CITY OF ASHLAND

TREE COMMISSION AGENDA
July 12, 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 May 3, 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-T1-2018-00006
SUBJECT PROPERTY: 396 Helman Street
APPLICANT: Rogue Development Services, LLC
OWNER: Helman Street Properties
DESCRIPTION: A request for a Minor Land Partition to divide the property at 396 Helman into two properties –a 6,579 square-feet and a 16,791 square-foot flag lot. The tree protection plan and the trees proposed for removal as part of these lots' development will be reviewed by Tree Commission at their next meeting.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential;
ZONING: R-1-5; **ASSESSOR'S MAP**: 39 1E 04CA; **TAX LOT:** 4900

PLANNING ACTION: PA-T1-2018-00011
SUBJECT PROPERTY: 294 Skycrest Dr
APPLICANT: Piper Von Chamier
OWNER: Brian and Diane Smith
DESCRIPTION: A request for a Physical and Environmental Constraints Permit to construct a 2,760 square-foot residence in Hillside and Severe Constraints Land. This application includes Tree Removal for two trees (one Black Oak and one Madrone) in or near the building footprint, a Variance to surpass the allowed lot coverage because of the existing flag driveway that serves the property to the North and a Minor Modification to build the garage partly outside of the originally approved building envelope to minimize the driveway length and disturbance**.**
COMPREHENSIVE PLAN DESIGNATION: Low-Density Residential;
ZONING: RR-.5; **ASSESSOR'S MAP**: 39 1E 05DC; **TAX LOT:** 2802

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

PLANNING ACTION: PA-TREE-2018-00005
SUBJECT PROPERTY: 2299 Siskiyou Blvd
APPLICANT: Canopy LLC
OWNER: Creekside Cottages
DESCRIPTION: A request for a hazard Tree Removal permit to remove one tree located at 2299 Siskiyou Blvd (the tree is behind the unit addressed as 2293 Siskiyou Blvd). The tree, a black cottonwood, has a three main trunks measure 14.5", 11.5", and 14.5" DBH (diameter at breast height) respectively and stands approximately 50 feet tall. The application states that the tree is potentially hazardous and that removal would have minimal impact to canopies and tree density.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP**: 39 1E 14CB; **TAX LOT:** 90000

PLANNING ACTION: PA-TREE-2018-00007
SUBJECT PROPERTY: 303 – 349 Ravenwood Pl
APPLICANT: Rosemary Murphree
OWNER: Ravenwood HOA
DESCRIPTION: A request for a hazard Tree Removal permit to remove three trees at 303 – 349 Ravenwood Place (the common area has the address 341 Vista St). The trees include two ponderosa pines, each approximately 70' to 80' tall, and an Italian cypress of 8" diameter at breast height and approximately 40' tall. The application states that the ponderosas are dying while the cypress is within 5' of dwellings on both sides, representing a fire hazard.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP**: 39 1E 09BD; **TAX LOT:** 11300

PLANNING ACTION: PA-TREE-2018-00014
SUBJECT PROPERTY: 1730 Greenmeadows Wy
APPLICANT/OWNER: Mountain RCH Property Owner's Association
DESCRIPTION: A request for a hazard tree removal of two trees in the Mountain Ranch common area (addressed as 1730 Greenmeadows Wy). The trees, both weeping willows, have a history of limb failure and recently caused damage to an adjacent property. The applicant submitted photos and an arborist report recommending removal and replacement of the trees.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential;
ZONING: R-1-7.5; **ASSESSOR'S MAP**: 39 1E 23BB; **TAX LOT:** 1300

PLANNING ACTION: PA-TREE-2018-00015
SUBJECT PROPERTY: 803 N Main St
APPLICANT/OWNER: Skinner Investment LLC
DESCRIPTION: A request for a tree removal at 803 N Main St. The tree, an Italian cypress, was recommend for removal by the City of Ashland Electric Department because of interference with an electric line. The applicant has indicated that the tree will be replaced in a more appropriate location.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP**: 39 1E 05AC; **TAX LOT:** 200

