



CITY OF ASHLAND



TREE COMMISSION AGENDA June 8, 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 April 6, 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-2017-00969

SUBJECT PROPERTY: 244 Hargadine Street

OWNER/APPLICANT: Elisa Fox/Tim Plankenhorn

DESCRIPTION: A request for a Site Design Review and Conditional Use Permit approval to operate a two-unit Accessory Traveler's Accommodation including one detached guest unit and one owner's unit in the existing home for the property located at 244 Hargadine Street. **COMPREHENSIVE PLAN DESIGNATION:** Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOT #:** 16500.

VI. **STREET TREE REMOVAL PERMITS**

None.

VII. **DISCUSSION**

1. Arbor Day Debrief
2. Earth Day Debrief
3. Street Tree Guide

VIII. **ADJOURNMENT**

Next Meeting: July 6, 2017



**CITY OF
ASHLAND**
TREE COMMISSION MINUTES
April 6, 2017



CALL TO ORDER

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

Commissioners Present:	Council Liaison:
Mike Oxendine	<i>Unassigned</i>
Asa Cates	Parks Staff Liaison:
Christopher John	Peter Baughman
Russell Neff	
	Planning Staff Liaison:
	Derek Severson, <i>Senior Planner</i>
Commissioners Absent:	Battistella (U)

APPROVAL OF MINUTES

Oxendine/Neff m/s to approve the minutes of March 2, 2017 as amended. Voice Vote: ALL AYES Commissioners: Cates, John, Oxendine, Neff

ANNOUNCEMENTS & LIAISON REPORTS

- **Council Liaison**
 - There has not been a Council Liaison assigned to the Commission as of yet.
- **Parks & Recreation Department Liaison:**
 - Baughman announced that there will be a tree planting on April 14, 2017 at 10:00 a.m. at North Mountain Nature Park Nature Center. Baughman commented that trees have been switched to some larger Jeffrey Pines. Commissioners John, Baughman and Cates indicated they would be present for the event.
- **Staff Liaison:**
 - Severson noted that with Assistant Planner Cory Darrow’s resignation, he would be returning to staff the Commission.

PUBLIC FORUM

Vincent Wallow, residing at 67 Morse Street in Ashland addressed the Commission regarding the removal of 22 trees along the Ashland High School track. Severson noted that these trees were impacting the track, and were removed under the ministerial Street Tree Removal Permit process in conjunction with work to be done to the track.

Jim Falkenstein, residing at 540 Lakota in Ashland presented a proposal to the Commission regarding flying his drone over projects and properties to take pictures and videos for their files. He presented the Commission with a zip drive showing his work, and indicated that he had applied to fill one of the vacancies on the Commission.

TYPE I REVIEWS

Chair John read aloud the procedures for public hearings.

PLANNING ACTION: PA-2017-00340

SUBJECT PROPERTY: 676 South Mountain Avenue

OWNER: Livni Family Trust/Gil Livni, *Trustee*

APPLICANT: Rogue Planning & Development

DESCRIPTION: A request for Site Design Review approval to construct a new Accessory Residential Unit in conjunction with the construction of a new Single Family Residence for the property located at 676 South Mountain Avenue. Also included are requests for a Tree Removal Permit to remove seven trees greater than 18-inches in diameter at breast height, including six ponderosa pines within the proposed building footprint and a 28-inch diameter cedar tree which is dying, and a Solar Access Exception to allow the proposed building to cast more of a shadow on the property to the north than would be cast by a six-foot fence built on the north property line. The applicant owns the adjacent property and has consented to the proposed shading.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 16AA; **TAX LOT:** 9002.

John recused himself from this application and Oxendine was asked to open the public hearing to the applicants.

Severson gave the staff report for PA-2017-00340.

The Commissioners asked Severson to look into tree protection on previous actions.

Amy Gunter, of Rogue Planning and Development, 1424 S. Ivy Street, Medford , and Gil Livni, 2532 Old Mill Way, Ashland addressed the Commission regarding their project and proposal.

