL)
- 4 EXISTING CURB & GUTTER (TYPICAL)
- 5 EXISTING RETAINING WALL (TYPICAL)
- 6 PROPOSED SINGLE FAMILY HOME (SEE ARCHITECTURAL DRAWINGS BY OTHERS)
- 7 PROPOSED CONCRETE DRIVEWAY/BRIDGE LOCATION (SEE STRUCTURAL DRAWINGS BY OTHERS)
- 8 PROPOSED CONCRETE STAIRCASE/RAILING (BY OWNER)
- 9 PROPOSED ELEVATED DECK AREAS (SEE ARCHITECTURAL DRAWINGS BY OTHERS)
- 10 PROPOSED FILL AREA LIMITS (TYPICAL). ALL DISTURBED AREAS TO BE SEEDED/LANDSCAPED AT THE END OF CONSTRUCTION ACTIVITIES.
- 11 PROPOSED CONCRETE RETAINING WALL (SEE STRUCTURAL DRAWINGS BY OTHERS)
- 12 INSTALL 3" SCHEDULE 40 PVC ROOF DRAIN COLLECTION SYSTEM AT APPROXIMATE LOCATION SHOWN.
- 13 INSTALL YARD DRAIN AT APPROXIMATE LOCATION SHOWN.
- 14 INSTALL STORM DRAIN CLEANOUT AT APPROXIMATE LOCATION SHOWN.
- 15 APPROXIMATE LOCATION OF ROOF DOWNSPOUT. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.
- 16 CONSTRUCT STORM DISCHARGE STRUCTURE (LEVEL SPREADER) TO INFILTRATE STORM WATER INTO EXISTING SOIL AND DISSIPATE IT OVER THE EXISTING FORESTED HILLSIDE. 6" PERFORATED HDPE PIPE TO BE INSTALLED COMPLETELY LEVEL. SEE DETAIL 1/C3.0 FOR TRENCH CROSS SECTION.
- 17 CONSTRUCT WEST IVY LANE ROADWAY WIDENING FROM PROPOSED SAWCUT LINE/EDGE OF PAVEMENT. CROSS SLOPE NEW PAVEMENT TO DRAIN SOUTH TO EXISTING STORM INLET (NOT SHOWN/WEST) ASPHALT SECTION TO INCLUDE:
 - 3" OF 1/2" DENSE ACP
 - 8" OF 3/4" CRUSHED ROCK BASE
 - WOVEN GEOTEXTILE SUPPORT FABRIC
 - REDENSIFIED SUBGRADE SOILS (PROOF ROLL PRIOR TO FILL PLACEMENT)
- 18 CONSTRUCT CONCRETE CURB AND GUTTER PER APWD #CD700. CONTRACTOR TO VERIFY ADEQUATE ROAD SLOPE TO SOUTH AFTER SETTING STRING LINE FOR CURB MACHINE AND PRIOR TO CONSTRUCTION. ADJUST
- 19 CONSTRUCT CONCRETE DRIVEWAY APPROACH PER APWD #CD745 (SLOPES PER PLAN)
- 20 APPROXIMATE LOCATION OF EXISTING MANHOLE (PER AS-BUILT PLANS). CONTRACTOR TO LOCATE MANHOLE RIM AND ADJUST TO FINISH GRADE PER APWD #CD360.
- 21 APPROXIMATE LOCATION OF EXISTING WATER SERVICE (PER AS-BUILT PLANS). CONTRACTOR TO LOCATE WATER METER BOX AND ADJUST TO FINISH GRADE AS NECESSARY.
- 22 INSTALL SCHEDULE 40 PVC WATER SERVICE BETWEEN EXISTING METER AND NEW BUILDING. FINAL SIZE/LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR.
- 23 APPROXIMATE LOCATION OF EXISTING SEWER SERVICE (PER AS-BUILT PLANS). CONTRACTOR TO LOCATE ACTUAL SERVICE PRIOR TO CONSTRUCTION.
- 24 INSTALL SEWER DISCHARGE STRUCTURE AT APPROXIMATE LOCATION SHOWN AND CONNECT TO EXISTING SEWER SERVICE (PUMP PACKAGE BY PLUMBING CONTRACTOR)
- 25 INSTALL PRIVATE GRINDER PUMP, STRUCTURE, ELECTRICAL CONNECTIONS, AND ALARMS AT APPROXIMATE LOCATION SHOWN FOR NEW SEWER SERVICE (PUMP PACKAGE BY PLUMBING CONTRACTOR)
- 26 INSTALL SCHEDULE 40 PVC PRESSURIZED SEWER SERVICE LINE AT APPROXIMATE LOCATION SHOWN (FINAL SIZE/LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR).
- 27 COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR GAS, POWER, PHONE, AND CABLE SERVICE.
- 28 EXISTING ROADWAY CENTERLINE (PER SURVEY)
- 29 EXISTING WATER AIR RELEASE VALVE (PROTECT DURING CONSTRUCTION)
- 30 INSTALL OPEN GRATE ON CLEANOUT FOR EMERGENCY OVERFLOW
- 31 TAPER CURB ALIGNMENT TO MATCH EXISTING

SURVEY NOTE:

A FORMAL TOPOGRAPHIC/BOUNDARY SURVEY WAS COMPLETED FOR THIS PROJECT BY POLARIS SURVEYING AND THE DRAWINGS DEPICT ACTUAL EXISTING CONDITIONS AND GRADES. IT IS UP TO THE OWNER/GENERAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND ADJUST THE LOCATION OF THE PROPOSED DRIVEWAY, UTILITIES, AND STRUCTURES TO FIT THE SITE, REQUIRED SETBACKS AND MAXIMUM GRADING REQUIREMENTS.

CONSULT WITH ENGINEER PRIOR TO AND DURING CONSTRUCTION IF SIGNIFICANT VARIATIONS FROM THE PLANS OCCUR.



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Engineering Consultants
1867 Williams Highway, Suite 201
Grants Pass, Oregon 97527
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www.gerlitzengineering.com

PRELIMINARY

Project No: GP-169-16
Drawn By: JAG/JTRG
Checked By: JTRG
Issue Date: 01/06/16
Drawing Set Title:

90% CD

LAMORE RESIDENCE

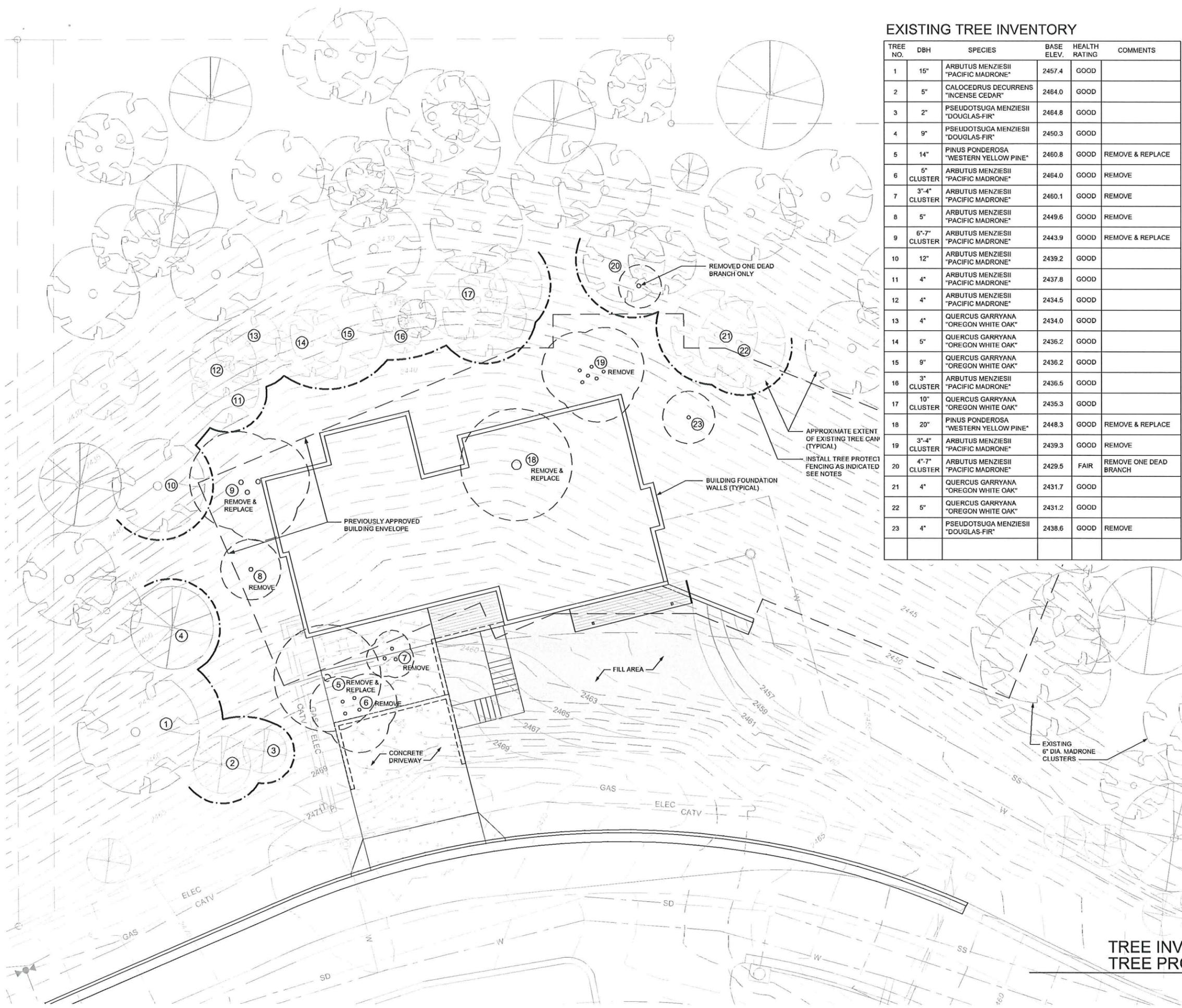
975 WEST IVY LANE, ASHLAND, OREGON

Revisions:	No.	Date	By	Description
	1			

Title: **ROADWAY, GRADING & UTILITY PLAN**

Sheet No: **C2.0**

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FEB 10 2017
City of Ashland



EXISTING TREE INVENTORY

TREE NO.	DBH	SPECIES	BASE ELEV.	HEALTH RATING	COMMENTS
1	15"	ARBUTUS MENZIESII "PACIFIC MADRONE"	2457.4	GOOD	
2	5"	CALOCEDRUS DECURRENS "INCENSE CEDAR"	2464.0	GOOD	
3	2"	PSEUDOTSUGA MENZIESII "DOUGLAS-FIR"	2464.8	GOOD	
4	9"	PSEUDOTSUGA MENZIESII "DOUGLAS-FIR"	2450.3	GOOD	
5	14"	PINUS PONDEROSA "WESTERN YELLOW PINE"	2460.8	GOOD	REMOVE & REPLACE
6	5" CLUSTER	ARBUTUS MENZIESII "PACIFIC MADRONE"	2464.0	GOOD	REMOVE
7	3"-4" CLUSTER	ARBUTUS MENZIESII "PACIFIC MADRONE"	2460.1	GOOD	REMOVE
8	5"	ARBUTUS MENZIESII "PACIFIC MADRONE"	2449.6	GOOD	REMOVE
9	6"-7" CLUSTER	ARBUTUS MENZIESII "PACIFIC MADRONE"	2443.9	GOOD	REMOVE & REPLACE
10	12"	ARBUTUS MENZIESII "PACIFIC MADRONE"	2439.2	GOOD	
11	4"	ARBUTUS MENZIESII "PACIFIC MADRONE"	2437.8	GOOD	
12	4"	ARBUTUS MENZIESII "PACIFIC MADRONE"	2434.6	GOOD	
13	4"	QUERCUS GARRYANA "OREGON WHITE OAK"	2434.0	GOOD	
14	5"	QUERCUS GARRYANA "OREGON WHITE OAK"	2436.2	GOOD	
15	9"	QUERCUS GARRYANA "OREGON WHITE OAK"	2436.2	GOOD	
16	3" CLUSTER	ARBUTUS MENZIESII "PACIFIC MADRONE"	2436.6	GOOD	
17	10" CLUSTER	QUERCUS GARRYANA "OREGON WHITE OAK"	2435.3	GOOD	
18	20"	PINUS PONDEROSA "WESTERN YELLOW PINE"	2448.3	GOOD	REMOVE & REPLACE
19	3"-4" CLUSTER	ARBUTUS MENZIESII "PACIFIC MADRONE"	2439.3	GOOD	REMOVE
20	4"-7" CLUSTER	ARBUTUS MENZIESII "PACIFIC MADRONE"	2429.5	FAIR	REMOVE ONE DEAD BRANCH
21	4"	QUERCUS GARRYANA "OREGON WHITE OAK"	2431.7	GOOD	
22	5"	QUERCUS GARRYANA "OREGON WHITE OAK"	2431.2	GOOD	
23	4"	PSEUDOTSUGA MENZIESII "DOUGLAS-FIR"	2438.6	GOOD	REMOVE

TREE PRESERVATION LEGEND



TREE PRESERVATION

Notification/Notice to Proceed Prior to commencing ANY construction activities on the site, the General Contractor shall contact the Owner/Designer for a pre-construction meeting. The Owner/Designer shall be notified by the Contractor 48 hrs. in advance for all visits requested. Before any equipment arrives on site the Owner/Designer shall consult with the excavation supervisor.