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VI. TYPE II REVIEWS

None

VII. STREET TREE REMOVAL PERMITS

PLANNING ACTION: TREE-2018-00009
SUBJECT PROPERTY: Ashland Plaza/20 E Main St
APPLICANT/OWNER: City of Ashland
DESCRIPTION: A request for a Street Tree Removal Permit to remove a dying tree in downtown Ashland near the plaza. Per the application the tree is at least 75% dead and beyond recovery.
COMPREHENSIVE PLAN DESIGNATION: Commercial Downtown; **ZONING:** C-1-D

PLANNING ACTION: TREE-2018-00010
SUBJECT PROPERTY: Triangle Park
APPLICANT/OWNER: City of Ashland
DESCRIPTION: A request for a Street Tree Removal Permit to remove a dying tree in the Triangle Park parkrow next to Siskiyou Blvd. The tree, a cutleaf weeping birch, is 16" DBH (diameter at breast height). Per the application the tree is 75% dead, infested with bronze birch borer, and dropping deadwood onto the sidewalk and street.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2

PLANNING ACTION: TREE-2018-00011
SUBJECT PROPERTY: 64 Fourth St
APPLICANT: Canopy LLC
OWNER: Thomas Raymond
DESCRIPTION: A request for a Street Tree Removal Permit to remove a dead tree near the light pole at 64 Fourth St. The tree, a maple, is approximately 9" DBH (diameter at breast height).
COMPREHENSIVE PLAN DESIGNATION: ; **ZONING**

PLANNING ACTION: TREE-2018-00013
SUBJECT PROPERTY: 647 Siskiyou Blvd
APPLICANT/OWNER: Bill Heimann
DESCRIPTION: A request for a Street Tree Removal Permit to remove a 30" DBH (diameter at breast height) silver maple in the park row. Per the application, a dead limb threatens Siskiyou Blvd and the tree is decayed and dying.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2

VIII. DISCUSSION

1. Dead Trees

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IX. ADJOURNMENT

Next Meeting: August 9, 2018

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CITY OF ASHLAND

TREE COMMISSION AGENDA
May 3, 2018

Commissioners Present:	Parks Liaison
Christopher John	Peter Baughman
Mike Oxendine	
Asa Cates – Arrived 10 min late	**Staff Present:**
Russell Neff	Nathan Emerson

CALL TO ORDER

Chair Christopher John called the meeting to order at 6:01 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

APPROVAL OF MINUTES

Neff/John m/s to approve the minutes of April 5, 2018. Voice vote. ALL AYES. Motion passed

ANNOUNCEMENTS & LIAISON REPORTS

- **Council Liaison**
  There is no Council Liaison assigned to this Commission yet.

- **Parks & Recreation Liaison**
  Baughman announced the formal purchase of Briscoe School to the Tree Commission. Parks intends to make the back half, which has been already acting as a de facto park, a city park. A short discussion ensued as to possible plans for the building and lot.

- **Community Development Liaison**
  Emerson asked if there was interest in updating street standards on tree grates. After a short discussion, the Commission appears interested but would like to be adequately staffed before undertaking such a project.

PUBLIC FORUM

There was no one in the audience wishing to speak.

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

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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

Chairman John recused himself from the discussion as he had bid on the project.

Kerry Kencairn, landscape architect, of 545 A' Street in Ashland and applicants, Teresa Lockwood and George Schoen residing at 610 Ashland Street in Ashland, addressed the Commission about their project. Kencairn stated that tree #7 on the tree protection plan is actually a Redwood. She went on to say that the applicants would like to save it, but given the code requirement for a driveway turnaround it's very unlikely and the decision was made to ask for removal. Kencairn conveyed that trees #5, #6, and, #7 are slated for removal.

After a brief discussion regarding the large number of existing trees on the property, the Commission rendered their decision.

