



CITY OF ASHLAND



TREE COMMISSION AGENDA May 3, 2018

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 5, 2018 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison (None)
- Parks & Recreation Liaison
- Community Development Liaison

IV. PUBLIC FORUM

Open to guests.

V. TYPE I REVIEWS

PLANNING ACTION: PA-2018-00592

SUBJECT PROPERTY: 610 Ashland St

APPLICANT: Rogue Planning & Development Services

OWNER: Teresa Lockwood and George Schoen

DESCRIPTION: A request for Site Design Review to convert an existing garage into a 484 square-foot Accessory Residential Unit (ARU) along with the construction of a new carport and garage to provide covered parking.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-10;

ASSESSOR'S MAP: 39 1E 16 AB; **TAX LOT:** 2000

VI. TYPE II REVIEWS

None

VII. STREET TREE REMOVAL PERMITS

PLANNING ACTION: TREE-2018-00001

SUBJECT PROPERTY: 793 & 802 N. Mountain Ave/802 Mountain Meadows Dr

APPLICANT/OWNER: Mountain Meadows HOA

DESCRIPTION: A request for a Street Tree Removal Permit to remove eight *Prunus Cerasifera* (Cherry Plums) adjacent to the corner of N Mountain Ave and Mountain Meadows Drive. The trees are all approximately eight inches diameter at breast height and approximately 20 feet tall. The application asserts the trees have begun to lean and that heavy fruit production creates a slipping hazard.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential and Healthcare Services;

ZONING: NM-R-1.5 & HC

PLANNING ACTION: PA-2018-00002

SUBJECT PROPERTY: 20 E Main St

APPLICANT: City of Ashland Parks and Recreation

OWNER: City of Ashland

DESCRIPTION: A request for a Street Tree Removal Permit to remove one Austrian Pine behind the bus stop near the Ashland Plaza. The tree is approximately twenty inches diameter at breast height and forty feet tall. The application asserts the trees is dying and beyond recovery. The demise appears to be caused by soil compaction, limited water, and a possible secondary bark beetle infestation. The applicant has proposed replacing with a tree more tolerant of urban conditions and mitigating soil compaction with plantings or landscaping.

COMPREHENSIVE PLAN DESIGNATION: Commercial Downtown; **ZONING:** C-1-D

VIII. DISCUSSION

1. Earth Day Event Report
2. Bellview Arbor Day Tree Planting Report

IX. ADJOURNMENT

Next Meeting: June 4, 2018



CITY OF ASHLAND



TREE COMMISSION MINUTES DRAFT

April 5, 2018

Commissioners Present:	Parks Liaison
Christopher John	Peter Baughman
Mike Oxendine	
Asa Cates	Staff Present:
Russell Neff	Nathan Emerson

I. CALL TO ORDER

Commission Chair John called the meeting to order at 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

Cates/John m/s to approve the minutes of the March 8, 2018 minutes as presented. Voice Vote; All Ayes, motion passed.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison (None)
- Parks & Recreation Liaison Peter Baughman announced there will be a tree planting for Arbor Day on Friday the 13th at Belleview Elementary School. The Parks Department will be planting three apple trees. They will also use this opportunity to work with a classroom to educate the students on the importance of trees. Baughman reported that the pine tree at the Bus Station in the Plaza is likely dead. Parks will be applying for a Street Tree Removal permit.

IV. PUBLIC FORUM

No one spoke

V. TYPE I REVIEWS

PLANNING ACTION: PA-2018-00241

SUBJECT PROPERTY: 114 Granite Street

OWNER/APPLICANT: Mardi Mastain

DESCRIPTION: A request for a Tree Removal Permit to remove a 27-inch DBH (diameter at breast height) Maple Tree in the Northwest Corner of the property. This is a modification to a previous planning approval (PA-2017-00235) that proposed to retain this tree. The application states the discovery of percolating water will require more excavation, further jeopardizing the health of

the tree and presenting a foreseeable danger of property damage.

(Note, this is a rehearing of an action. Additional information has been filed)

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09 BC; **TAX LOT:** 3401

Applicant, Mardi Mastain was present to answer questions about her application. The Commissioners were provided the Basic Tree Risk Assessment from Willie Gingg, Southern Oregon Tree Care LLC. which states that the tree is in potential for collapse during excavation, recommending the removal of the tree. Mastain did acknowledge she really did want to keep this tree and is disappointed she will not be able to do so.

After a brief discussion the following motion was made.

Oxendine/Neff m/s to approve as presented. Voice Vote; All Ayes, motion passed unanimously.

VI. TYPE II REVIEWS

PLANNING ACTION: PA-2018-00429

SUBJECT PROPERTY: 469 Russell Street

OWNER/APPLICANT: Laz Ayala /KDA Homes, LLC

DESCRIPTION: A request for Site Design Review approval to construct a new 11,296 square foot, two-story mixed-use building at 469 Russell Street. The 5,648 ground floor space is to be used for corporate offices while the second floor will consist of seven residential condominiums ranging in size from 482 to 834 square feet per unit.

(Note, this is a review of the landscaping plan only, no tree removal permit has been filed)

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1;

ASSESSOR'S MAP: 39 1E 09 AA; **TAX LOT:** 2802

Mark Knox was present to represent the applicant and answer any questions. The Commissioners discussed the landscape plans reminding the applicant how important sun protection for the tree trunk is for street trees until they get well established.

The Commissioners discussed the appropriate use of tree grates and some of the issues that arise when they are used. For instance, metal tree grates can interfere with the growth of the tree. Most are designed so the center can be removed giving more space for the tree to grow but most people forget to remove that center. Tree grates are required as part of the Public Works standards.

After the discussion the following motion was made.

Oxendine/Neff m/s to approve with the recommendations that no tree grates be installed, more soil volume and larger wells are used, tree wraps provided to protect from solar damage and that the trees are watered consistently for two to three years. Voice Vote; All Ayes, motion passed unanimously.

PLANNING ACTION: PA-2018-00570

SUBJECT PROPERTY: 255 Maple St

OWNER: Charlie Martz

APPLICANT: Canopy LLC

DESCRIPTION: A request for a Non Hazardous tree removal of a 10-inch diameter at breast height Scarlett Oak for the property at 255 Maple St. The application states that the tree is near power lines which have required repeated pruning into poor form. The applicant would like to replace with a tree more appropriate for the location.