Tree Protection Fencing Prior to demolition and remaining throughout construction, the Contractor shall construct a 6' high temporary chain link fence with 2" dia. steel posts at 10' o.c. max spacing around existing trees to remain as shown by the Owner/Designer on this plan. Steel posts shall not have any permanent concrete footings when installed. Contractor shall obtain approval from the Owner/Designer that construction may begin after all the fencing is in place. Fencing shall remain in place until the project is completed.

Signage/Tagging Approved sign shall be attached to the chain link fence stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained by the Staff Advisor for the project. Trees being removed shall be tagged with a pink ribbon. Trees being retained shall be tagged with a green ribbon.

Tree Preservation Procedure Before removal of any structures or plants within the TPZ of existing trees to remain, the Owner/Designer shall be notified to instruct the contractor and any operators on proper procedure of tree preservation around specific trees. All heavy equipment shall stay outside the TPZ and every effort shall be made to avoid compaction of soil porously over tree roots within the TPZ at all times. No grading, stripping, compaction, or significant change in ground elevation shall be permitted within the dripline of trees designated for conservation unless indicated on the grading plans, as approved by the City, and landscape professional. If grading or construction is approved within the dripline, a landscape professional may be required to be present during grading operations, and shall have authority to require protective measures to protect the roots.

Pruning of Trees Do no pruning of trees immediately prior to, during, or immediately after construction impact. Perform only that pruning which is unavoidable due to conflicts with proposed development. Prior to pruning, consult with Owner/Designer or Certified Arborist.

Root Pruning The Owner/Designer shall determine if manual root pruning should be done before construction begins. Where roots must be removed, cut cleanly with appropriate equipment (i.e., rock saw). Prior to root pruning, consult with Owner/Designer or Certified Arborist. Use no equipment that pulls and shatters roots, such as a backhoe or trencher. Do not cut roots over 2" in diameter.

Trenching Any trenching that is done in areas of tree roots outside Tree Protection Zone should be done radially to the trunk where possible. Do no mechanical trenching within the Tree Protection Zone - hand digging only. Hand digging may be used only after consulting with the Owner/Designer or Certified Arborist.

Grade Changes No grade changes may occur within the dripline of existing trees to remain, unless previously shown on plans.

Construction/Storage Around Trees No construction activity of any sort shall occur within the Tree Protection Zone, including, but not limited to, dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.

Chemical Material Disposal The Tree Protection Zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris or run-off.

Repairing the Trees Any tree damaged by construction operations shall be repaired immediately in a manner acceptable to the Certified Arborist.

TREE REMOVAL

Trees designated to be removed are within the Approved Building Envelope and are located within the area of construction activities. Soil compaction in these areas will likely result due to the movement of heavy equipment and trucks while excavating trenches and constructing foundations, and this can lead to atrophy of roots and potential death of the trees. It is recommended that these trees be removed prior to construction activities in order to alleviate the potential for unhealthy or dead trees within the Primary Fuel Break zone around the house, as required by City of Ashland Land Development Ordinance Sec. 18.3.10.

TREE SURVEY INFORMATION PROVIDED BY:
RICHARD TEMPLIN LAND SURVEYING
 P.O. BOX 1946 541-899-2032 JACKSONVILLE, OREGON 97530

THOMAS LAMORE and
 LINDA LAMORE
 784 OAK STREET
 ASHLAND, OR 97520
 TEL.: 541.324.4886

PHYSICAL &
 ENVIRONMENTAL
 CONSTRAINTS PERMIT
 APPLICATION

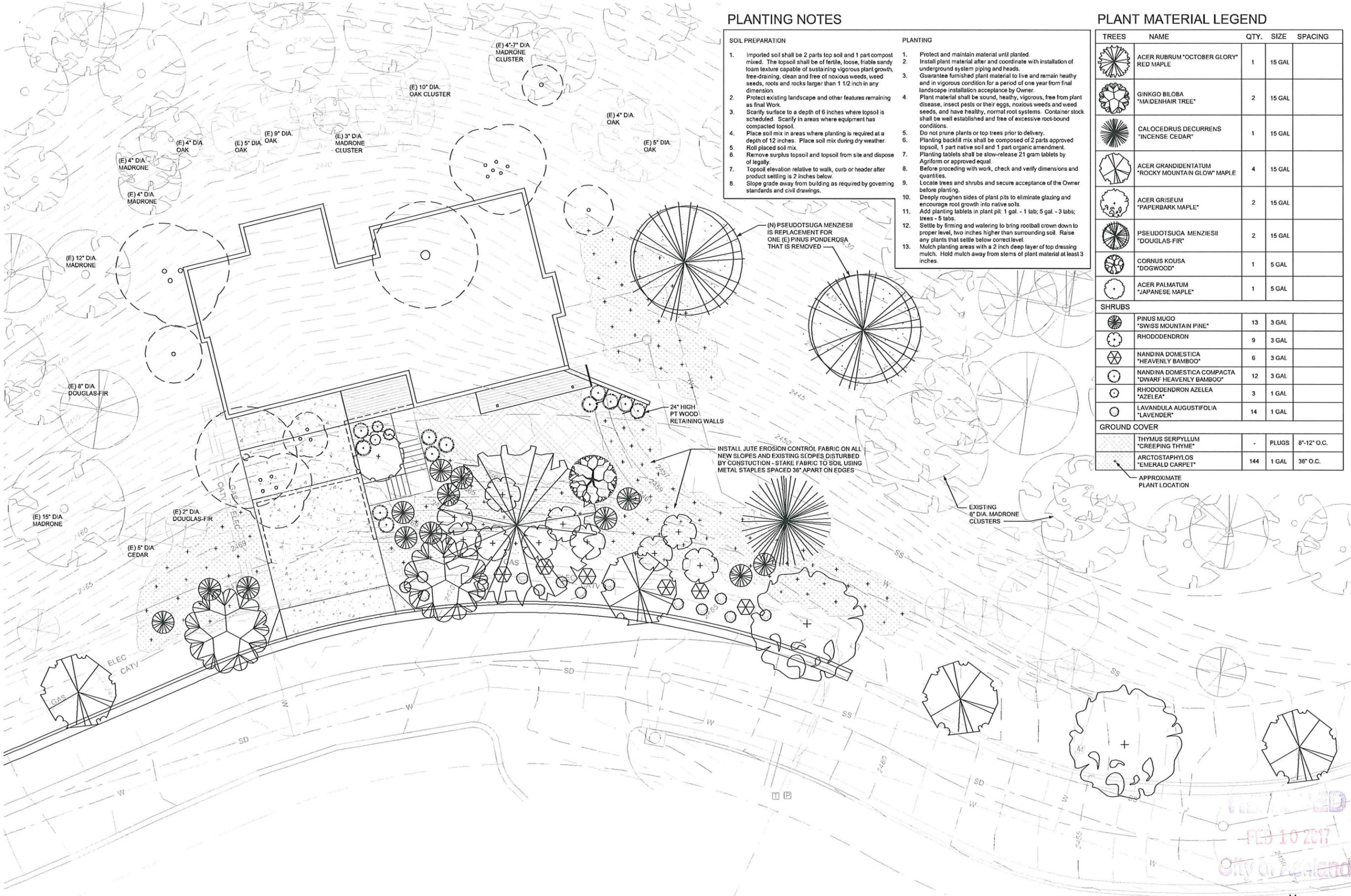
**A NEW SINGLE-FAMILY HOME
 FOR THOMAS AND LINDA LAMORE**
 OWNER: Thomas and Linda Lamore
 SITE ADDRESS: 975 West Ivy Lane, Ashland, Oregon

REVISIONS
 FEB 10 2017

TREE INVENTORY /
 TREE PROTECTION
 PLAN

PROJECT: 16-001
 ISSUE DATE: 02-10-17
 SHEET:

L1.1



PLANTING NOTES

- | SOIL PREPARATION | PLANTING |
|---|---|
| 1. Imported soil shall be 2 parts top soil and 1 part compost mixed. The topsoil shall be of fertile, loose, friable sandy loam texture capable of sustaining vigorous plant growth, free-draining, clean and free of noxious weeds, weed seeds, roots and rocks larger than 1 1/2 inch in any dimension. | 1. Protect and maintain material until planted. |
| 2. Protect existing landscape and other features remaining as final work. | 2. Install plant material after and coordinate with installation of underground system piping and heads. |
| 3. Scarify surface to a depth of 6 inches where topsoil is scheduled. Scarify in areas where equipment has compacted topsoil. | 3. Guarantee furnished plant material to live and remain healthy and in vigorous condition for a period of one year from final landscape installation acceptance by Owner. |
| 4. Place soil mix in areas where planting is required at a depth of 12 inches. Place soil mix during dry weather. | 4. Plant material shall be sound, healthy, vigorous, free from plant disease, insect pests or their eggs, noxious weeds and weed seeds, and have healthy, normal root systems. Container stock shall be well established and free of excessive root-bound conditions. |
| 5. Roll placed soil mix. | 5. Do not prune plants or top trees prior to delivery. |
| 6. Remove surplus topsoil and topsoil from site and dispose of legally. | 6. Planting backfill mix shall be composed of 2 parts approved topsoil, 1 part native soil and 1 part organic amendment. |
| 7. Topsoil elevation relative to walk, curb or header after product settling is 2 inches below. | 7. Planting tablets shall be slow-release 21 gram tablets by Agriform or approved equal. |
| 8. Slope grade away from building as required by governing standards and civil drawings. | 8. Before proceeding with work, check and verify dimensions and quantities. |
| | 9. Locate trees and shrubs and secure acceptance of the Owner before planting. |
| | 10. Deeply roughen sides of plant pits to eliminate glazing and encourage root growth into native soils. |
| | 11. Add planting tablets in plant pit: 1 gal. - 1 tab; 5 gal. - 3 tabs; trees - 5 tabs. |
| | 12. Settle by firming and watering to bring rootball crown down to proper level, two inches higher than surrounding soil. Raise any plants that settle below correct level. |
| | 13. Mulch planting areas with a 2 inch deep layer of top dressing mulch. Hold mulch away from stems of plant material at least 3 inches. |

PLANT MATERIAL LEGEND

TREES	NAME	QTY.	SIZE	SPACING
	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	1	15 GAL	
	GINKGO BILOBA "MAIDENHAIR TREE"	2	15 GAL	
	CALOCEDRUS DECURRENS "INCENSE CEDAR"	1	15 GAL	
	ACER GRANDIDENTATUM "ROCKY MOUNTAIN GLOW" MAPLE	4	15 GAL	
	ACER GRISEUM "PAPERBARK MAPLE"	2	15 GAL	
	PSEUDOTSUGA MENZIESII "DOUGLAS-FIR"	2	15 GAL	
	CORNUS KOUSA "DOGWOOD"	1	5 GAL	
	ACER PALMATUM "JAPANESE MAPLE"	1	5 GAL	
SHRUBS				
	PINUS MUGO "SWISS MOUNTAIN PINE"	13	3 GAL	
	RHODODENDRON	9	3 GAL	
	NANDINA DOMESTICA "HEAVENLY BAMBOO"	6	3 GAL	
	NANDINA DOMESTICA COMPACTA "DWARF HEAVENLY BAMBOO"	12	3 GAL	
	RHODODENDRON AZELEA "AZELEA"	3	1 GAL	
	LAVANDULA AUGUSTIFOLIA "LAVENDER"	14	1 GAL	
GROUND COVER				
	THYMUS SERPYLLUM "CREEPING THYME"	-	PLUGS	8"-12" O.C.
	ARCTOSTAPHYLOS "EMERALD CARPET"	144	1 GAL	36" O.C.