David Sanks, neighbor at 698 S. Mountain, Ashland, addressed the Commission regarding the evolving project. Mr. Sanks brought to the attention of the Commission, that 2 trees were cut during the purchase of the home and 6 more cut down subsequently but does not know the time frame. He hears justification in that fact that beautiful trees were cut down, growth and development being the reasons, but hates to see this kind of development in the name of progress and growth. Mr. Sanks asked the Commission to consider to what extent can a project move along, when violations are obvious? Mr. Sanks would like to keep the property the way it is.

Eric Bonetti, 2552 Old Mill Way, Ashland, addressed the Commission. Mr. Bonetti stated that saying there are violations against the developer is erroneous. Mr. Bonetti, went on to say that people should be able to build to their property rights and that the demolition on Fern Street was justified and had the proper inspections.

Oxendine closed the public hearing and opened to the Commission for comments.

After a discussion regarding tree protection, submitting accurate plans, tree mitigation and protecting larger trees, the original motion died.

Cates/Neff m/s to approve PA-2017-00340 with recommendation to save #3, 5, & 6, to protect all remaining trees ,and to submit a revised plan before removal.

Voice Vote; AYES: Commissioners; Cates, Neff NAYES: Oxendine

PLANNING ACTION: PA-2017-00389

SUBJECT PROPERTY: 552 Beach Street

OWNER/APPLICANT: Scott and Laura Bandoroff/Rogue Planning and Development

DESCRIPTION: A request for a Tree Removal Permit to allow for construction of a single-family detached house. The requested removal is to take place on a preliminarily approved new lot created through Planning Action No. 2016-01677, which proposed to protect the 48" Diameter at Breast Height Douglas Fir tree during the construction process.

COMPREHENSIVE PLAN DESIGNATION: Single-family Residential; **ZONING:** R-1-7.5 **ASSESSOR'S MAP:** 39 1E 16 AA; **TAX LOT:** 4100.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Severson gave the staff report for PA-2017-00389

John opened the public hearing to the applicants.

Amy Gunter, Rogue Planning and Development, 1424 S. Ivy, Medford, and Paul/Missy Matthews of 703 Howard, Marina Del Ray, CA, addressed the Commission regarding the project proposal. They explained that the lot is pre-sold when partitioned and they are in the design phase as of right now.

John closed the public hearing to the applicants and opened to the Commission for discussion.

Oxendine/Cates m/s to approve PA-2017-00389 with recommendation to mitigate with 2 similar large conifers and provide a tree plan.

Voice Vote; ALL AYES: Commissioners; Cates, Neff, Oxendine, John

PLANNING ACTION: PA-2017-00499

SUBJECT PROPERTY: 1290 & 1680 Green Meadows Way

OWNER: Mountain Ranch Property Owners Association (MRPOA)

APPLICANT: Douglas Kay, MRPOA President

DESCRIPTION: A request for Tree Removal Permits to remove two trees located in the common areas of the Mountain Ranch Property Owners Association (MRPOA). The first is an eight- to nine-inch diameter Ponderosa Pine located on the greenway behind 1290 Greenmeadows Way; the applicant's tree care professional indicates that the tree is negatively impacting a Tilia east of it which would thrive if the Pine were removed. The second is a 24-inch diameter Scots Pine located on the greenway behind 1680 Greenmeadows Way and proposed for removal because previous topping has caused remaining limbs to elongate unnaturally and created a hazard with broken limbs falling in several recent storms.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 23BB; **TAX LOTS:** 504 and 536.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Severson gave the staff report for PA-2017-00499.

John opened the public hearing to the applicants.

Douglas Kay, MRPOA President, 2350 Ranch Road, Ashland, addressed the Commission regarding this project and proposal.

John closed the public hearing and opened to the Commission for discussion.

John /Oxendine m/s to approve PA-2017-00499 as presented.