COMPREHENSIVE PLAN DESIGNATION: Health Care Services; **ZONING:** HC;

ASSESSOR'S MAP: 39 1E 05DB; **TAX LOT:** 500

Note: This is a Type 1 Planning Action but was heard after 469 Russell in the interest of hearing applications with attendees first.

Commissioner John recused himself as he is the project arborist.

After a brief discussion the Commissioners agreed on the poor form of the tree as it bends like crazy and is growing towards the street.

Cates/Neff m/s to approve with the recommendation to mitigate with two small stature trees or one large stature tree closer to the building and further from power lines. Voice Vote; All ayes, motion passed.

VII. STREET TREE REMOVAL PERMITS

None to review

VIII. DISCUSSION

- **Arbor Day Updates** – The Commissioners had a discussion on the Rogue Valley Earth Day event taking place April 21, 2018. The Commissioners are planning on attending and discussed effective methods for communicating their mission. It was suggested to include coloring book pages, tree drawing contest for free plants and offer Tree City USA materials.

Oxendine informed the group he has been selected International Society of Arboriculture (ISA) Education Director for Southern Oregon. He will be looking for opportunities for continued learning.

Cates updated the Commission on the Ashland Canal Advisory Group. He explained though he started in favor of the project he gradually grew to believe the project is unnecessary the more he learned about it. Both Cates and Oxendine expressed doubts as to what the payback of the project will offer and the water savings it will provide.

Cates also updated that he would like to do a presentation to the Wildfire Commission asking the other Commissioners for guidance on format and procedures.

- IX. ADJOURNMENT:** The meeting was adjourned at 7:44. Emerson noted that the next meeting would be on May 3, 2018 at 6:00 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.



NOTICE OF APPLICATION

PLANNING ACTION: PA- 2018-00592

SUBJECT PROPERTY: 610 Ashland St

APPLICANT: Rogue Planning & Development Services

OWNER: Teresa Lockwood and George Schoen

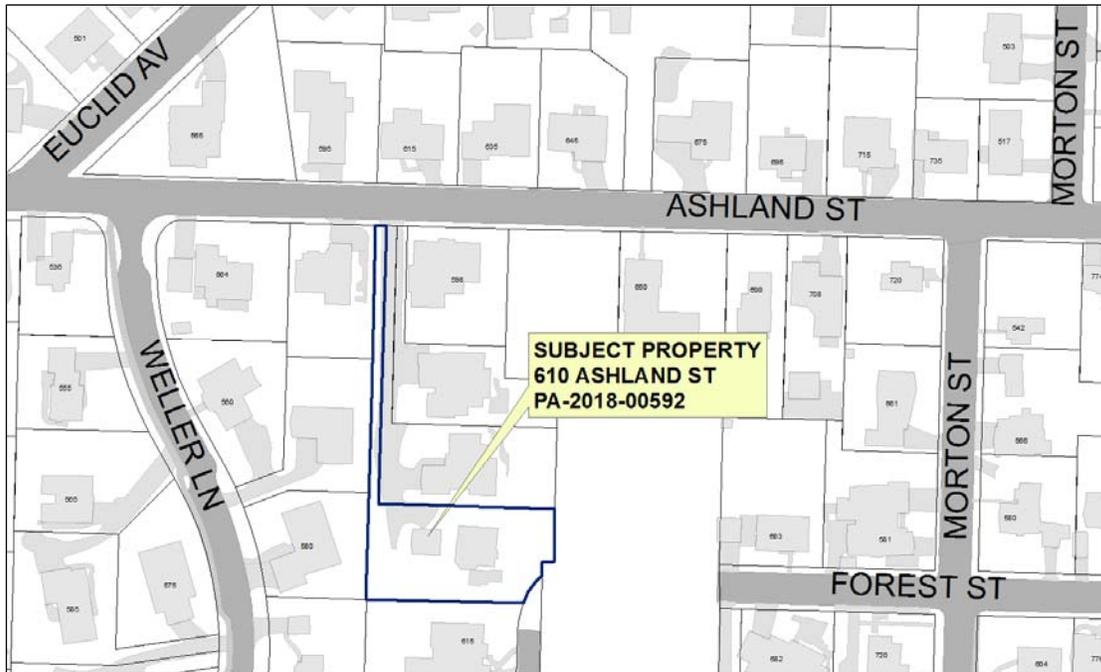
DESCRIPTION: A request for Site Design Review to convert an existing garage into a 484 square-foot Accessory Residential Unit (ARU) along with the construction of a new carport and garage to provide covered parking.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP:** 39 1E 16AB; **TAX LOT:** 2000.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, May 3, 2018 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: April 26, 2018

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: May 10, 2018



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.



March 22, 2018

Site Review for new Accessory Residential Unit

Property Address: 610 Ashland Street
Map & Tax Lot: 39 1E 16AB; 2000
Comprehensive Plan Designation: Single Family Residential
Zoning: R-1-10-P
Adjacent Zones: R-1-10-P; R-1-7.5; RR-.5

Property Owner: Teresa Lockwood
George Schoen
PO Box 672
Ashland, OR 97520

Architect: Carlos Delgado Architect
217 Fourth Street
Ashland, OR 97520

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

Planning Consultant: Rogue Planning & Development Service
33 N Central Avenue, Suite 213
Medford, OR 97501

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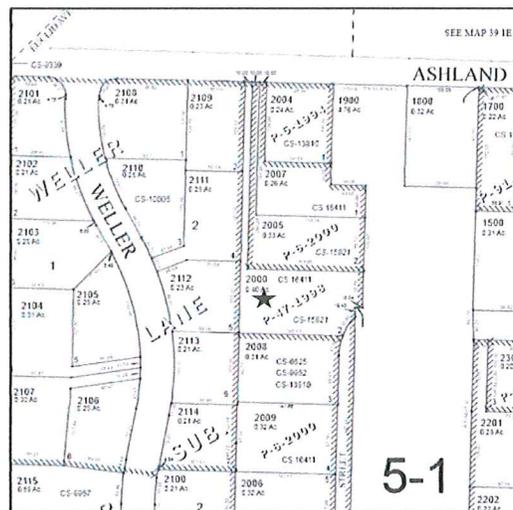
Request:

Request for Site Design Review to allow for the conversion of the existing garage into an Accessory Residential Unit. A carport and a single vehicle garage are proposed to be added to the garage to provide for covered parking areas.