THOMAS LAMORE and LINDA LAMORE
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PHYSICAL & ENVIRONMENTAL CONSTRAINTS PERMIT APPLICATION

A NEW SINGLE-FAMILY HOME FOR THOMAS AND LINDA LAMORE
OWNER: Thomas and Linda Lamore
SITE ADDRESS: 975 West Ivy Lane, Ashland, Oregon

REVISIONS

PLANTING PLAN

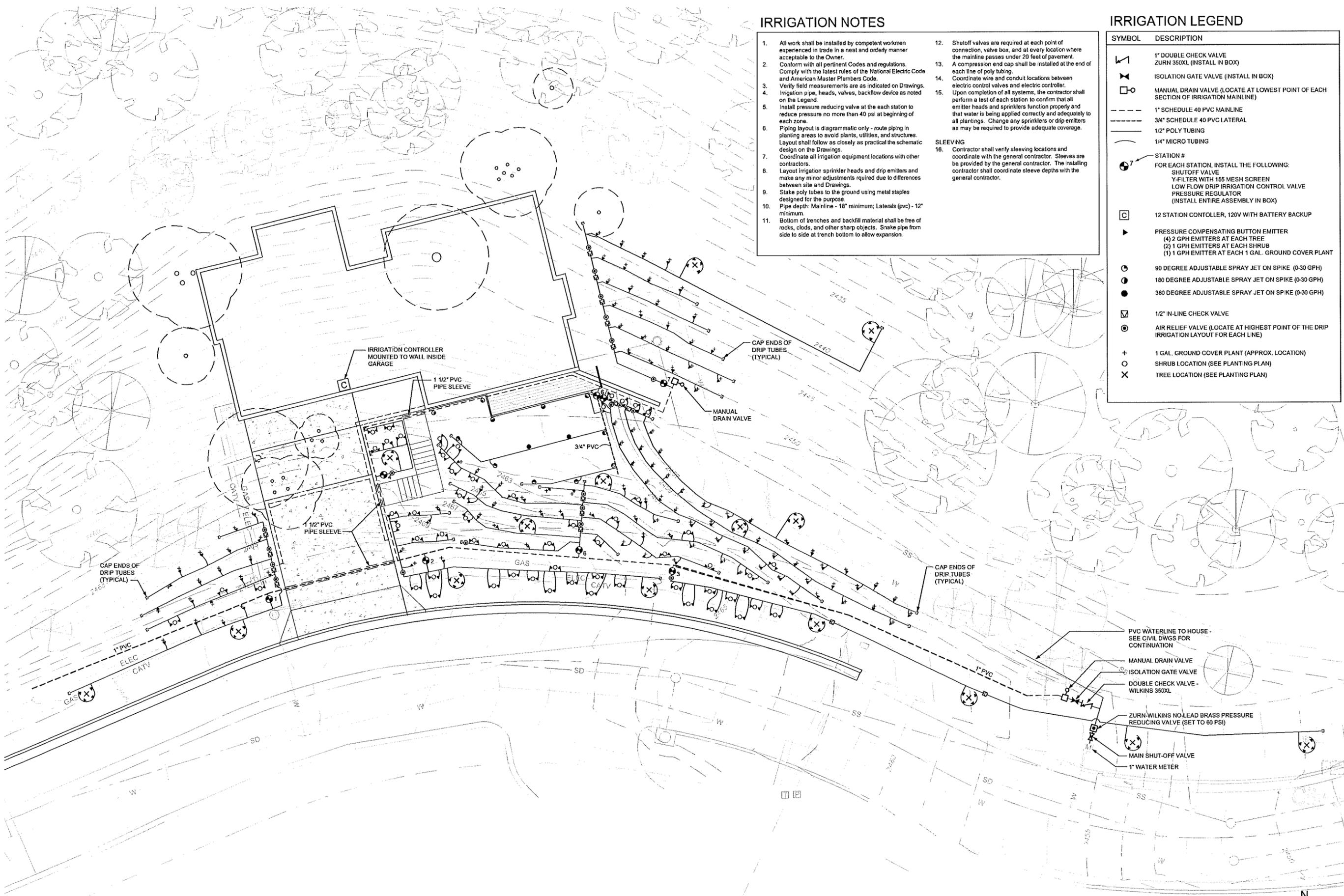
PROJECT: 16-001
ISSUE DATE: 02-10-17
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LANDSCAPE PLANTING PLAN



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City of Ashland

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IRRIGATION NOTES

1. All work shall be installed by competent workmen experienced in trade in a neat and orderly manner acceptable to the Owner.
 2. Conform with all pertinent Codes and regulations. Comply with the latest rules of the National Electric Code and American Master Plumbers Code.
 3. Verify field measurements are as indicated on Drawings. Irrigation pipe, heads, valves, backflow device as noted on the Legend.
 5. Install pressure reducing valve at the each station to reduce pressure no more than 40 psi at beginning of each zone.
 6. Piping layout is diagrammatic only - route piping in planting areas to avoid plants, utilities, and structures. Layout shall follow as closely as practical the schematic design on the Drawings.
 7. Coordinate all irrigation equipment locations with other contractors.
 8. Layout irrigation sprinkler heads and drip emitters and make any minor adjustments required due to differences between site and Drawings.
 9. Stake poly tubes to the ground using metal staples designed for the purpose.
 10. Pipe depth: Mainline - 18" minimum; Laterals (pvc) - 12" minimum.
 11. Bottom of trenches and backfill material shall be free of rocks, clods, and other sharp objects. Snake pipe from side to side at trench bottom to allow expansion.
 12. Shutoff valves are required at each point of connection, valve box, and at every location where the mainline passes under 20 feet of pavement.
 13. A compression end cap shall be installed at the end of each line of poly tubing.
 14. Coordinate wire and conduit locations between electric control valves and electric controller.
 15. Upon completion of all systems, the contractor shall perform a test of each station to confirm that all emitter heads and sprinklers function properly and that water is being applied correctly and adequately to all plantings. Change any sprinklers or drip emitters as may be required to provide adequate coverage.
- SLEEVING**
16. Contractor shall verify sleeving locations and coordinate with the general contractor. Sleeves are to be provided by the general contractor. The installing contractor shall coordinate sleeve depths with the general contractor.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	ISOLATION GATE VALVE (INSTALL IN BOX)
	MANUAL DRAIN VALVE (LOCATE AT LOWEST POINT OF EACH SECTION OF IRRIGATION MAINLINE)
	STATION # FOR EACH STATION, INSTALL THE FOLLOWING: SHUTOFF VALVE Y-FILTER WITH 155 MESH SCREEN LOW FLOW DRIP IRRIGATION CONTROL VALVE PRESSURE REGULATOR (INSTALL ENTIRE ASSEMBLY IN BOX)
	12 STATION CONTROLLER, 120V WITH BATTERY BACKUP
	PRESSURE COMPENSATING BUTTON EMITTER (4) 2 GPH EMITTERS AT EACH TREE (2) 1 GPH EMITTERS AT EACH SHRUB (1) 1 GPH EMITTER AT EACH 1 GAL. GROUND COVER PLANT
	90 DEGREE ADJUSTABLE SPRAY JET ON SPIKE (0-30 GPH)
	180 DEGREE ADJUSTABLE SPRAY JET ON SPIKE (0-30 GPH)
	360 DEGREE ADJUSTABLE SPRAY JET ON SPIKE (0-30 GPH)
	AIR RELIEF VALVE (LOCATE AT HIGHEST POINT OF THE DRIP IRRIGATION LAYOUT FOR EACH LINE)
	1 GAL. GROUND COVER PLANT (APPROX. LOCATION)
	SHRUB LOCATION (SEE PLANTING PLAN)
	TREE LOCATION (SEE PLANTING PLAN)

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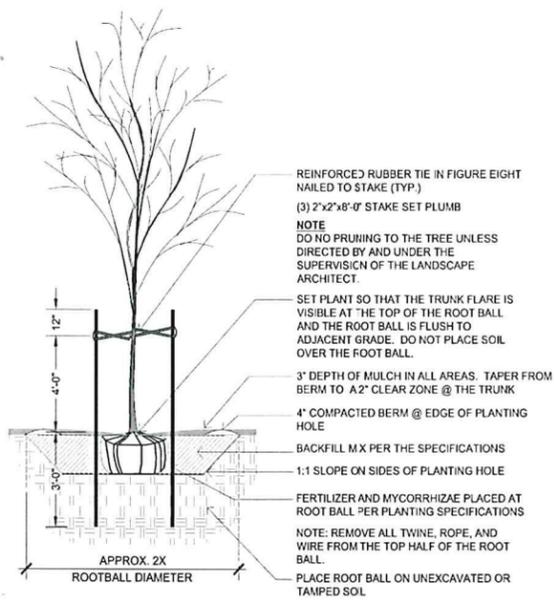
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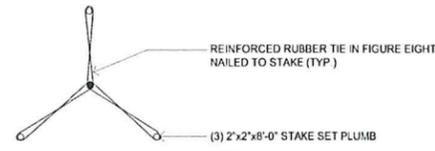
IRRIGATION
PLAN

PROJECT: 16-001
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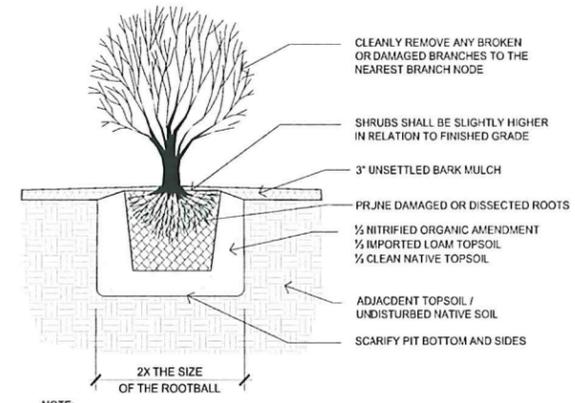
SECTION - TREE PLANTING ①

NO SCALE



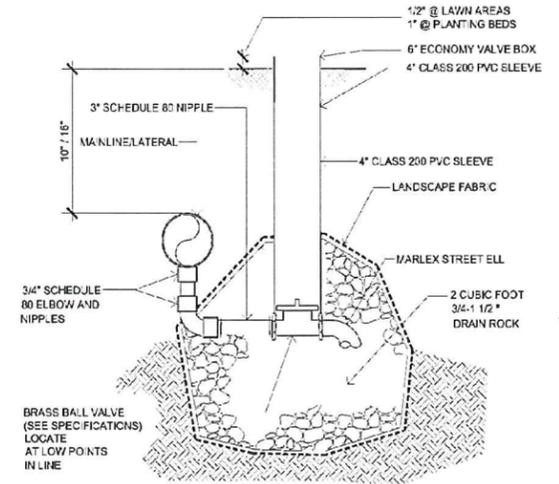
PLAN - TREE STAKING ②

NO SCALE



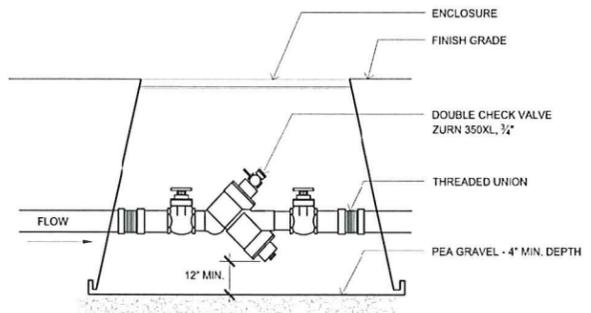
SECTION - SHRUB PLANTING ③

NO SCALE



MANUAL DRAIN VALVE DETAIL ④

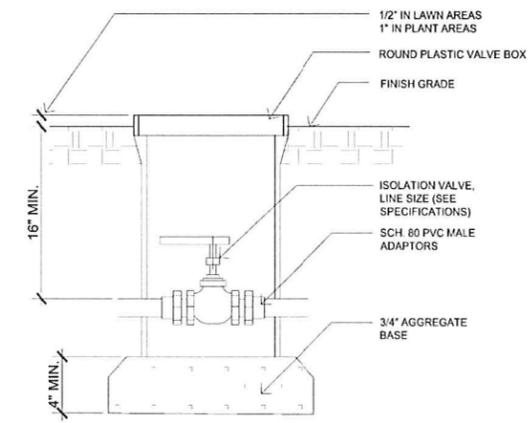
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DOUBLE CHECK VALVE ASSEMBLY ⑤

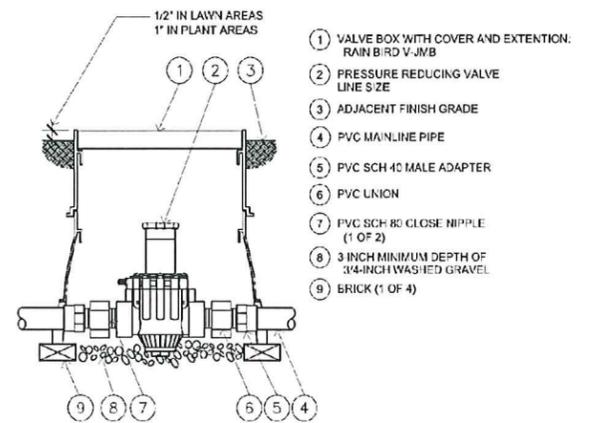
NO SCALE

- NOTES:
1. MIN. 6" CLEARANCE ON BOTH SIDES OF DEVICE. COMPLY TO ALL CODES THAT GOVERN.
 2. GRADE SURROUNDING AREA TO PROVIDE DRAINAGE AWAY FROM DEVICE.
 3. TEST COCKS MUST BE EQUIPPED WITH BRASS PIPE PLUGS. "Y" PATTERN DEVICES MAY BE ROTATED TO FACILITATE ACCESS.
 4. THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION OF THE DEVICE.