Voice Vote: ALL AYES: Commissioners; John, Oxendine, Cates, Neff

TYPE II REVIEWS

PLANNING ACTION: PA-2017-00200

SUBJECT PROPERTY: 165 Water Street (*corner of Van Ness & Water Streets*)

OWNER/APPLICANT: Magnolia Investment Group, LLC/Gil Livni

DESCRIPTION: A request for Site Design Review approval to construct a 42,841 square foot, three-story, mixed-use building consisting of commercial tenant space on the ground floor, 26 hotel units on the second floor, and ten residential condominiums on the third floor for the vacant property located at 165 Water Street, at the corner of Van Ness and Water Streets, in the Skidmore Academy Historic District. The application includes requests for a Conditional Use Permit to allow hotel/motel use; an Exception to Street Standards; a Physical & Environmental Constraints Review Permit for the development of floodplain and severe constraints lands; and a Tree Removal Permit to remove seven trees.

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOT #:** 2000

John stated that he has worked with the applicants in the past but this will not affect his decision on the project proposal.

Severson gave the staff report for PA-2017-00200.

John opened the public hearing to the applicants.

Applicants present were:

- Amy Gunter, Rogue Planning and Development, 1424 S. Ivy Street, Medford.
- Gil Livni, Magnolia Investments, 2352 Old Mill Way, Ashland.
- Tom Madara, address not given during presentation.

Ms. Gunter gave a history on the area of the project and a detailed overview of the proposal.

John closed the public hearing and opened to the Commission for comments.

After a discussion regarding tree mitigation and soil volume, most were in agreement that this project has a great tree selection and will be a big improvement to the area.

Cates / Oxendine m/s to approve PA-2017-00200 with recommendations to encourage diversity of street trees, increase soil volume, and look at any alternative to grates.

Voice Vote: ALL AYES: Commissioners; John, Oxendine, Cates, Neff

TYPE I REVIEWS (Continued)

PLANNING ACTION: PA-2017-00450

SUBJECT PROPERTY: 901 – 907 Larkin Lane

OWNER/APPLICANT: Kate Jackson

DESCRIPTION: A request for a hazardous tree removal permit to remove two trees from a multi-family property. The first tree proposed for removal is a cypress that is currently leaning against the structure and the second tree is an incense cedar located next to the power pole that has suffered from previous topping(s).

COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 391E09DA; TAX LOT: 90000.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Severson gave the staff report for PA-2017-00450.

There was no applicant present for the public hearing.

Oxendine /John m/s to approve PA-2017-00450 as presented.

Voice Vote: ALL AYES: Commissioners; John, Neff, Oxendine, Cates

STREET TREE REMOVAL PERMITS

There was no discussion held regarding Street Tree Removal Permits.

DISCUSSION

1. **Arbor Day** – Reminder was given by Severson on date/time.
2. **Earth Day** – Severson will get materials ready for this event.
3. **Street Tree Guide** – There was no discussion held regarding the street tree guide.

ADJOURNMENT

The next meeting is scheduled for May 4, 2017. There being no other items to discuss, the meeting adjourned at 8:16 p.m.

Respectfully submitted,
Regan Trapp

City of Ashland News

Ann Seltzer

Thu 6/1/2017 11:00 AM

To: Ann Seltzer <ann.seltzer@ashland.or.us>;

Staff liaisons please forward this information to your commissions.

Installation of Public Art on Bandersnatch Trail

“Water is Life”, by local artist Karen Rycheck, will be installed on the Bandersnatch Trail in upper Lithia Park. The piece is a mosaic cairn that mimics the form of stacked stones and shows several interrelated ecosystems of the Ashland watershed. The piece, commissioned by the Watershed Art Group with funding from the Haines and Friends Foundation was approved by the Public Art Commission and the City Council.

The community is invited to attend the art installation on Saturday, June 10 at 4:00 p.m. at the Bandersnatch trailhead.

Organizers note that parking is limited and encourage attendees to park at Lithia Park or at the reservoir and to carpool.

(end)

Ann Seltzer, Management Analyst
City of Ashland
20 East Main Street, Ashland OR 97520
[\(541\) 552-2106](tel:5415522106) or [\(541\) 488-6002](tel:5414886002), TTY [800-735-2900](tel:8007352900)
FAX: [\(541\) 488-5311](tel:5414885311)

NOTICE: This email transmission is official business of the City of Ashland, and is subject to the Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at 541-552-2316. Thank you.