Property Description:

The subject property is on the southside of Ashland Street, accessed via a private driveway. The 17,536 square foot lot is occupied by a 1980s single family residence. There is a detached garage structure to the west of the residence. In 1992, a minor land partition was approved that created two parcels with the subject lot as Parcel #2.

In early 2000, a five-lot subdivision (partition) was approved. This created a number of flag lots. Each flag lot excepting the subject property was prescribed a building envelope that has larger setbacks to the east and west of the residences and smaller setbacks indicative of side yards to the north and south of the residences.



The subject property and the surrounding properties are all zoned Single Family Residential (R-1-10-P). The property is within the wildfire hazard zone. There are areas of hillside slopes on the property, they are not impacted by the proposed development.

Proposal: The proposal is for the approval of an Accessory Residential Unit (ARU) within the existing garage.

The ARU is proposed to have a single vehicle garage to the west of the existing converted garage. A covered carport is proposed to the north of the proposed ARU.

A trash and recycle enclosure area will be provided on-site. Covered bicycle parking will be provided in the garage and in the carport. A small porch area and access to the yard area to the south will provide outdoor recreation space for the ARU. The existing residence has large deck areas and yard areas for outdoor recreation area.

In order to facilitate the required back-up and turn around for automobiles, the removal of two small stature trees is necessary.

On the following pages, findings of fact addressing the criteria from Ashland Municipal Code are provided on the following pages. For clarity, the criteria are in Calibri font and the applicant's responses are in Times New Roman font.

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CRITERIA from the Ashland Land Use Ordinance

Standards for Residential Zones:

18.2.3.040 Accessory Residential Unit

Where accessory residential units are allowed, they are subject to Site Design Review under chapter 18.5.2, and shall meet all of the following requirements.

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.

One accessory residential unit is proposed. Including the single-family residence, the maximum number of dwelling units will not exceed two per 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.

The lot was created as part of a standard subdivision and further divided through a 1990s-minor land partition and again part of an early 2000s partition. The lot exceeds the minimum lot area in the zone by approximately 7,500 square feet.

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 is 484 square feet in area. The primary residence is 1,952 square feet in area, more than 50 larger than the proposed ARU.

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

The proposed lot coverage at 4,634 square feet is 32 percent of the total lot area.

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 small ARU less than 500 square feet requires one parking space in addition to the three required for the single-family residence. All of the parking is accommodated for on site.

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18.5.2.050 Site Design Review

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 subject property is zoned R-1-10P, Single Family Residential. The parcel is 17,536 square feet and exceeds minimum lot area and minimum lot dimensions in the R-1-10 zone.

The proposed residence complies with the minimum setbacks in the zone.

The solar setback standards are met through the design of the structure, and the lot is subject to Solar Setback Standard B.

Lot Coverage: *Proposed impervious areas including building footprints, patios, pathways, driveways, decks are 4,634 square feet. The maximum coverage in the zone is 40 percent the proposed lot coverage. The proposed lot coverage is 32 percent of the total lot area.*

Parking: *Four parking spaces are required for the development of the property. All vehicle parking and necessary back-up, turn around areas are accommodated for on-site.*

Three bicycle parking spaces are required. Two bicycle parking spaces are provided for within the garage and one is provided under the carport.

Energy Usage: *Both units will be constructed to the most current standards of the State of Oregon Building Standards for residential construction.*

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

The property is within the Ashland Wildland Urban Interface and the wildfire overlay zone. The proposed tree removal and the previous site work removing the ladder fuels, the small diameter timber and the understory growth will make the property compliant with the standards from 18.3.10.030.b. A composition shingle roof of class B or better or metal roofing will be provided.

C. Site Development and Design Standards.

The proposed site development complies with the applicable Site Development and Design Standards of part 18.4.

The layout and design does not provide for vulnerable areas that are not visible from the units and open space.

Shrouded yard lights that provide down-lighting and security for the unit but will not directly illuminate adjacent properties will be provided. No plant materials are proposed that prevent surveillance of the yard areas.

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More than eight percent of the site is available as open spaces for the use of the residents. There is a substantial deck, patio and yard area to the west of the single family. The ARU will have access to all of the yard areas on the site. A private patio area is provided to the south of the proposed ARU.

Building Orientation.

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

The proposed ARU is more than 20-feet from the street.

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

The parcel as a flag lot is not visible from the public street.

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

There is not a build-to or maximum setback line in the R-1 zone.

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

The only vehicular access to the site is via a flag driveway access.

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

The garage faces the driveway.

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.

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The building materials are compatible with the surrounding area. The materials are typical building materials such as hardi-plank, lap siding and stucco. Fiberglass windows and a composition roof. The exact paint colors have not been selected but they will not be bright primary or neon colors.

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.

The property does not have any street frontage, excepting the flag driveway.

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

Area for a trash and recycle container is proposed adjacent to the carport.

18.4.4.030 Landscaping and Screening

The landscaping on the site is in good condition. Areas of disturbance will be revegetated with similar materials. The existing irrigation system on the site will remain.

Three trees are proposed for removal to accommodate the vehicle back-up and turn around.

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

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

Adequate city facilities exist to service the proposed ARU.

Tree Preservation, Protection, and Removal

18.4.5.030 Tree Protection: *The trees along the south and west property line. Are proposed to be protected with six-foot chain link fencing in accordance with the tree protection plan provided herein.*

18.5.7 Tree Removal:

B. Tree Removal Permit.

Three trees are proposed for removal. Two Douglas fir trees, one six-inch DBH and one ten-inch DBH. Also, a 13-inch DBH Cedar tree will be removed.

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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 18.3.10.

The trees proposed for removal will be impacted by the construction of the driveway back-up / turn around area. According to the table of allowed uses in the zone, the construction of a accessory residential unit and a carport area a permitted use in the R-1 zone (18.2.2.030.B).