ISOLATION VALVE ⑥

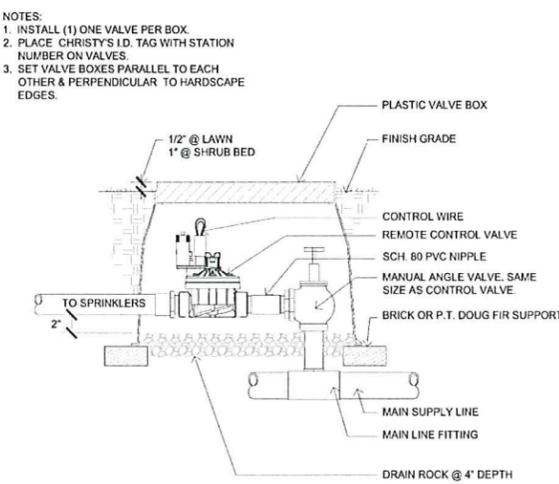
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PRESSURE REDUCING VALVE ⑦

NO SCALE

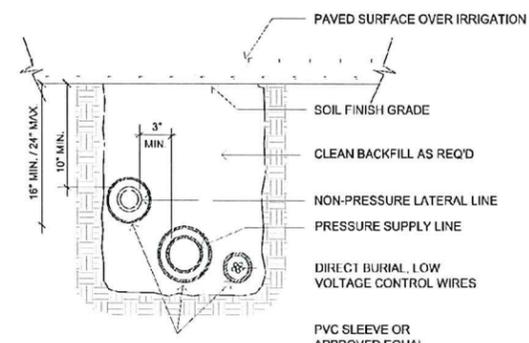
- ① VALVE BOX WITH COVER AND EXTENSION. RAIN BIRD V-JMB
 ② PRESSURE REDUCING VALVE LINE SIZE
 ③ ADJACENT FINISH GRADE
 ④ PVC MAIN LINE PIPE
 ⑤ PVC SCH 40 MALE ADAPTER
 ⑥ PVC UNION
 ⑦ PVC SCH 80 CLOSE NIPPLE (1 OF 2)
 ⑧ 3 INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
 ⑨ BRICK (1 OF 4)



REMOTE CONTROL VALVE ⑧

NO SCALE

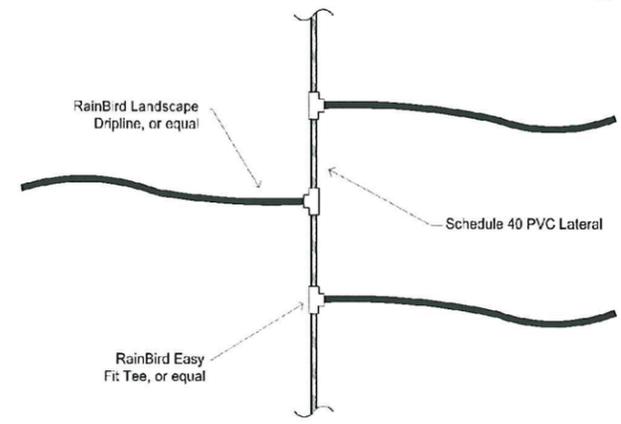
- NOTES:
1. INSTALL (1) ONE VALVE PER BOX.
 2. PLACE CHRISTY'S I.D. TAG WITH STATION NUMBER ON VALVES.
 3. SET VALVE BOXES PARALLEL TO EACH OTHER & PERPENDICULAR TO HARDSCAPE EDGES.



TRENCHING & SLEEVING ⑨

NO SCALE

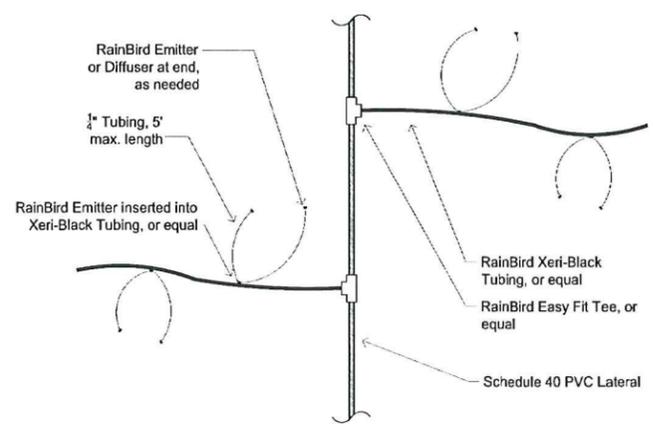
- NOTES:
1. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER VEHICULAR PAVEMENT AREAS WITH OTHER TRADES
 2. ALL SLEEVES TO BE 4" SCH 40 PVC 2 E
 3. ALL SLEEVES TO BE RUN 12" MIN. PAST HARDSCAPE



LANDSCAPE DRIPLINE LAYOUT ⑩

NO SCALE

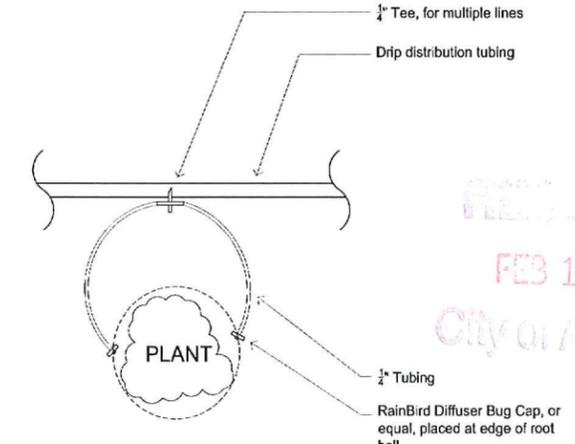
NOTE: Run dripline parallel to contours



EMITTER & DISTRIBUTION TUBING ①

NO SCALE

NOTE: Minimum 2 emitters per plant. Verify water needs of individual plant



EMITTER PLACEMENT DETAIL ①

NO SCALE

NOTE: Ends of 1/4" tubing must be moved away from plant center as plant's root zone increases.

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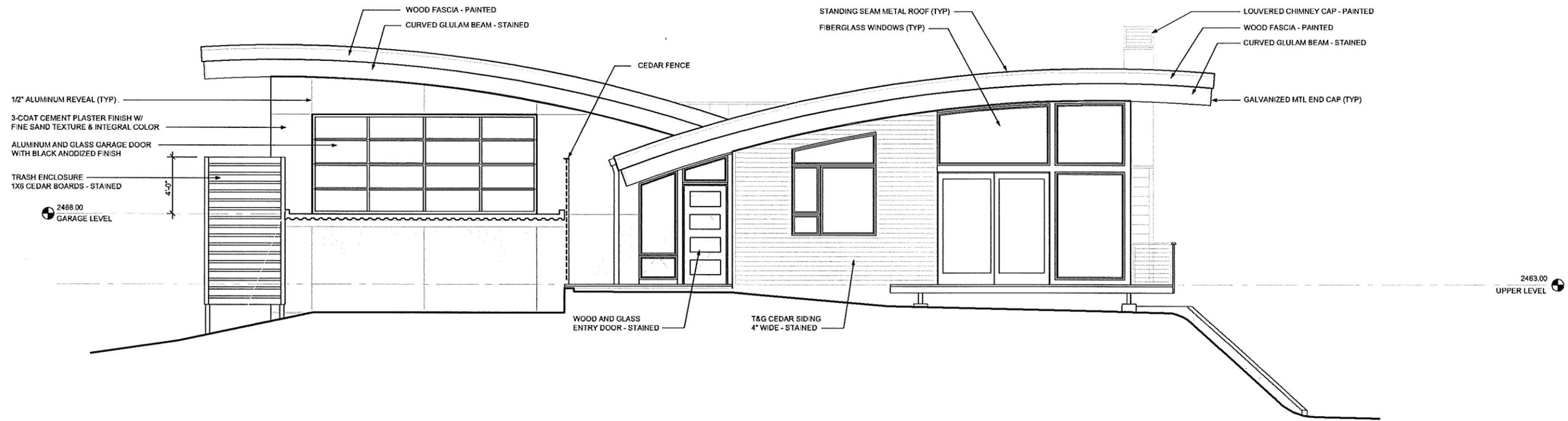
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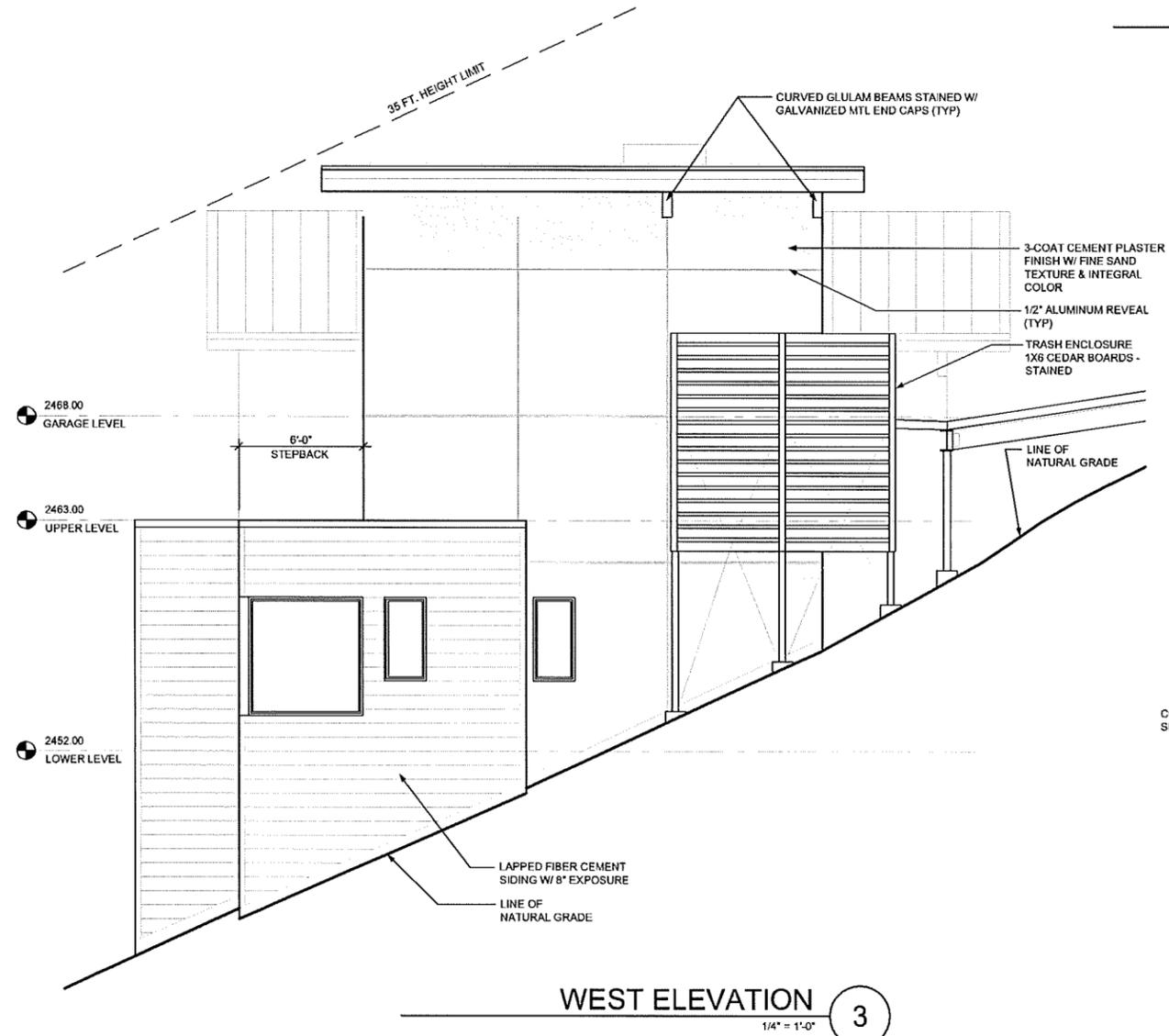
PLANTING & IRRIGATION DETAILS