Oxendine/ Neff m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed

STREET TREE REMOVAL PERMITS
PLANNING ACTION: TREE-2018-00001
SUBJECT PROPERTY: 793 & 802 N. Mountain Ave/802 Mountain Meadows Drive
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

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

The applicants were not present.

Commissioners discussed that they had visited trees and generally found them to be in good health. The fruit was not deemed to be an adequate hazard and is part of the essential nature of the trees and can be mitigated by proper clean up.

The Commissioners recommended that if the applicants reapply they should bring a mitigation plan and apply ISA risk assessment criteria by a certified arborist.

Oxendine/Cates m/s to **deny** the request and if the applicant re-applies that they return with a mitigation plan and ISA risk assessment for the trees requested to be removed. Voice vote. ALL AYES. Motion to deny passed.

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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:**C1D

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

The applicant, Peter Baughman was present for the discussion.

There was a short discussion by the Commissioners on what the cause of death of the tree would have been and, **IF** irrigation was stopped in the summer months, then that brief pause in irrigation may have been enough to kill the tree.

Commissioners discussed replacement tree options and a Giant Sequoia was proposed for its ability to thrive in the region and the visual impact it could have over time.

John/Oxendine m/s to **approve** with recommendation that the tree be mitigated with a Giant Sequoia. Voice vote. ALL AYES. Motion passed.

DISCUSSION

Chairman John alerted staff to a structure potentially being moved through the City that would require trimming of public trees.

Cates mentioned that he will be going before the Wildfire commission on May 16, 2018 to give a quick presentation on what the Tree Commission does. He went on to say that this was supposed to happen last month, but the meeting was cancelled.

Cates passed around a flyer for the Silva Cell planting system and Commissioners discussed merits and expressed interest in a demonstration. Oxendine will pursue a demonstration on SOU campus in regards to this.

1. Earth Day Event Report

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

Cates and John both attended the Rogue Valley Earth Day Event and they discussed what worked and what didn't. It was reported that the kids really enjoyed the box with pine cones and everyone enjoyed plant giveaway.

It was discussed by Commissioners that the Tree Commission acquire a banner of their own so they can more easily announce presence at special events.

2. Bellview Arbor Day Tree Planting Report

Baughman and Cates reported on tree planting at Bellview Elementary. Approximately 50 kids took turns digging and planting 3 apple trees. It was considered a successful event by all.

3. Event Reminders

Commission discussed the tree climbing event on May 12, 2018 in Medford and SOU will hold its Arbor Day celebration the same weekend. It is encouraged that all Commissioners attend these events if they are able.

ADJOURNMENT

The meeting was adjourned at 6:59 p.m. Emerson noted that the next regular meeting would be held on Thursday, June 7, 2018 at 6:00 pm.

Respectfully submitted by Regan Trapp.

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June 11, 2018

Minor Land Partition

Amended Findings of Fact

Subject Property

Property Address:	396 Helman Street
Map & Tax Lot:	39 1E 04 CA; 4900
Comprehensive Plan Designation:	Single Family Residential
Zoning:	R-1-5
Adjacent Zones:	R-1-5
	FEMA Floodplain
	Water Resource Protection Zone
Lot Area:	.536 / 23,370 sf
Lot Coverage:	Maximum 50 percent
Existing SFR:	1009 SF
Shop / Carport:	974 SF
Gravel Driveway:	2400 SF
	4383 SF
Approx. Coverage:	19 %

Property Owner: Helman Street Properties, LLC
2111 NW Village Circle
Portland OR, 97229

Surveyor: Polaris Land Surveying, Inc.
PO Box 459
Ashland, OR 97520

Building Designer: Madrone Design
PO BOX 225
Ashland, OR 97520

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

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Request:
A request for a Minor Land Partition to create a new, single family residential flag-lot for the property located at 396 Helman Street.

Property Description:
The subject property is on the east side of Helman Street, east of the intersection of Orange Street and Helman Streets. The property is zoned R-1-5. The adjacent properties are also zoned R-1-5.