Driveways greater than 50-feet in length require back-up and turn around areas on-site. The locations of the trees prevent adequate turnaround areas.

The removal of the trees allows for the site to be developed in accordance with the permitted uses allowed in the zone, and for the single-family residence, accessory residential unit and the carport accessed from the shared access easement and provide the required vehicle turnaround.

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.

There is a significant canopy coverage on the parcel, eight trees will be retained in the immediate vicinity. There are other large stature trees remaining on other portions of the property that are not near the construction area. The removal of the trees will not have impacts on erosion, soil stability, flow of surface waters, and protection of adjacent trees or existing windbreaks.

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

There are a significant number of deciduous and confer trees within 200-feet of the property. The removal of the trees will not have a negative impact on the densities, sizes, canopies or species diversity within 200-feet of the site.

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.

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The proposal complies with residential densities. The proposal for a single-family residence and an Accessory Residential Unit on the property complies with the allowed residential densities. The removal of the trees facilitates the construction of required back-up and turn around areas necessary for driveways greater than 50-feet in length.

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.

Due to the existing substantial canopy coverage on the property, and the location in the wildfire hazard zone, alternatives to planting trees that achieve similar size and stature at maturity. Smaller stature, deciduous trees or a payment in lieu of planting would be an appropriate mitigation on this property.

Attachments:

- 1) PROPOSED SITE PLAN
- 2) ELEVATIONS
- 3) LANDSCAPE PLAN
- 4) TREE REMOVAL / TREE PROTECTION PLAN

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Drawn By:
kk

SCALE
1"= 16'

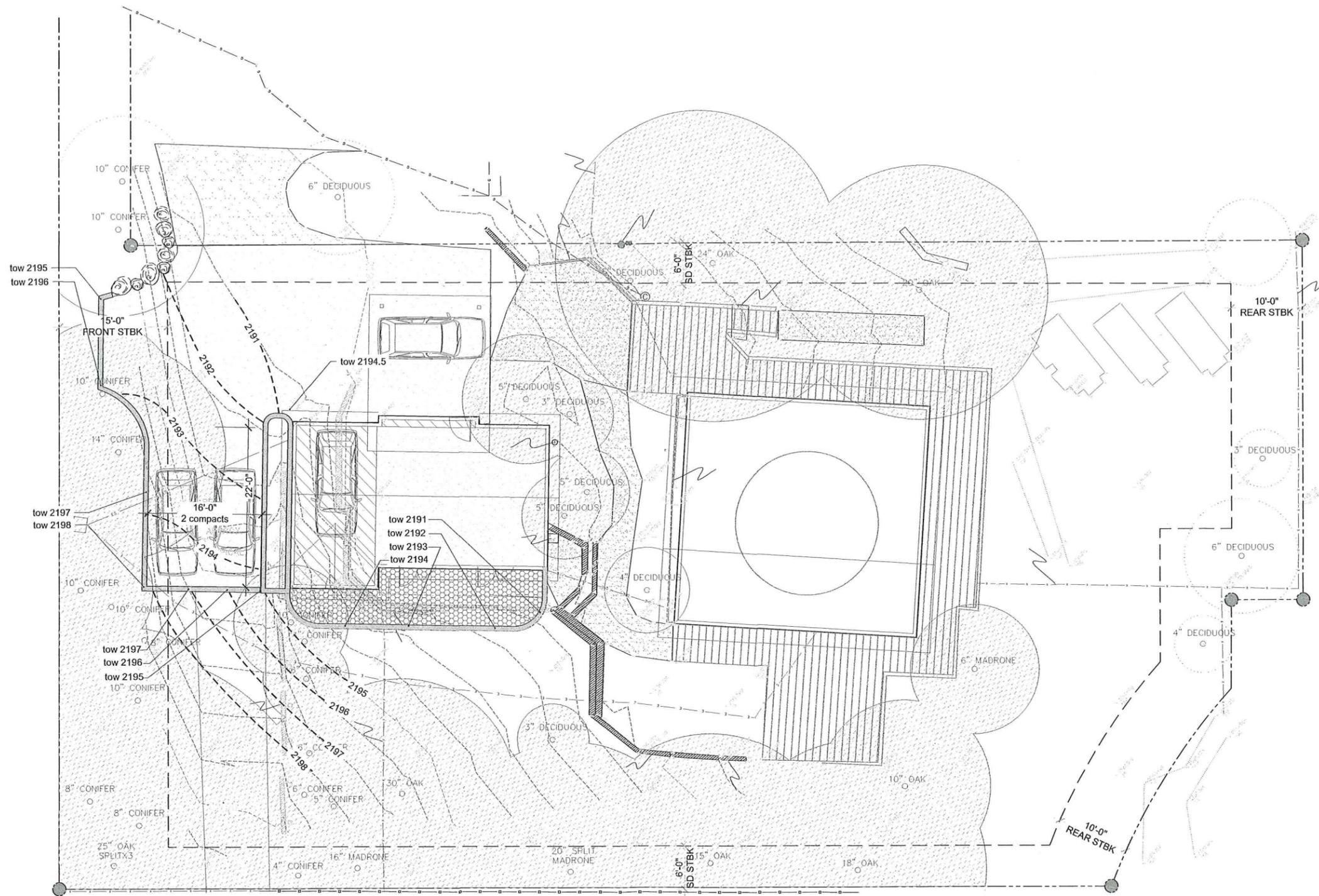
THE LOCKWOOD RESIDENCE
610 Ashland Street
Ashland, Oregon

JOB NO. XXXX
REVISION DATE

LANDSCAPE
SITE
PLAN

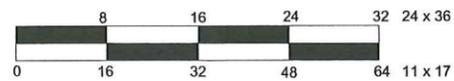
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SITE PLAN

24 x 36 1" = 8'
11 x 17 1" = 16'