NOTICE OF APPLICATION

PLANNING ACTION: PA-2017-00969

SUBJECT PROPERTY: 244 Hargadine Street

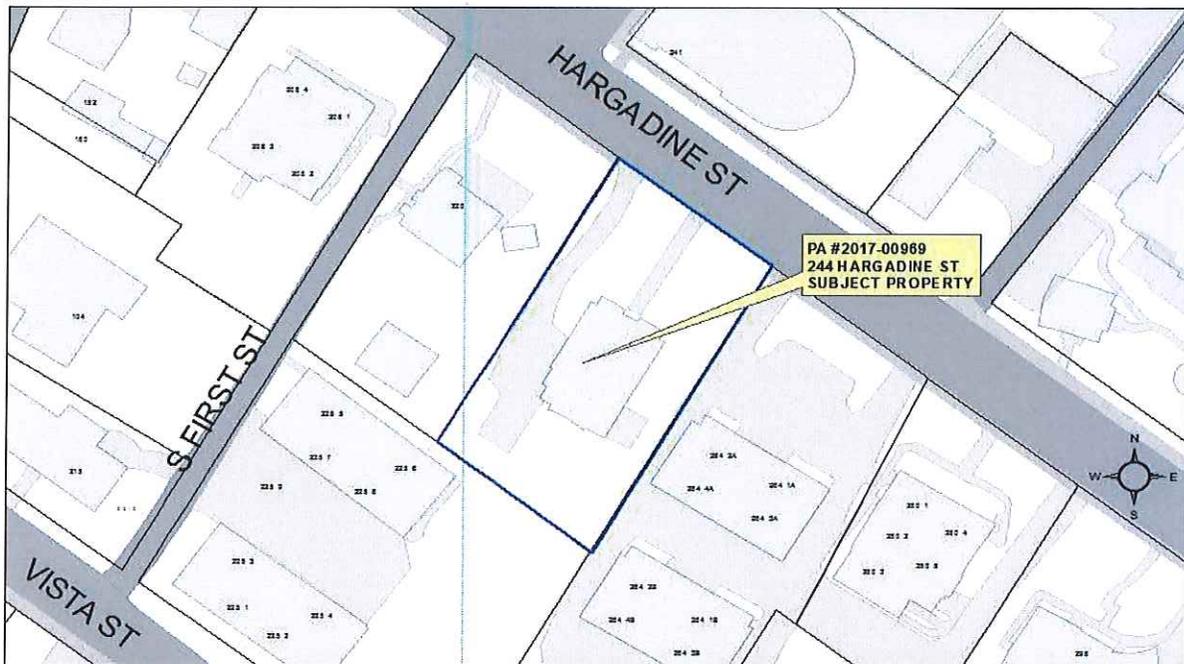
OWNER/APPLICANT: Elisa Fox/Tim Plankenhorn

DESCRIPTION: A request for a Site Design Review and Conditional Use Permit approval to operate a two-unit Accessory Traveler’s Accommodation including one detached guest unit and one owner’s unit in the existing home for the property located at 244 Hargadine Street. **COMPREHENSIVE PLAN DESIGNATION:** Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR’S MAP:** 39 1E 09BD; **TAX LOT #:** 16500.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday June 7, 2017 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 31, 2017

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 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.

CONDITIONAL USE PERMITS

18.5.4.050.A

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

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
 - h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
 - i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
 - k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

Accessory Travelers' Accommodations. In addition to the standards in section 18.2.3.220.A, accessory travelers' accommodations shall meet all of the following requirements.

1. The operator of the accessory travelers' accommodation must be the property owner and the property must be the operator's primary residence. The operator must be present during operation of the accessory travelers' accommodation.
2. The property is limited to having one accessory travelers' accommodation unit, covered under a single reservation and consisting of two or fewer bedrooms. Meals are not provided and kitchen cooking facilities are not permitted with an accessory travelers' accommodation, with the exception of kitchen cooking facilities for the primary residence.
3. The total number of guests occupying an accessory travelers' accommodation must not exceed two people per bedroom.
4. The property must have two off-street parking spaces. The total number of guest vehicles associated with the accessory travelers' accommodation must not exceed one.
5. Signs are not permitted in conjunction with the operation of an accessory travelers' accommodation.