PROJECT: 16-001
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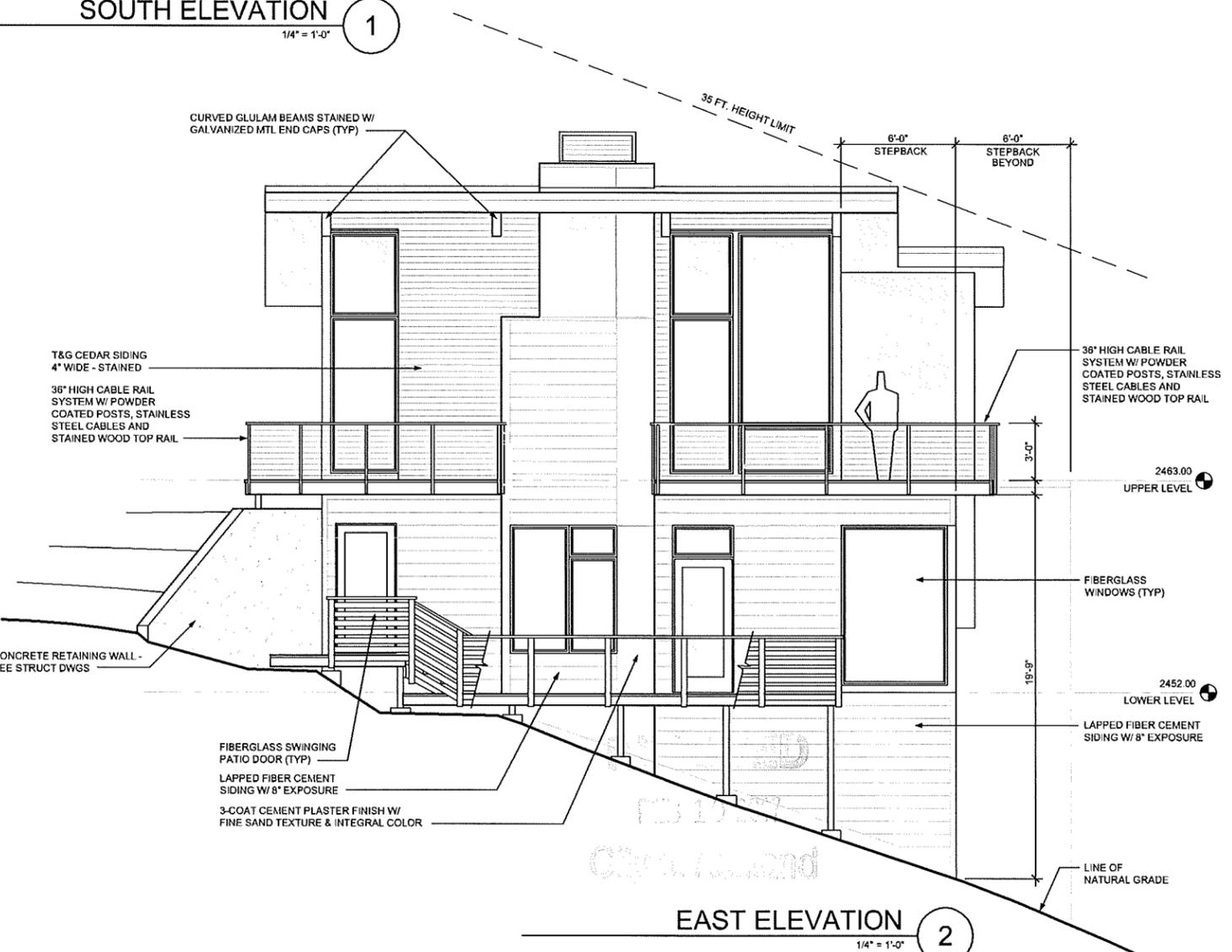
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SOUTH ELEVATION 1
1/4" = 1'-0"



WEST ELEVATION 3
1/4" = 1'-0"



EAST ELEVATION 2
1/4" = 1'-0"

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ASHLAND, OR 97520
TEL.: 541.324.4886

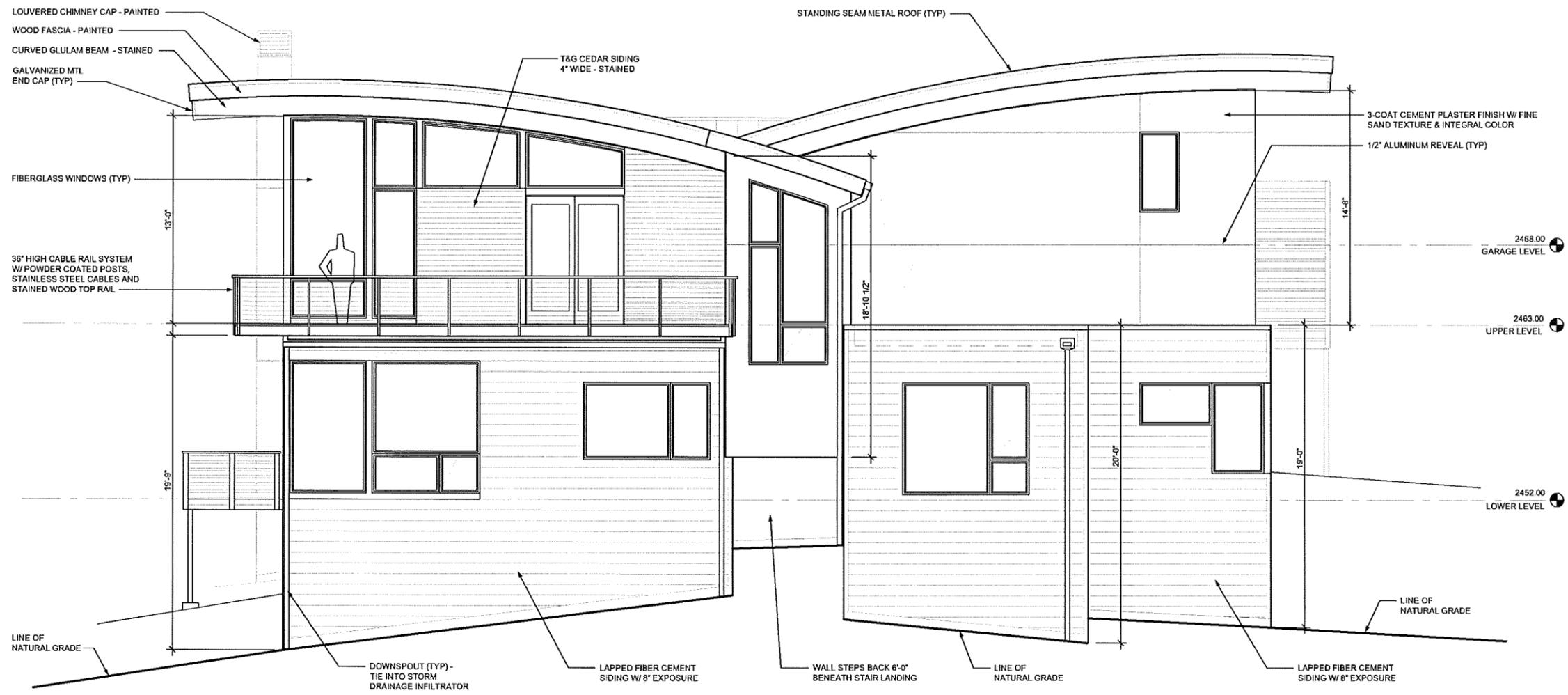
**A NEW SINGLE-FAMILY HOME
FOR THOMAS AND LINDA LAMORE**
OWNER: Thomas and Linda Lamore
SITE ADDRESS: 975 West Ivy Lane, Ashland, Oregon

REVISIONS

EXTERIOR
ELEVATIONS

PROJECT: 16-001
ISSUE DATE: 01-07-17
SHEET:

A6.1



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

THOMAS LAMORE and
 LINDA LAMORE
 784 OAK STREET
 ASHLAND, OR 97520
 TEL.: 541.324.4886

**A NEW SINGLE-FAMILY HOME
 FOR THOMAS AND LINDA LAMORE**
 OWNER: Thomas and Linda Lamore
 SITE ADDRESS: 975 West Ivy Lane, Ashland, Oregon

REVISIONS

EXTERIOR ELEVATIONS

PROJECT: 16-001
 ISSUE DATE: 01-07-17
 SHEET:

A6.2

01-07-17
 01-07-17



NOTICE OF APPLICATION

PLANNING ACTION: PA-2017-00196

SUBJECT PROPERTY: 784 Park

APPLICANT/OWNER: Lorrie Coey

DESCRIPTION: A request for a Tree Removal Permit to remove one apple tree that is showing signs of rot and one birch tree that may be infested with the Bronze Birch Borers. A total of three other birch trees were requested for removal in the application however, these trees proved to be dead per. AMC 18.6 and were exempt from the permit requirement. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multiple-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 15 AD; **TAX LOT:** 90000.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, March 9, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: February 24, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: March 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.

CANOPY LLC
The Care of Trees
canopyarborcare.com
157 Max Loop
Talent, OR 97540
(541) 631-8000



February 2, 2017

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

RE: Tree removals at Park Place Condos

The property managers of Park Place Condos are requesting the removal of several trees on the property. The first 3 are birch trees measuring 6", 6.5", and 3" DBH. All three are either in severe decline or completely dead. Most likely due to a bronze birch borer infestation. I recommend removal of these trees.

A fourth birch tree, measuring approximately 7" DBH, is also next to the 3 dead ones. I currently do not see obvious sign of decline due to birch borer. The most common sign of which are dead branches, usually originating at the top of the tree. I have advised to re-inspect in the spring after leaf emergence, at which time any dead branches or tops will be more easily observed. The property manager/owners would like to preserve the tree if it is healthy and remove it if it is not. They are requesting that removal of this tree be granted only on the condition that it is clearly infested and on the decline upon a re-inspection in the spring. While the request is out of the ordinary, given the species, I don't think it to be unreasonable in this case.

There is also a request for the removal of an apple tree. The four stems of this tree average 10" in diameter. A rather neat old apple tree, it characterized however by significant rot pockets in all of its major stems. Given the location overhanging a parking area and an area commonly trafficked by pedestrians, the extent and location of the rot pose a potential risk.

If there are further questions about these trees, feel free to contact us.

Sincerely,

Christopher John
Arborist, Canopy LLC
ISA Certification #WE-9504A

RECEIVED
FEB 03 2017
City Of Ashland



CANOPY llc
 157 Max Loop
 Talent, OR 97540
 (541) 631-8000
 canopyarborcare@gmail.com
 www.canopyarborcare.com

CANOPY_{llc}

QUOTE

ADDRESS

Lorrie L. Coey
 Majestic Properties

QUOTE # 1645

DATE 12/19/2016

SERVICE	AMOUNT
Removal Removal of 4 Birch trees-(note) Birch trees measure 5.5" DBH, 6.0" DBH, 7.5" DBH and 3.0" DBH.	400.00
Removal Removal of Apple tree and grind stump	450.00
TOTAL	
\$850.00	