NORTH

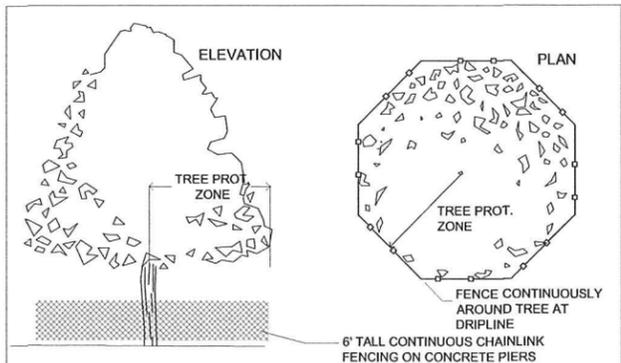
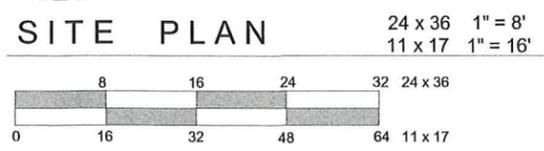
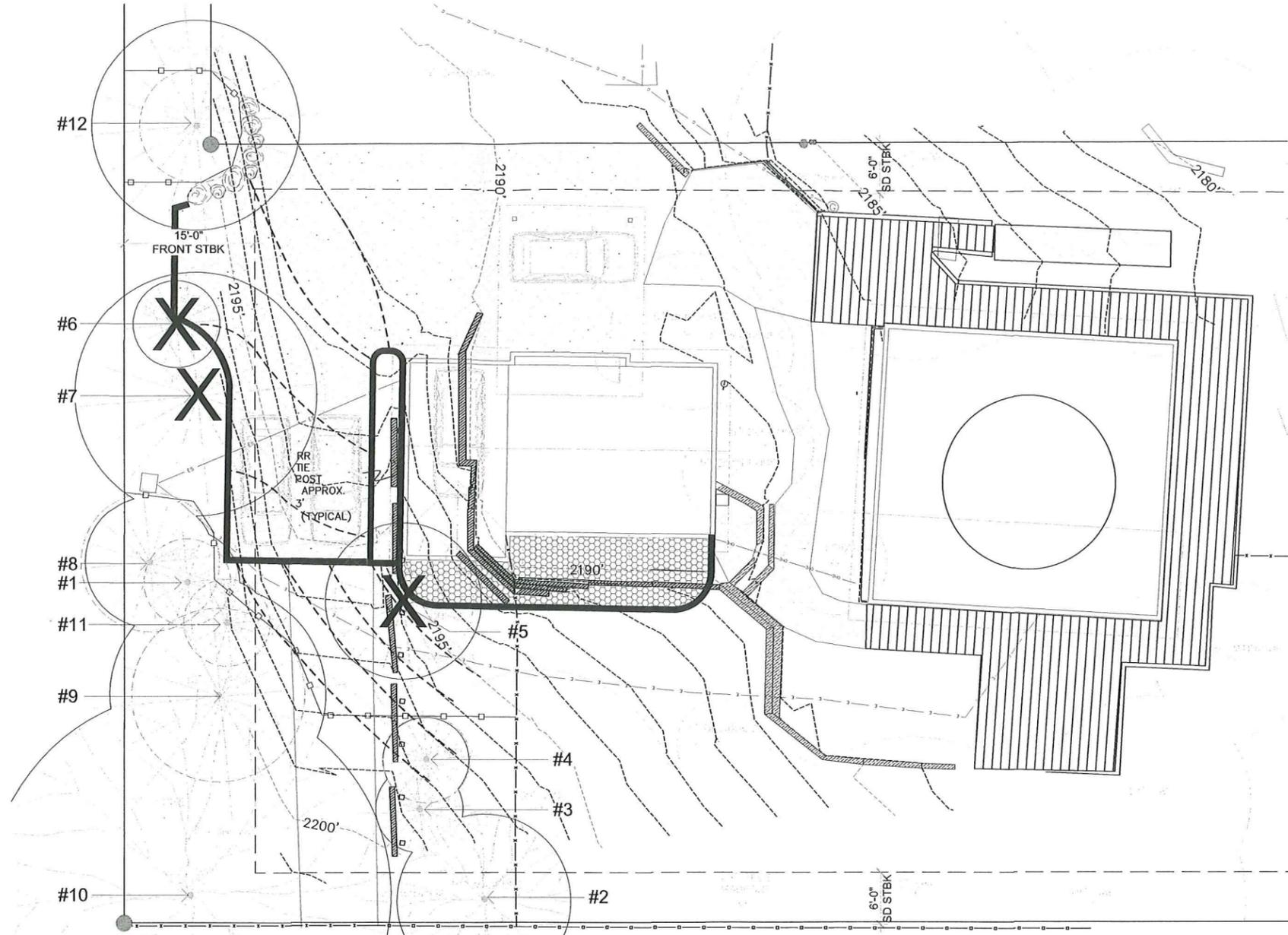
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TREE PROTECTION AND REMOVAL NOTES

- PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
- 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, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES.
- ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
- NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
- NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED CONSTRUCTION CLEARANCE.
- 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, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
- EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE 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 AS SHOWN ON THE GRADING PLAN, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT A MAXIMUM 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 PRIOR TO ANY WORK COMMENCING.
- AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES WITH CONSTRUCTION ACTIVITY ADJACENT TO OR WITHIN THE TREE PROTECTION ZONE SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAE PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCOAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 476-3985.



- NOTE:**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
 - ALL EXCAVATION WITHIN DRIFLINE 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.