Conditional Use Permit for Travelers Accommodation

Site Design Criteria Overview

244 Hargadine St.

18.2.3.220

A.

1. The 440 sq. ft. Travelers Accommodation will have fire sprinklers installed
2. Owner will pay applicable fees and stay current on business license
3. Owner will provide city planning number assigned to the land use approval when advertising
4. Owner will obtain conditional use permit approval and have current business license and transient occupancy tax registration.

C. 18.2.3.220.A

1. The owner of the travelers' accommodations primary residence is 244 Hargadine and the owner will be present during operation
2. Will comply. See proposed floor plan showing 1 bedroom and no kitchen
3. The accessory travelers' accommodation will not exceed two guest at a time
4. See site plan for parking space location
5. Signs will not be displayed in conjunction with the operation of the accessory travelers' accommodation.

18.5.4.050 – Conditional Use Permit Approval Criteria –

1. The use will conform to all zoning district standards and be in conformance with relevant Comprehensive plan policies
2. Adequate City water, sewer, electricity, storm drainage and paved driveway access will be provided to the subject property.

- Owner has agreed to sign agreement in favor of future proportional participation in local improvement district should one ever be formed to install sidewalks in the neighborhood.

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3. Target use of property is three multi-family residential units
 - a. The proposed use is smaller in scale, bulk and coverage
 - b. The proposed will generate slightly more pedestrian and bicycle traffic
 - c. The proposed will comply with the architectural compatibility in the impact area. (See elevation drawings)
 - d. The proposed structure will not generate additional air quality pollutants
 - e. Windows were placed in such a way that glare and light will be cast at a minimum for adjacent neighbors. The generation of noise will be at a minimum based on the maximum occupancy of 2 visitors at a time.
 - f. No future development is planned
4. The travelers' accommodation will only be used for its permitted use.
5. Target zones
 - c. Complies with all ordinances required

Site Design Review – 18.5.050

A. Underlying zone

- Rear yard - The rear setback is only 12+ feet. To comply with city zoning code the bottom floor garage will be a basement floor in which no more than 50 percent of the building footprint will be exposed by 6ft.

B. Overlay Zones

- See elevation details for design
- There is a paved driveway connecting the proposed travelers' accommodation to the pedestrian walkway and street system
- Building material and colors shall match the existing primary residence and be compatible with the surrounding area (see general notes on elevations page)
- The foundation and excavation for the Proposed are existing the area will not require further disturbance.

C. Site development and site standards

- Driveway and parking –
 - Since the accessory travelers' accommodation will be required to have fire sprinklers there no longer needs to be a 22 ft. turn around. The two

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proposed 8 ft by 18 ft parking spots are shown on the site plan. Guests of the travelers' accommodation will back down to the street as discussed and approved by planning and fire district.

- Landscaping: 18.4.4.030
 - o Landscape area already meets 90% lot coverage
 - o Parking shade tree already exists (see landscape plan)
 - o Existing irrigation is in place
- Street trees : There is no existing sidewalk at this time Adding street trees would impose on existing landscape
- All subject trees will be protected
- No trees will be removed

D. City Facilities.

- See landscape plan for drainage
- Utility connection:
 - o All new utilities are proposed to go underground. The existing overhead power lines feeding the main house will be disconnected and improved to run underground per Ashland utilities electric
- System development Charges:
 - o Charges will be paid

E. No exceptions needed

No Variance Needed

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GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP

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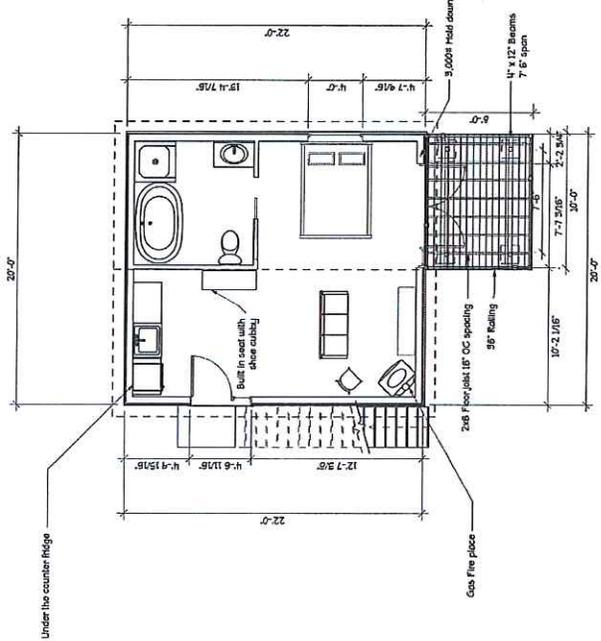


PROJECT NAME:
ADU
244 Hargadine Ashland OR

CLIENT:
Elisa Fox

DRAWING:
FLOOR PLAN
SCALE: 1/4" = 1'-0"
DATE: March 7th, 2017

DRAWN BY: Tim Plunkshorn
CHECKED BY:
APPROVED BY:
SHEET:
A2.2



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GENERAL NOTES

- Siding, exterior paint and roof to match Priming residence
- R211.7 Stairways
- Stairs: Maximum rise 8 inches
- Min. tread: 9 inches
- Min. width: 36 inches
- Min. depth: 36 inches
- At least one side of more than three steps.
- Minimum headroom: 6 feet 8 inches.
- A railing is not required where the head depth is min. 36 inches.

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP

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VERITY CONSTRUCTION
CONSTRUCTION

1346 Oakley St.
Medford, OR 97501

PROJECT NAME:
Accessory Travelers Accommodation
244 Hargadrine Ashland
OR 97520

CLIENT:
Elisa Fox

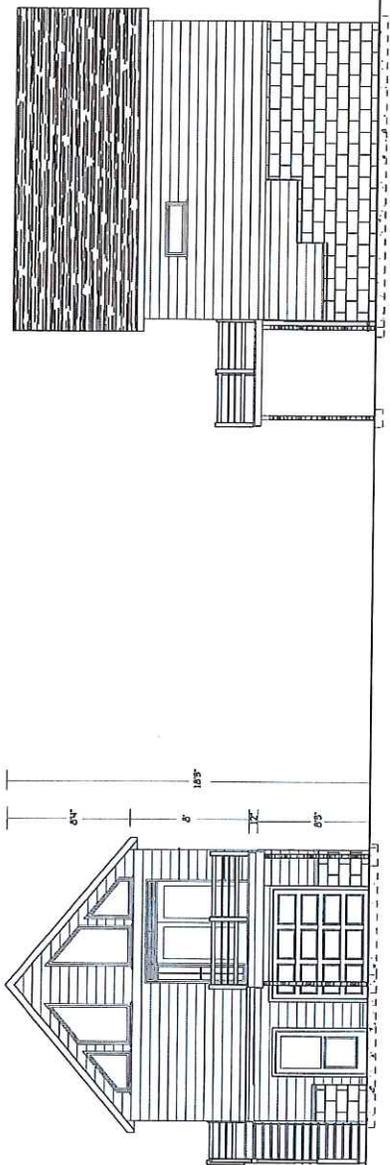
DRAWING:
ELEVATIONS
DRAWING SUB NAME

SCALE: 3/4" = 1'-0" DATE: March 27th, 2017

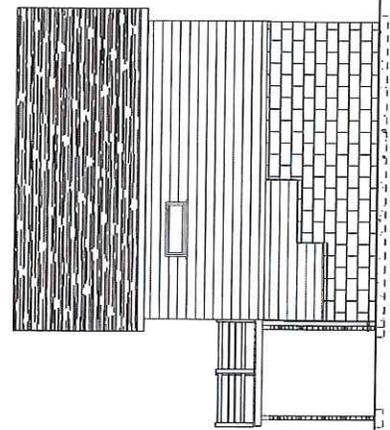
DRAWN BY:
Tim Parikhson

CHECKED BY:

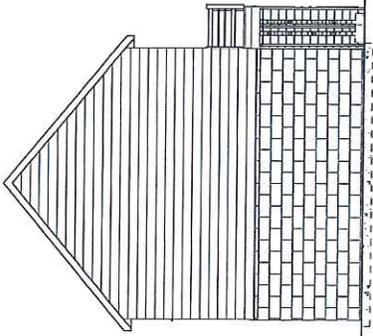
APPROVED BY:
A2.3



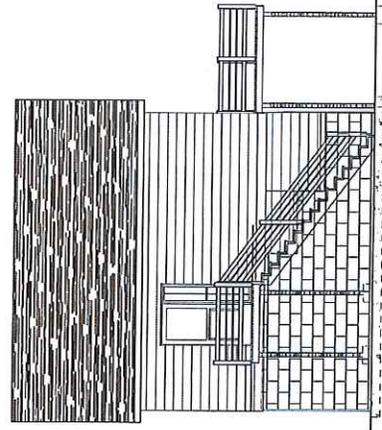
Front Elevation



Right Elevation



Back Elevation



Left Elevation

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GENERAL NOTES

FIG. 17.1.1.1
 Slabs: Minimum floor 8 inches
 Min. width: 36 inches
 Headers: Min. 30 inches to Max 36 inches
 A wall one floor higher than three floors.
 A footing is not required where the head depth is min. 10 inches

No.	REVISION/ISSUE	DATE

GENERATION _____
 STAMP _____

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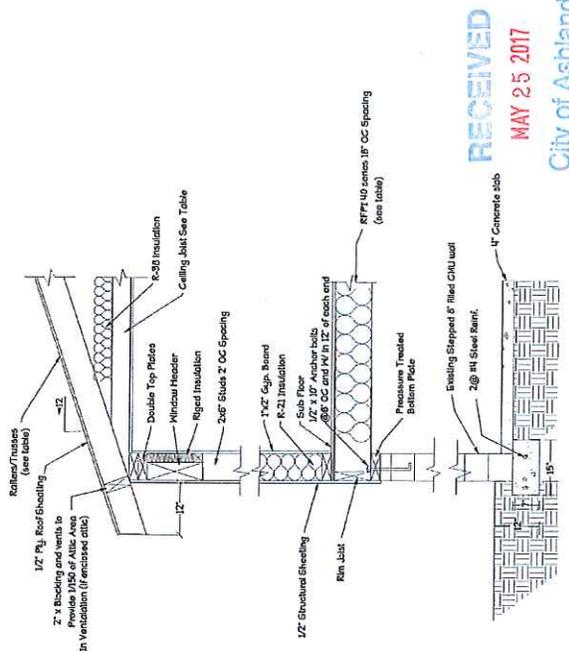
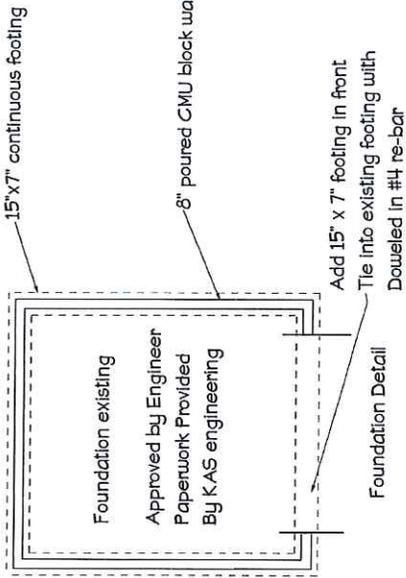
VERITY CONSTRUCTION
 1316 South St.
 Medford, OR 97504