Accepted By

Lorrie L Coey

Accepted Date

12-30-16

Property Manager

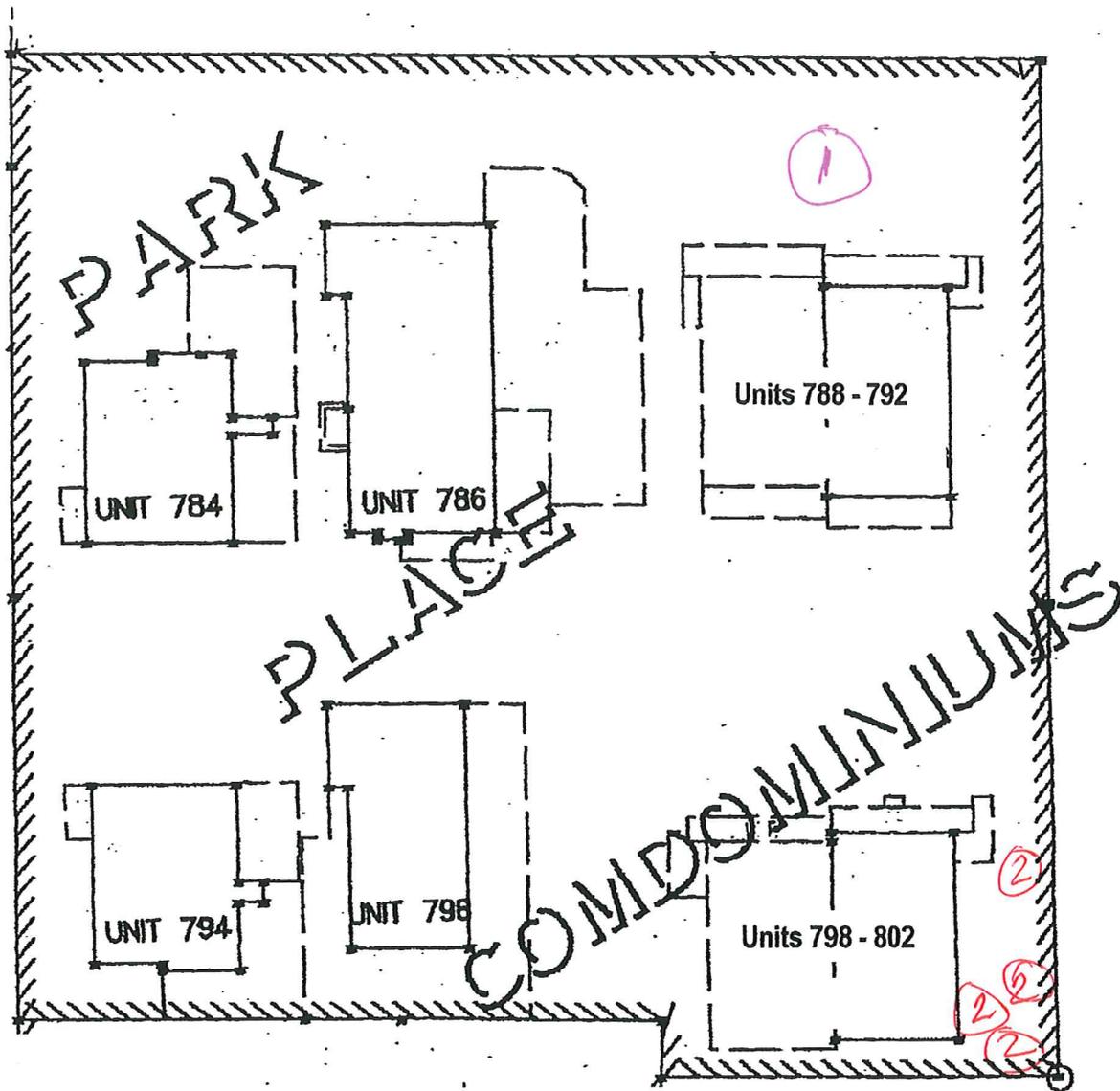
541-973-7217

RECEIVED

FEV 03 2017

City Of Ashland

PARK



① Remove apple tree

② Remove 4 Birch trees

RECEIVED

FEB 03 2017

City Of Ashland

784 Park
PA-2017-00196
Applicant Submittal



784 Park
PA-2017-00196
Applicant Submittal





NOTICE OF APPLICATION

PLANNING ACTION: PA-2017-00170

SUBJECT PROPERTY: 1216 Tolman Creek Rd.

OWNER/APPLICANT: John Gallen & Eva Skuratowicz/Dale Shostrom

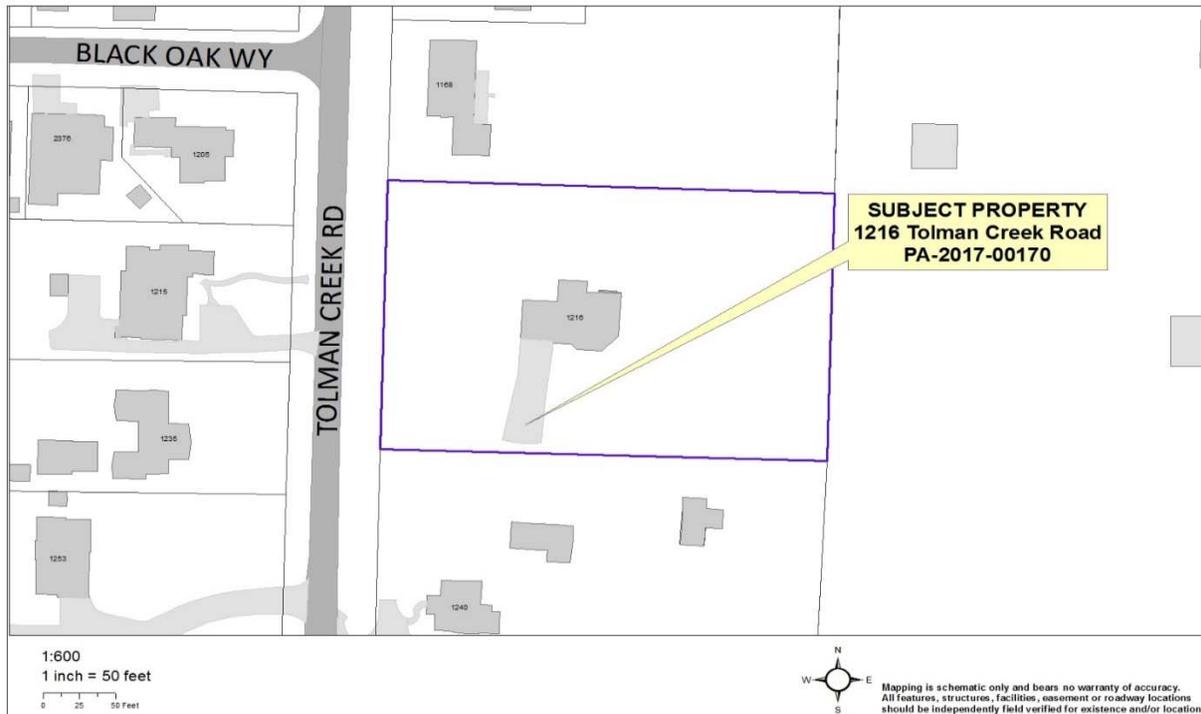
DESCRIPTION: A request for a Site Design Review to allow for the construction of a 672 square foot detached accessory resident unit (ARU) on the subject property. No trees are proposed for removal as part of this application.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 14 CD; **TAX LOT:** 900.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, March 9, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: February 28, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: March 14, 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.

**Finding of Facts
For
Basic Site Review**

Subject Property:
1216 Tolman Creek Road
Assessor's Map 39 1E 14CD Tax Lot 900

Proposed Work:
Construct Accessory Residential Unit

Submitted to:
City of Ashland Planning Department

Submitted for Property Owners:
John Gallen & Eva Skuratowicz
1216 Tolman Creek Road
Ashland, Oregon 97520

Agent and Application Prepared by:
Dale Shostrom
Shostrom Bros., Ltd.
1240 Tolman Creek Road
Ashland, Oregon 97520

January 30, 2017

Findings of Fact for Basic Site Review Construction of new Accessory Unit

Findings of Fact for Basic Site Review for a Proposed Accessory Residential Unit.

This application demonstrates compliance to the Development Standards for a Basic Site Review pursuant to the City of Ashland Land Use Ordinances. Sections of the Ordinance and the Design Standards as deemed applicable, in whole or part, are described in the following 'Findings of Fact'.

Respectively Submitted,

Dale Shostrom
Designer / Owner Agent

<u>Contents</u>	<u>Page</u>
Finding of Facts	3
Arial Photo	6
Vicinity Map	7
Site Plan – Tree Protection Plan – Landscape Plan	8
Floor Plan	9
Exterior Elevations	10

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Findings of Facts

Property Description

The property is located on the east side of Tolman Creek Road between Black Oak Way and Morada Lane. The lot currently has one primary residence of approximately 2,060 square feet. In total, tax lot 900 is 1.44 acres (62,109 square feet) of which 30,959 square feet is located within the city limits. The remaining portion of the lot (31,959 SF) is located in Jackson County, but inside the city's Urban Growth Boundary (UGB). The zoning is R-1-7.5 Single-Family Residential. The Owners are requesting to construct a one bedroom Accessory Residential Unit (ARU) of approximately 672 square feet to be occupied by Paula Skuratowicz, Eva Skuratowicz's mother.

Site Development Design Standards Approval Criteria, Ashland Municipal Code Chapters 18-4 / 18-5

Accessory Residential Unit (ARU):

The Site Plan demonstrates compliance to the R-1-7.5 zoning which allows one ARU, less than 1000 SF (proposed 672 SF); conformance to maximum lot coverage of impervious surfaces 45% (proposed 10%); setback requirements of front-15ft., side-6ft., rear-10ft. (proposed front 108 ft., side 6 ft., rear 161 ft.); and landscaping coverage of not less than 55% (proposed 75%). The ARU building is designed with gable roofs, covered porch entry, posts, 24" eaves, and offset roofs to be compatible with the existing residence design and materials.

Parking:

The proposal includes the addition of two new off-street parking spaces for the one bedroom ARU over 500SF. The first is under the attached carport (8ft.x16ft.), the second (9ft.x18ft.) adjacent to the first and located on the existing gravel parking area. Both spaces have adequate back-up space. There is a 6 ft. landscape buffer to the side yard property line. The existing driveway and parking areas are ¾" minus gravel and will remain with the addition of a new topping lift after construction is completed. Covered bicycle parking is provided under the carport roof or inside the existing garage.

Landscaping and Open Space:

The landscaping and native vegetation cover approx. 75% (8% req.) of the city portion of the parcel with extensive lawns and open space for tenant use.

Landscape and Irrigation Plan:

The 1.44 acre parcel is fully landscaped (including the native plant zones) and irrigated with TID water. The previous owners spent over 35 years planting the property with unique specimen trees and shrubs with great passion. There are a few shrubs within the building footprint which will be removed, stored and relocated for use as foundation plantings and screening for the ARU as shown on the site plan. Existing irrigation piping will be refigured and restored upon completion.

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Finding of Facts - Cont.

Tree Preservation/Protection/Removal:

There are no trees over 6 inches that will be removed for the construction of the ARU. There are five large trees in the vicinity, all healthy, and over 18 inches in diameter, that are shown on the site plan. Two of these trees (24" Madrone / 24" Red Oak) could be impacted by the proposed construction, as a small portion of their drip lines are slightly overhanging the existing gravel driveway and parking areas. They will be protected by six-foot tall, chain link fencing installed at grade, at the drip line of these trees to be inspected by the City of Ashland and remain in place throughout the duration of the project. Approved 'not to be disturbed' caution signs will be attached to the fencing. In the event (undecided) that a new gas line or additional underground electric power is installed in the existing driveway, an arborist will be consulted to minimize root zone damage in the roadbed. The existing and extensive gravel parking areas will be more than adequate to provide space for construction traffic and material handling. Dale Shostrom will implement and maintain the approved tree protection plan.

Additional Elements:

Trash and recycling will be shared with the existing residence which is located in the two car garage (lots of bears). An address for the new ARU will be applied for and located on a post with a mail box on Tolman Ck. Rd.

Utility Connections:

Natural Gas is being considered and available on Tolman Creek Road. Sanitary sewer from the ARU will connect to the existing 4 inch line in the parking area which is connected to the 8 inch sanitary sewer main in Tolman Creek Road. Under ground electric service is from the telephone pole shown adjacent to the property. Water service is via an existing 3/4 inch water meter with 1 inch piping @ 80 lbs. pressure. The ARU will tap into this line at the parking area.

Storm drainage and downspouts will daylight into the seasonal Sherlock Ck. drainage to the west. Erosion and sediment control are deemed to be unnecessary do to the nearly level topography of the site and the small ARU footprint. Any ponding should infiltrate into the granitic soils of the site.

New Electric service:

A new electric meter for the ARU will be located adjacent to the existing meter base on the garage and trenched across the gravel parking area. All applicable fees and permits will be pursued. Dave Tygerson of the City Electric Dept. has been consulted on site for other service options available. The owners are still undecided about adding a new service line from Tolman Ck. for future power needs.

Conservation:

Conservation measures and rebates shall be pursued with the City of Ashland as the detail of the heating systems and appliances flushed out.

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Finding of Facts – Cont.