#	Species	DBH (inches)	Height in Feet	Crown Radius in Feet	Tolerance to Construction	Tree Protection Zone Radius in Feet	Current Condition	Notes
1	Pinus ponderosa	10"	40'	12'	Good	5'	Healthy	
2	Arbutus menziesii	12"	30'	20'	Poor	12'	Moderate	
3	Calocedrus decurrens	6"	28'	10'	Moderate	5'	Healthy	
4	Calocedrus decurrens	6"	25'	10'	Moderate	5'	Healthy	
5	Pseudotsuga menziesii	6"	38'	20'	Good	6'	Healthy	
6	Pseudotsuga menziesii	10"	22'	25'	Good	10'	Moderate	Tree has been topped, has new leader
7	Calocedrus decurrens	13"	45'	24'	Moderate	10'	Healthy	
8	Calocedrus decurrens	10"	30'	15'	Moderate	8'	Healthy	
9	Pseudotsuga menziesii	10"	40'	25'	Good	10'	Healthy	
10	Quercus kelloggii	26" (x3)	50'	50'	Moderate	26'	Healthy	(3) trunks
11	Calocedrus decurrens	10"	30'	10'	Good	10'	Healthy	
12	Pinus ponderosa	12"	40'	24'	Good	6'	Healthy	Tree has been topped, has new leader



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:
kk

SCALE
1"=10'

THE LOCKWOOD RESIDENCE
610 Ashland Street
Ashland, Oregon

JOB NO. XXXX
REVISION DATE

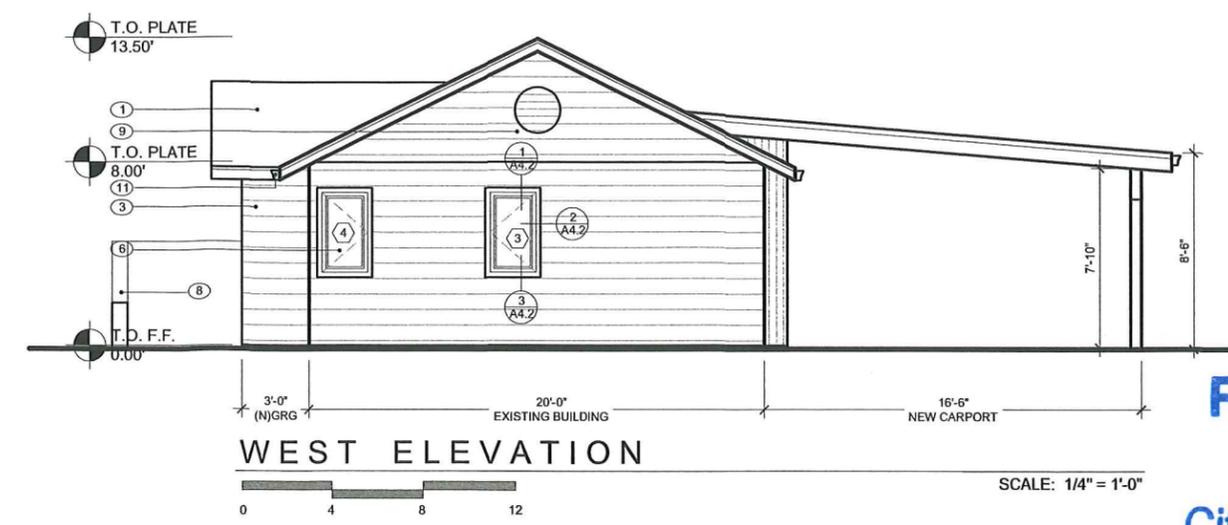
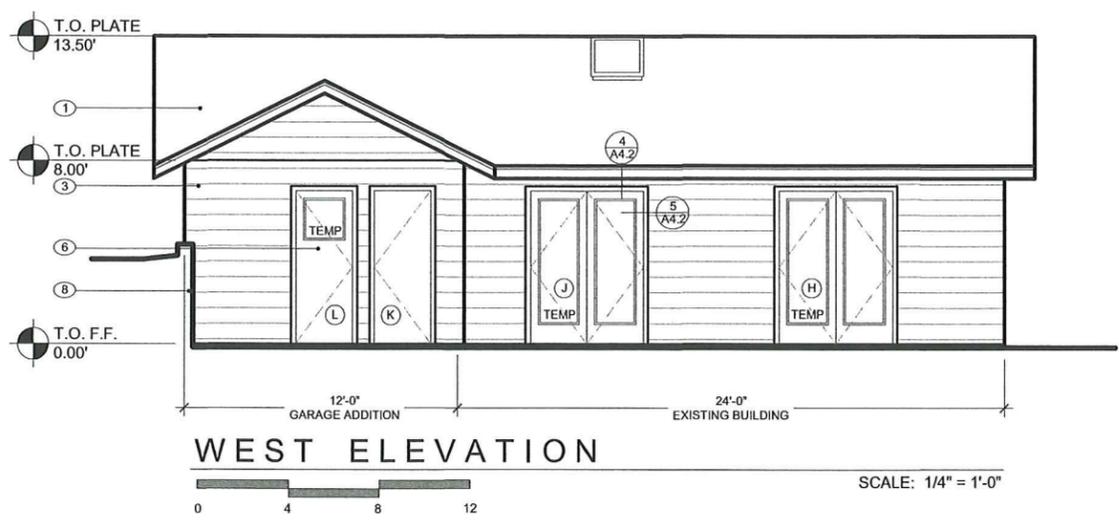
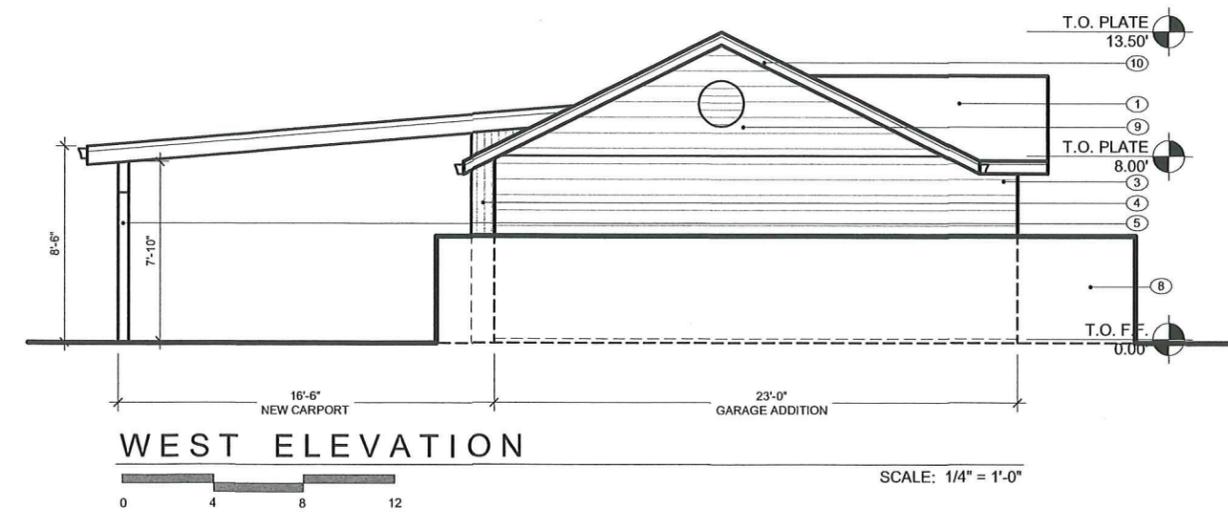
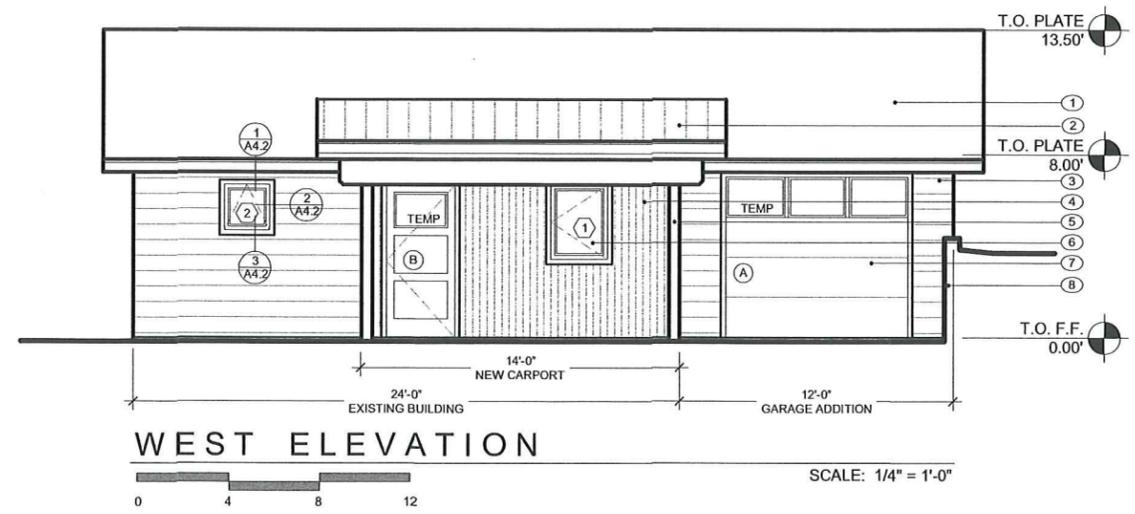
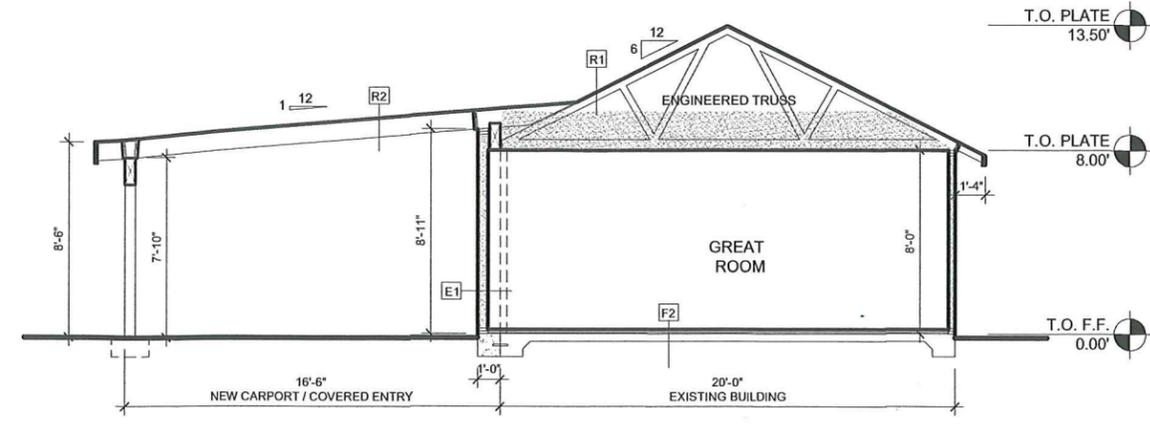
TREE PROTECTION PLAN