PROJECT NAME:
ADU
244 Hargadine Ashland OR

CURT: Elisa Fox

DRAWING: **DETAILS**
 SCALE: 1/4" = 1'-0"
 DATE: March 7th, 2017

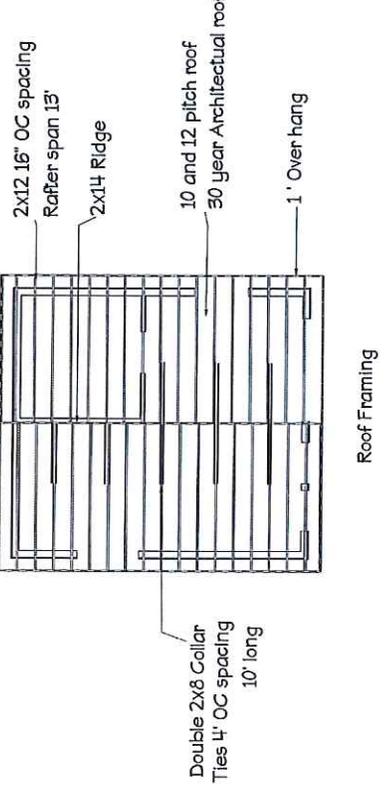
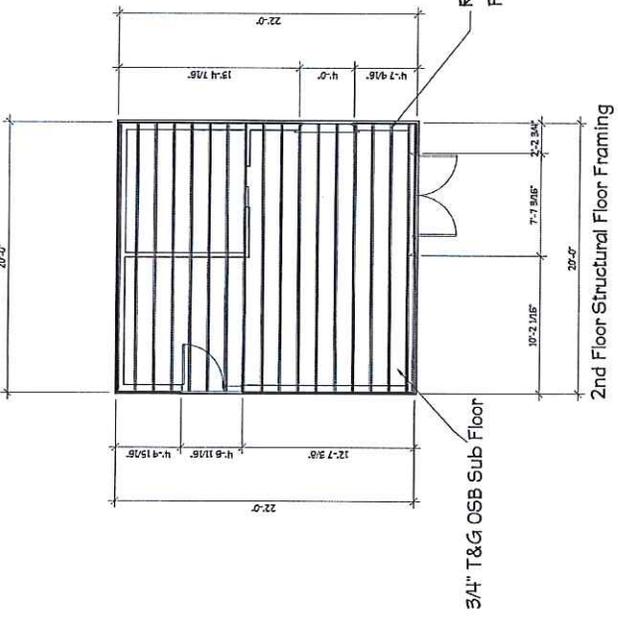
DRAWN BY: Tim Plankshorn
 CHECKED BY:
 APPROVED BY: **D2.1**



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1/2" sheathing - 200# wall bracing continuously
 wood structural panel sheathing, when continuous
 in accordance with method 3 of section R602.10.3
 on all exterior walls, including
 over above and below openings. bracing wall
 height shall be in accordance with table
 R602.10.5. The bracing shall be installed
 regardless of section opening, and shall
 line shall be blocked and edge nailed. When
 this methodology is utilized, the minimum
 length to be considered as qualifying braced
 panel shall comply with Table R602.10.5.
 Hood structural panel sheathing shall be
 installed at corners in accordance with Figure
 R602.10.5. The bracing amounts in Table R602.10.3
 (2) for Method 3 shall be permitted to be multiplied
 by a factor of 1.5 for a maximum
 height of 10 feet. The maximum height of
 the wall height or a factor of 0.5 for walls with a
 maximum opening height that does not exceed
 7% of the wall height as per Table R602.10.3(2).
 Method 3 9'- Hood structural panel sheathing
 with a thickness not less than 5/8" (6mm) for 16-hpa(N06mm)
 and 3/4" (19mm) for 24-hpa(N19mm).
 shall comply with Table R602.10.3(1) and shall be installed
 in accordance with Table R602.10.3(1).
 Method 4 5 16HP-sigmatum based with minimum
 1/2" (13mm) thickness placed on studs spaced a
 minimum of 24 inches (610mm) OC and fastened
 in accordance with Table R602.10.3(1) for sheathing and Table
 R702.3.5 four interior sigmatum board.

RFPF 40 series 16" OC spacing
 Full RFPF Rim joist perimeter



Roof Framing