The lot is generally rectangular with 85.79-feet and extends an average of 270.64-feet east towards Ashland Creek. The Ashland Creek FEMA floodplain and City of Ashland flood protection zone are present at the rear of the property.

The lot is occupied by an approximatly 1,000 square foot single story residence. To the rear of the residence is a 974 square foot garage/shop/carport structure.

The property slopes gradually from the south to north at approximately four percent.

The lot is accessed via an approximatly 12-foot wide gravel driveway. There are twenty feet of easements paralleling the north property line. Within the existing driveway there is a large public storm drain line and a large public sanitary sewer lateral.

Helman Street is paved with curb and gutter, and sidewalk.

City facilities are available within the Helman Street right-of-way, and along the north property line and at the rear of the property (sanitary sewer and storm). The property is not currently connected to the storm drain system. There is a large storm water easement along the north property line in the existing driveway.

Ashland Creek runs along the east property line. Ashland Creek is identified on the City of Ashland Water Resources map as an Riparian Corridor that requires a 50-foot from top of bank setback. The proposed lot has adequate buildable area away from the stream and the water resource protection zone buffer.

Proposal:
The request is to divide the property into two parcels. Proposed Parcel #1 would the existing residence. This parcel is proposed to have 65-feet of frontage on Helman Street and is proposed to be 100 feet deep. The resulting lot area of 6,579 square feet complies with the minimum lot area in the zone. The existing residence complies with minimum setbacks and lot coverages.

Proposed Parcel #2 would be a flag lot. The flag driveway is proposed to be 20-feet side as predicated by the existing easements. The larger lot area is 16,791 square feet in area, including the flag pole.

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There is Ashland Modified Flood Zone, FEMA floodplain and a 50-foot water resource protection zone on the property. There is adequate buildable area outside of these restricted areas to allow for the future development of the site.

The existing 1,296 square foot barn/ garage / carport structure is proposed to be retained with the application. The structure complies with setbacks. Its structural integrity is being evaluated and whether the structure can be converted to building code compliant, habitable space is being considered by the property owner and her contractor. The structure may be requested for removal if determined to not be feasible for renovation, restoration or rehabilitation through a demolition permit application.

New lots are required to demonstrate that a 21-foot tall structure can be constructed on the subject lot and not exceed the lots N/S lot dimension. The parcel slopes approximately one and one-half percent downhill to the north. The proposed lot partition allows both lots to comply with solar setback standard A. Proposed Parcel #1, is allowed to shadow the flag driveway. The rear lot is 85.79-feet wide. This lot is wide enough to comply with solar setback standard A and a 21-foot tall shade producing point will not exceed 50 percent of the north / south lot dimension (21 – 6 / .430 = 34.8).

There are nine trees proposed for removal with the application. There are two cedars (8-inch DBH and 10-inch DBH), and a 32.4-inch DBH Cottonwood tree along the front property line. These trees are directly in the path of the required underground electric vault installation.

There is a 29-inch, multi-stemmed Maple tree and five, nine-inch DBH cedar trees which were planted as a vegetated screen on the proposed flag lot. The building envelope has been notched to provide clearance for the Maple tree. The smaller stature cedar tree screen will be removed. The multi-stemmed Maple in the front yard and the large stature Oak to the east of the carport structure on the proposed flag lot are also proposed for preservation. The cedar tree fence along the north property line are not proposed for removal, but due to the Fire Code for driveway clearance, the trees may need to be pruned or removed accordingly. Tree protection fencing is not proposed for these trees, due to the limited work area for driveway pavement and the tree canopy.

The driveway is proposed to be retained in a gravel state. It is due to the utilities under the flagpole and the tree preservation.

Findings addressing the relevant criteria from the Ashland Municipal Code are provided herein. For clarity, the criteria is in Times New Roman font and the applicant's findings in Calibri font.