ISSUE DATE:
DATE

T 1.0

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MAR 29 2013
City of Ashland

- ELEVATION KEY NOTES**
- ① EXISTING ASPHALT SHINGLE ROOF, MATCH NEW ADDITION
 - ② STANDING SEAM METAL ROOF, MATCH TONE OF EXISTING
 - ③ HORIZONTAL SIDING, MATCH EXISTING PROFILE
 - ④ 1X4 "V" GROOVE VERTICAL SIDING, MITER CORNERS
 - ⑤ 6X6 DF #1 POSTS
 - ⑥ WOOD CLAD WINDOWS & DOORS
 - ⑦ OVERHEAD GARAGE DOOR, VERIFY W/ OWNER /TYPE
 - ⑧ POURED CONC. RETAINING WALL PER STRUCT.
 - ⑨ GABLE END VENT, VERIFY W/ OWNER /TYPE
 - ⑩ 2X FASCIA BRD W/ FLASHING TO MATCH ROOF
 - ⑪ CONTINUOUS GUTTER, MATCH (E) STYLE AND ROOF COLOR



DESCRIPTION	DATE

EXISTING GARAGE REMODEL
THERESA LOCKWOOD & GEORGE SCHOEN
610 ASHLAND ST.
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 16AB TAX LOT NO. 2000

FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD
DATE :
3/07/18
PROJECT :
LOCKWOOD_18

RECEIVED
MAR 29 2018
City of Ashland

SHEET :
A2.1
OF SHEETS

11X17 SHEETS SCALE HALF SCALE



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

STREET TREE REMOVAL PERMIT

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

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

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

1. **Application Form and Fee.** The application must include the information requested on the Street Tree Removal Permit form provided by the City of Ashland and the permit application fee. Only those property owners of a lot adjoining the street tree location or homeowners' associations responsible for street trees in their development or subdivision may apply to remove an adjoining street tree. If a tree is located in front of more than one property, each property owner or homeowners' association official must sign the Street Tree Removal Permit form.
2. **Site Plan.** A site plan of the property drawn to scale containing the following information. The scale of the site plan must be at least one inch equals 50 feet or larger.
 - a. North arrow and scale.
 - b. Property boundaries including dimensions of all lot lines and driveway locations.
 - c. Location and width of all public streets, planting strips, and sidewalks adjoining the site.
 - d. Size, species, and location of the tree(s) proposed to be removed.
3. **Written Statement.** A written statement explaining how the proposed street tree removal satisfies one of the following approval criteria. The Community Development director may require additional information to demonstrate that the proposed removal satisfies one of the following approval criteria including: 1) a written statement to be prepared by an arborist licensed by the State of Oregon Landscape Contractors Board of Construction Contractors Board and certified by the International Society of Arboriculture or American Society of Consulting Arborists; and 2) an International Society of Arboriculture (ISA) Basic Tree Risk Assessment Form to be completed by an arborist.