Fire Department:

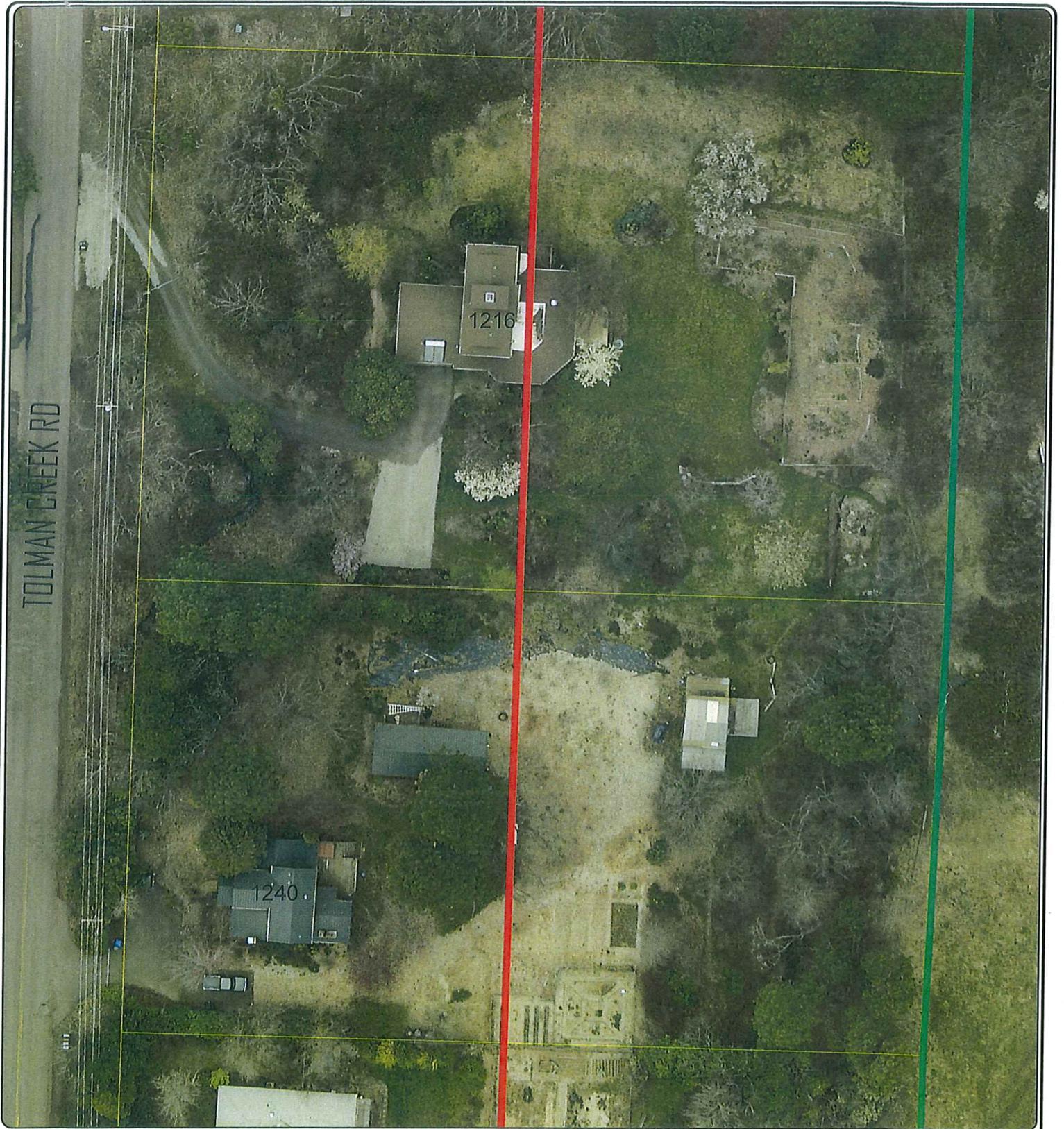
Margueritte Hickman was consulted and it was determined that the fire hydrant (125ft.) to the north of the subject property on Tolman Ck. would be of an adequate distance to fight a fire for the ARU. The Site Plan shows the distance from the hydrant to the Fire Apparatus operating location (12ft. road & 15ft. wide) is 275 feet and 130 feet more to the furthest point on ARU. The gravel driveway will support 60,000 pounds and a 3ft. footpath will be provided for access to all sides of the ARU.

A fire sprinkler system was discussed and is being considered by the owners if their budget allows.

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City of Ashland



Tolman Creek Rd. Area

Date: 7/12/2016



1:600

1 inch = 50 feet

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

Legend

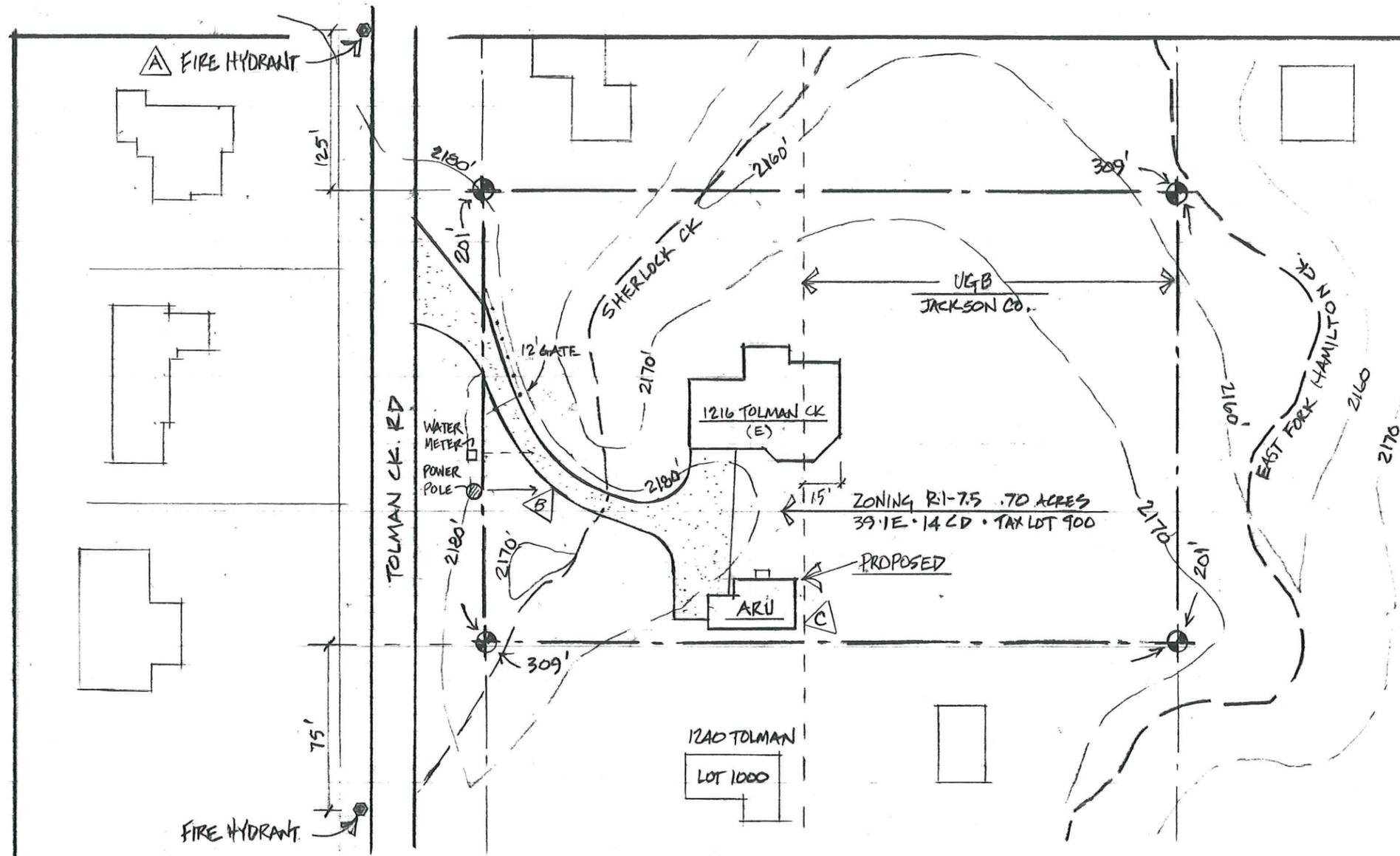
-  City Limit
-  UGB
-  Taxlots

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JAN 30 2016

City of Ashland

6



△ FIRE APPARATUS ACCESS - NOTES

- △ FIRE HYDRANT LOCATION IS 275' TO △ B.
- △ FIRE APPAR. OPERATING LOCAT. (12' ROAD - 15' WIDE).
- △ BACK OF STRUCTURE TO △ B IS 130' = 405' TOTAL.

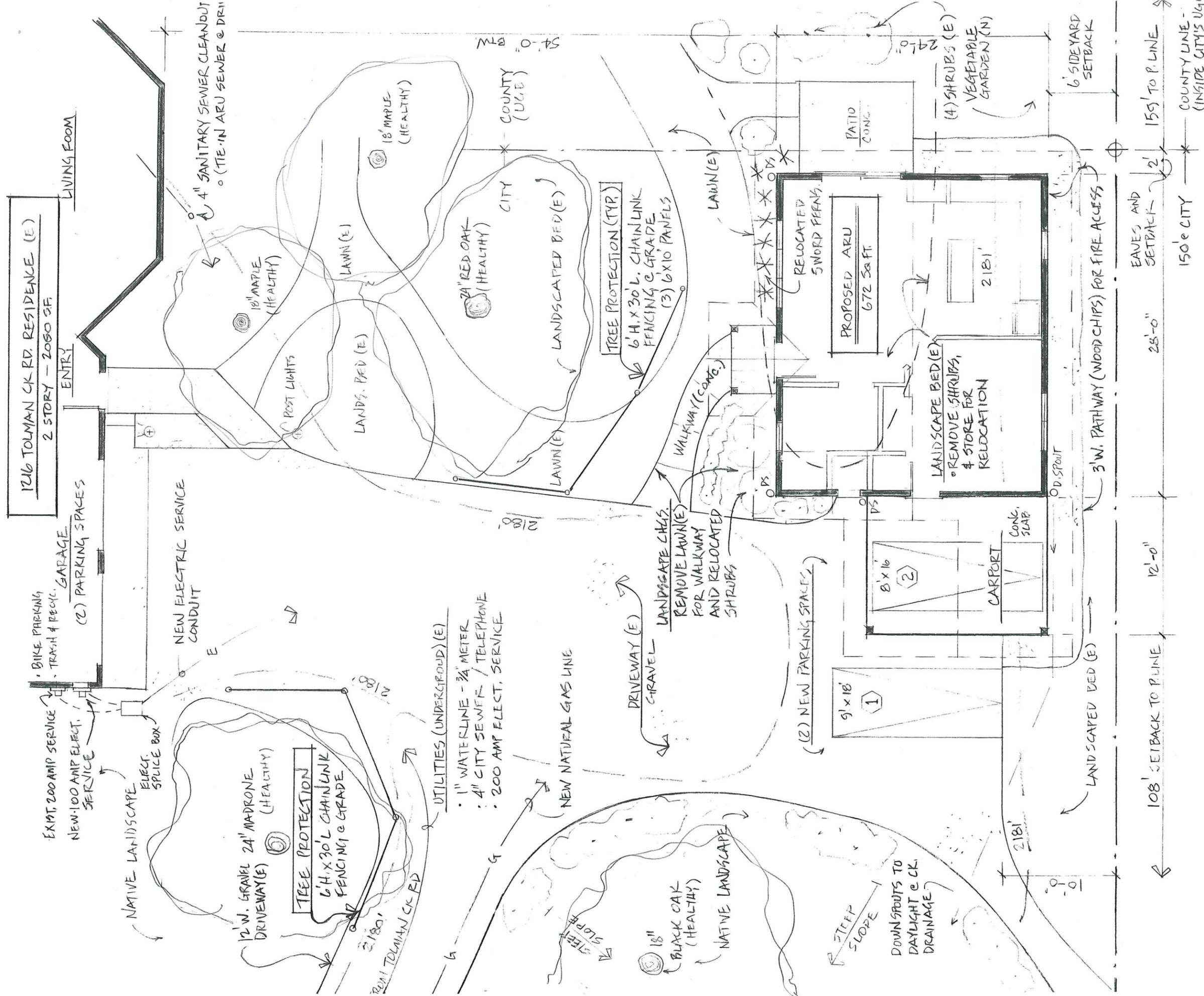
PLANNING - LOT AREAS S.F. %

	S.F.	%
PROPERTY - 1.44 ACRES	62,109.	
CITY PORTION - R1-7.5	30,150.	100.
COUNTY PORTION - UGB	31,959.	
RESIDENCE (E)	2,060.	
PROPOSED ARU	672.	
STRUCTURES • IMPERVIOUS	2,958.	10.
DRIVEWAYS • PARKING	4,627.	15.
LANDSCAPE	22,565.	75.