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Ashland Municipal Code

18.5.3.050 Preliminary Partition Plat Criteria

A. The future use for urban purposes of the remainder of the tract will not be impeded.

Applicant's Finding:
The future use of the remainder of the tract as single family residential use will not be impeded by the proposal.

B. The development of the remainder of any adjoining land or access thereto will not be impeded.

Applicant's Finding:
The development of the remainder of any adjoining land or access to adjacent residential lands will not be impeded by the proposal. With the require electric infrastructure, development of adjacent properties is better facilitated.

C. The partition plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.

Applicant's Finding:
There are no City adopted neighborhood or district plans. To the applicant's knowledge, there are not previous approvals for the subject properties that would prevent the proposed partition.

D. The tract of land has not been partitioned for 12 months.

Applicant's Finding:
The tract of land has not been partitioned for the past 12 months.

E. Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4 (e.g., parking and access, tree preservation, solar access and orientation).

Applicant's Finding:
The proposed parcels conform to the requirements of R-1-5 zone. Both parcels will have more than 5,000 square feet of area. Parcel #1 is proposed to be 6,579 square feet and Parcel #2 is proposed to be 16,791 square feet in area, excluding the flag pole area, the lot area is 14,791 square feet. Both parcels comply with minimum lot width of more than 50 feet. Parcel #1 is 65.79 feet wide and Parcel #2 is proposed to be a flag lot with a flag pole connection of 20-feet at the street. Both parcels are proposed to be deeper than they are wide.

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The existing residence on Parcel #1 and site improvements account for less than 50 percent coverage and all setbacks will be met.

Two parking spaces are provided to the north of the existing residence, accessed via the shared flag driveway. These spaces will be installed prior to final survey plat.

The proposed site plan demonstrates the new lot can comply with solar setback standard A. A building envelope demonstrating the buildable area that complies with setbacks for the zone, and the two floodplain boundaries is provided on the site plan.

The proposal preserves the majority of the trees on the property. In particular two larger DBH maple trees are preserved and the large oak at the rear of the property is preserved. Tree protection fencings in the form of a six foot tall fencing material will be installed at the dripline of the trees slated for preservation. The tree protection fencing will be installed and maintained consistent with the standards from AMC 18.4.

Along the front property line, directly behind the sidewalk, completely within the required Public Utility Easement for electric infrastructure is a large stature cottonwood tree. This tree is proposed for removal. There are findings addressing its removal addressed herein.

F. Accesses to individual lots conform to the standards in section 18.4.3.080 Vehicle Area Design. See also, 18.5.3.060 Additional Preliminary Flag Lot Partition Plat Criteria.

Applicant's Finding:

The exiting driveway accessing the site is within a 20-foot wide sanitary and storm sewer easement. With the existing and future residential development on Parcel #2, will provide adequate parking for the future single-family residence, and if any future proposed accessory residential unit. Additionally, a third parking space for the flag lot will be provided.

The flag driveway is more than 50-feet in length and is proposed to remain a gravel surface due to the public infrastructure below the surface, and provide less disturbance in the root zone of the cedar trees, the maple tree on the new lot. The driveway is proposed to be 15-feet in graded surface width, which meets the width and design standards for access. The driveway grade does not exceed 15 percent. The surface will be installed in a manner that does not allow for the surface waters to drain across any public right-of-way or adjacent properties.

G. The proposed streets, utilities, and surface water drainage facilities conform to the street design standards and other requirements in part 18.4, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.

Applicant's Finding:

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The water and sanitary sewer service will be provided from Helman Street or the public easeament along the north property line to the parcels.

Electric service will be per the electric distribution plan.

Helman Street is improved with curb, gutter and sidewalk. No changes are proposed. Two street trees will be planted in the front yard behind the sidewalk. The trees will be chosen from the City of Ashland Recommended Street Tree Standards.

H. Unpaved Streets.

1. Minimum Street Improvement. When there exists a 20-foot wide access along the entire street frontage of the parcel to the nearest fully improved collector or arterial street, as designated in the Comprehensive Plan, such access shall be improved with an asphaltic concrete pavement designed for the use of the proposed street. The minimum width of the street shall be 20-feet with all work done under permit of the Public Works Department.