Street Tree Removal Approval Criteria

- a) **Emergency Tree Removal.** The tree presents an immediate danger of collapse and represents a clear and present hazard to persons or property. Immediate danger of collapse is defined as a tree that may already be leaning, with the surrounding soil heaving, and/or there is a significant likelihood that the tree will topple or otherwise fail and cause damage before a tree removal permit could be obtained through the non-emergency process.
- b) **Hazard Tree Removal.** The tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. A hazard tree is a tree that is physically damaged to the degree that it is clear the tree is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within a public right-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated.
- c) **Dead Tree.** The tree is dead. A dead tree is lifeless. Such evidence of lifelessness may include unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season.

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

1. Any street tree removed shall be removed at ground level or lower. If a tree is removed below ground level, the surface must be restored to finish grade and any regrowth which occurs shall be promptly removed.
2. All street trees shall be an appropriate species selected from and planted according to the City of Ashland Recommended Street Tree List.
3. The minimum size for a replacement tree is eight feet in height or one inch in caliper measured at 12 inches above the root crown.
4. Applicants for a Street Tree Removal Permit may be required to replace the tree or trees being removed with a tree or trees of comparable value.
5. If a street tree is determined to be dead or dying, then the replacement need be no larger than the minimize size described above.

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APR 11 2010
City of Ashland

Type of Tree(s) PRUNUS CERASIFERA (8)

Approximate Diameter at breast height 8" Height 20' Canopy 20' diameter

Location of Tree 793 N. Mt. E. Mountain Meadow Drive (3), 801 N. Mt @ Mt. Meadow Drive (2), 802 Mt Meadow Drive Parkway (3)

Reason for Request Trees are leaning. Trees can be moved by hand. Fruit production is heavy and are causing slipping hazards.

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

If yes, please list which lines are present _____

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

OVER >>

DESCRIPTION OF PROPERTY

Street Address See attached map

Assessor's Map No. 39 1E _____ Tax Lot(s) _____

Zoning _____ Comp Plan Designation _____

PROPERTY OWNER

Name Mountain Meadows Owners Assoc Phone 541 482-1806 E-Mail cborovansky@rcmanagementllc.com

Address 855 Mountain Meadows Drive City Ashland Zip 97520

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

Name SO Tree Phone 541 772-0404 E-Mail info@sotreecare.com

Address PO Box 5140 City Central Point Zip 97502

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title Owner Name Willie Ginn Phone 541 772 0404 E-Mail info@sotreecare.com

Address PO Box 5140 City Central Point Zip 97502

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

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

CO Mt. Meadows Owners Assoc

Property Owner's Signature (required)

Date

04 10 18

STAFF DECISION:

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

Conditions of Approval _____

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

Community Development Director/Planning Manager Signature _____ Date _____

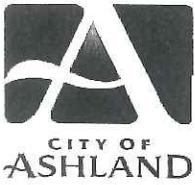
RECEIVED
APR 11 2018
City Of Ashland



RECEIVED

APR 11 2018

City Of Ashland



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

STREET TREE REMOVAL PERMIT

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4. Applicants for a Street Tree Removal Permit may be required to replace the tree or trees being removed with a tree or trees of comparable value.
5. If a street tree is determined to be dead or dying, then the replacement need be no larger than the minimize size described above.

Type of Tree(s) Austrian Pine

Approximate Diameter at breast height 20" Height 40' Canopy _____

Location of Tree Near Plaza, right behind bus stop

Reason for Request Tree is dying/dead

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

If yes, please list which lines are present _____

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

RECEIVED

APR 26 2013

City of Ashland

OVER ►►

DESCRIPTION OF PROPERTY

Street Address 20 E Main St - Public Right of way

Assessor's Map No. 39 1E _____ Tax Lot(s) _____

Zoning _____ Comp Plan Designation _____

PROPERTY OWNER

Name City of Ashland Phone _____ E-Mail _____

Address 20 E Main St. City _____ Zip _____

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title Arborist Name Peter Baughman Phone 541-488-5340 E-Mail peter.baughman@ashland.or.us

Address 340 S. Pioneer St City Ashland Zip 97520

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

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

Property Owner's Signature (required) Date

STAFF DECISION:

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

Conditions of Approval _____

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

Community Development Director/Planning Manager Signature Date

April 17, 2018

Nathan Emerson
City of Ashland
Planning Department

Dear Nathan,

I would like to obtain a street tree removal permit for the following tree:

It is an Austrian Pine (*Pinus nigra*) located next to the bus stop on the Plaza.

The DBH is 20" and the height is approximately 40'.

In early March, one of the Tree Commissioners, Asa Cates, brought to my attention that the tree looked stressed (dry) and needed more water. Parks staff immediately applied large amounts of water to the ground around the tree. We continued this for a few weeks, but the tree declined rapidly (foliage went from green to brown) and we concluded that the tree was beyond recovery by early April.

The cause of the tree's demise appears to have been soil compaction, limited water and a possible secondary bark beetle infestation.

After removal, the stump should be ground and a replacement tree that is tolerant of urban conditions should be planted.

In order to reduce soil compaction in the future, it might be helpful to plant shrubs or place boulders or some other barrier in the planting bed around the tree.

Thank you for your help.

Sincerely,

Peter Baughman

Arborist

Ashland Parks and Recreation Commission





1:360
1 inch = 30 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.*