VICINITY MAP - 1216 TOLMAN CK RD - ASHLAND, OR.
SCALE 1" = 60'

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JAN 30 2013
City of Ashland



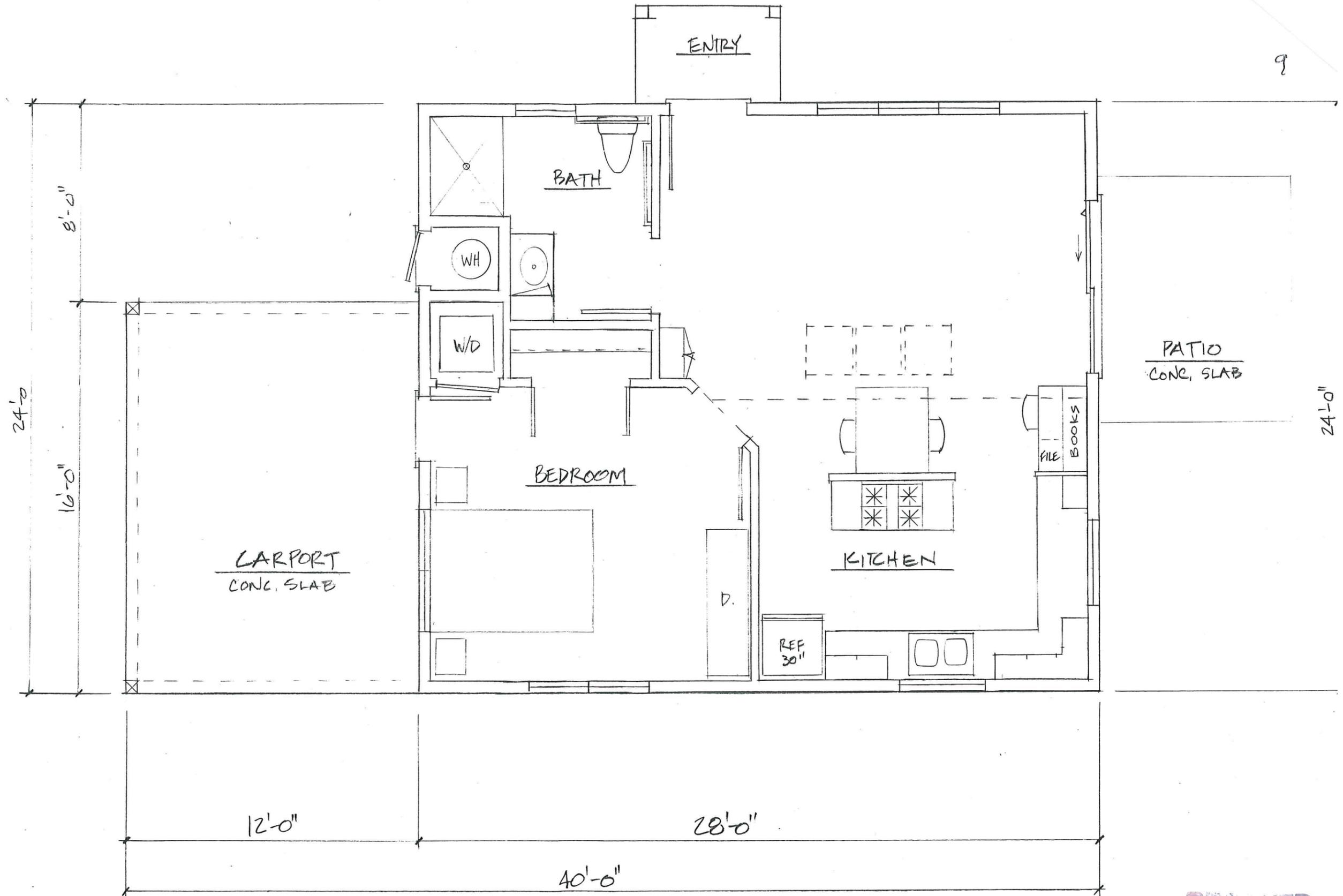
SITE PLAN • TREE PROTECTION • LANDSCAPE PLAN
 SCALE 1/8" = 1'-0" 1216 TOLMAN CK RD, ASHLAND, OREGON



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JAN 30 2016

City of Ashland



FLOOR PLAN - PROPOSED ARU - 672 SF

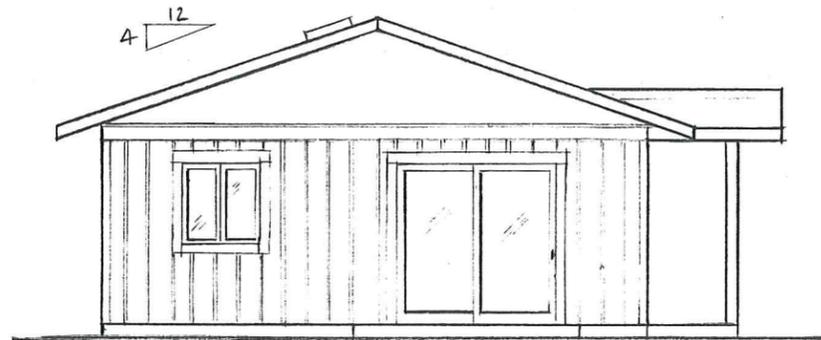
SCALE 1/4" = 1'-0"

1216 TOLMAN CREEK RD, ASHLAND, OREGON

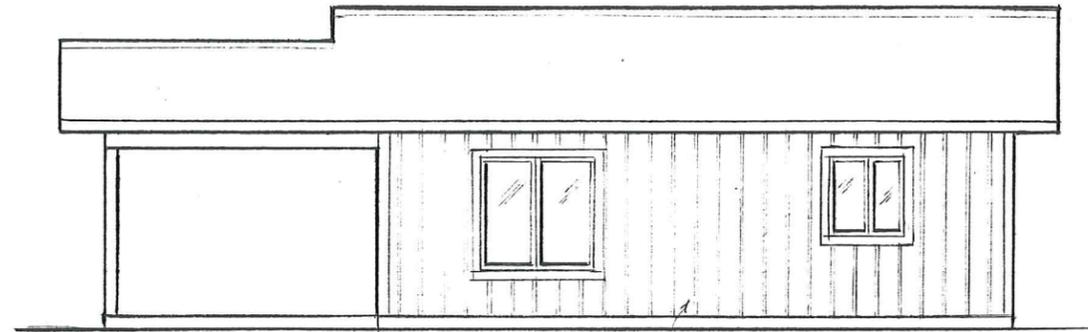
RECEIVED

JAN 30 2016

City of Ashland

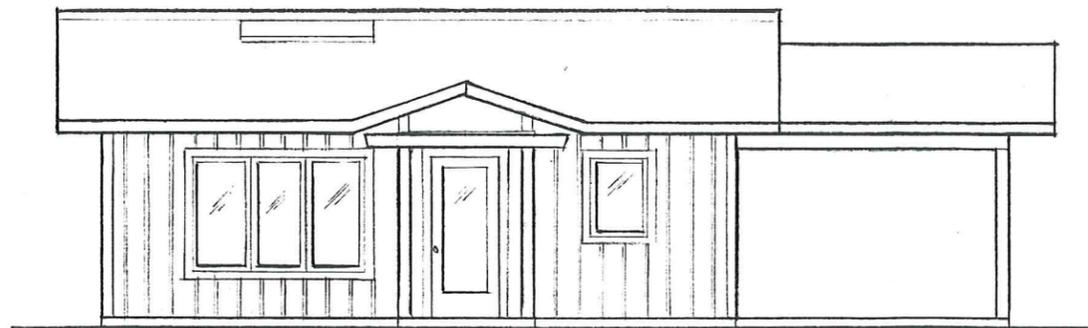


EAST • LEFT ELEVATION



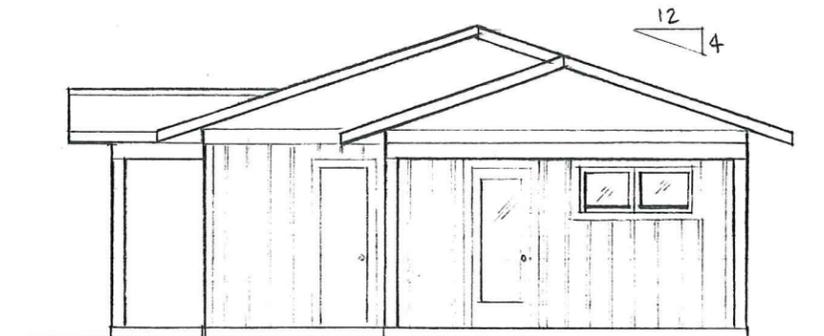
SOUTH • REAR ELEVATION

BOARD AND BATT SIDING



NORTH • FRONT ELEVATION

1/8" = 1'-0"



WEST • RIGHT ELEVATION

RECEIVED
 JAN 30 2016
 City of Ashland



NOTICE OF APPLICATION

PLANNING ACTION: PA-2017-00346

SUBJECT PROPERTY: 221 Granite Street

OWNER/APPLICANT: JoAnne Eggers

DESCRIPTION: A request to remove two trees from a multifamily property. The trees proposed for removal are a 16" DBH Big leaf Maple and a Black Oak (approx. DBH not provided). **COMPREHENSIVE PLAN DESIGNATION:** Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 391E08DA; **TAX LOT:** 1100.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, March 9, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: March 3, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: March 17, 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

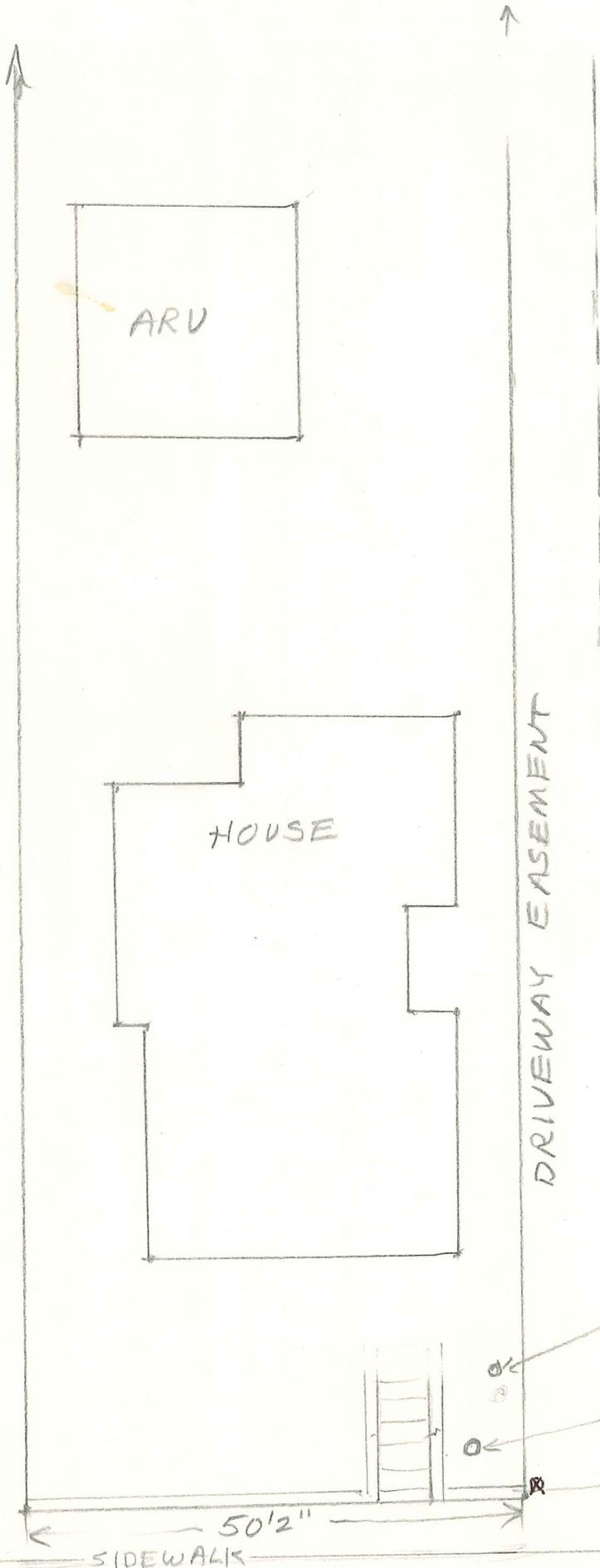
1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The applicant must demonstrate that the condition or location of the tree presents 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.

JoAnne Eggers
221 Granite St.
541-482-3305

Trees to remove:

- ① Big Leaf Maple: 16" diameter
 - Tree too big for site
 - 3' from sidewalk
 - 6' from driveway
 - Not healthy, leaning
 - Damaged by log trucks
 - Pruned heavily near electric wires

- ② Black Oak ^{tree} remove _{or} remove ivy
 - 3' from drive
 - 3/4 height heavily covered with English Ivy



RECEIVED
FEB 28 2017
City of Ashland

- ② Black Oak
- ① Big Leaf Maple
- retaining wall