Applicant's Finding:
Not Applicable

2. Unpaved Streets. The Public Works Director may allow an unpaved street for access for a land partition when all of the following conditions exist.

Applicant's Finding:
Not applicable

I. Where an alley exists adjacent to the partition, access may be required to be provided from the alley and prohibited from the street.

Applicant's Finding:
No alley exists adjacent to the partition.

J. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.

Applicant's Finding:
No state or federal permits are required.

K. A partition plat containing one or more flag lots shall additionally meet the criteria in section 18.5.3.060.

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Applicant's Finding:
See additional findings addressing the partition plat criteria for a flag lot below.

18.5.3.060 Additional Preliminary Flag Lot Partition Plat Criteria

The approval authority shall approve a preliminary plat application for a flag lot partition only where all of the following criteria are met.

A. The criteria of section 18.5.3.050 are met.

Applicant's Finding:
The applicant finds that the criteria of section 18.5.3.050 are met or can be met through the imposition of conditions.

B. For the purpose of meeting the minimum lot area requirement, the lot area, exclusive of the flag drive area, must meet the minimum square footage requirements of the zoning district.

Applicant's Finding:
The proposed lot area for Parcel #2, 16,791 square feet, excluding the 2,000 square foot flag pole area, the remaining 14,791 square feet of lot area exceeds the minimum lot area of 5,000 square feet for the R-1-5 zone.

C. Flag drives shall be in the same ownership as the flag lots served. Where two or more lots are served by the same flag drive, the flag drive shall be owned by one of the lots and an easement for access shall be granted to the other lot or lots.

Applicant's Finding:
The flag driveway is proposed to be owned by Parcel #2, one of the lots served by the driveway. Parcel #1 will have an ingress, egress access easement and a mutual maintenance agreement provided to allow for a future garage for Parcel #1 to be constructed that takes access from the flag driveway.

D. Except as provided in subsection 18.5.3.060.H, below, the flag drive serving a single flag lot shall have a minimum width of 15 feet and contain a 12-foot-wide paved driving surface. For drives serving two flag lots, the flag drive shall be 20 feet wide, with a 15-foot-wide driving surface to the back of the first lot, and a 12-foot-wide driving surface to the rear lot. Drives shared by adjacent properties shall have a width of 20 feet, with a 15-foot paved driving surface. Width shall be increased on turns where necessary to ensure fire apparatus remain on a paved surface during travel.

Applicant's Finding:

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The driveway, when installed will comply with the required driving surface widths. The surface of the driveway is proposed to be compacted, ¾ minus rock to preserve access to the public infrastructure that exists under the driveway.

E. Curb cuts have been minimized, where possible, through the use of common driveways. No more than two flag lots are served by the flag drive.

Applicant's Finding:
The existing curbcut will be retained and slightly widened to provide the access from Helman Street to the property.

F. Flag drive grades shall not exceed a maximum grade of 15 percent. Variances may be granted for flag drives for grades in excess of 15 percent but no greater than 18 percent for not more than 200 feet. Such variances shall be required to meet all of the criteria for approval in chapter 18.5.5 Variances.

Applicant's Finding:
There are no areas on the property which exceed 15 percent slopes.

G. Flag drives shall be constructed to prevent surface drainage from flowing over sidewalks or other public ways.

Applicant's Finding:
At the time of the construction and surfacing of the flag driveway, the surface drainage will be accommodated for.

H. Flag lots adjacent to an alley shall meet all of the requirements of this section, except that:

1. Vehicle access shall be from the alley only where required as a condition of approval.

2. No screening and paving requirements shall be required for the flagpole.

3. A four foot pedestrian path shall be installed within the flagpole and improved and maintained with either a concrete, asphalt, brick, or paver block surface connecting the street to the buildable area of the flag lot.

Applicant's Finding:
The flag lot is not adjacent to an alley.

4. The flag pole width shall be no less than eight feet wide and the entrance of the pole at the street shall be identified by the address of the flag lot clearly visible from the street on a four-inch by four-inch post

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that is 3½ feet high. The post shall be painted white with black numbers three inches high running vertically down the front of the post. For flagpoles serving two or more dwellings, the addresses of such dwellings shall be on a two foot by three-foot white sign clearly visible from the street with three-inch black numbers.

Applicant's Finding:
The proposed flag pole is 20-feet in width with 15-feet of paved with. In order to provide clearance for the trees, the paving is shifted five feet to the south. The flag lot will be addressed in accordance with the standards of the Oregon Residential Structural Code.

I. Flag drives and fire work areas shall be deemed Fire Apparatus Access Roads under the Oregon Fire Code and subject to all requirements thereof.

Applicant's Finding:
The flag drive will be deemed a Fire Apparatus Access road.

J. When required by the Oregon Fire Code, flag drives greater than 150 feet in length shall provide a turnaround (see Figure 18.4.6.040.G.5). The Staff Advisor, in coordination with the Fire Code Official, may extend the distance of the turnaround requirement up to a maximum of 250 feet in length as allowed by Oregon Fire Code access exemptions.

Applicant's Finding:
The flag driveway is greater than 100-feet in length. A turnaround is not proposed, utilizing other alternatives such as fire sprinklers would be a preferred alternative. The Fire Code Requirements are determined at the building permit stage. The lot area proposed for future development, with the removal of the maple tree that is proposed for preservation is large enough to accommodate a turn-around if deemed necessary.

K. Each flag lot has at least three parking spaces situated to eliminate the necessity for vehicles backing out.

Applicant's Finding:
Adequate area has been provided for the flag lot to have three parking spaces situated in a manner that eliminates the necessity for vehicles to back out. Compliance with this standard will be addressed with the building permit submittals.

L. There shall be no parking within ten feet of the centerline of the drive on either side of the flag drive entrance.

Applicant's Finding

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No on-street parking will be within ten feet of the centerline of the drive on either side of the flag driveway entrance. If required, the curb will be painted yellow.

M. Flag drives serving structures greater than 24 feet in height, as defined in part 18.6, shall provide a fire work area of 20 feet by 40 feet clear of vertical obstructions and within 50 feet of the structure. The fire work area requirement shall be waived if the structure served by the drive has an approved automatic sprinkler system installed.

Applicant's Finding:

When the new structure for the flag lot is proposed, demonstration of compliance with the requirements of the Building and Fire Officials will be addressed.

N. Both sides of the flag drive have been screened with a site-obscuring fence, wall or evergreen hedge to a height of from four to six feet, except in the front yard setback area where, starting five feet from the property line, the height shall be from 30 to 42 inches in the remaining setback area. Such fence or landscaping shall be placed at the extreme outside of the flag drive in order to ensure adequate fire access.

Applicant's Finding:

The flag drive is not proposed to be installed until construction commences on the flag lot. Prior to issuance of the certificate of occupancy, the site-obscuring fence or hedge will be installed along the flag driveway. The portion of the flag driveway that serves the parking area for proposed Parcel #1 will be installed prior to survey plat.

O. The applicant has executed and filed with the Community Development Department an agreement between applicant and the City for paving and screening of the flag drive. Such an agreement shall specify the period within which the applicant, or agent for applicant, or contractor shall complete the paving to standards as specified by the Public Works Director and screening as required by this section, and providing that if applicant should fail to complete such work within such period, the City may complete the same and recover the full cost and expense thereof from the applicant. An agreement shall also provide for the maintenance of the paving and screening pursuant to this section, and assurance ongoing maintenance.

Applicant's Finding:

An agreement will be executed for the surfacing and screening of the flag driveway. The applicant is not proposing to develop the flag lot parcel at this time. The screening and grading/compaction of the driveway will be completed prior to issuance of a signature of occupancy for the residence on the flag lot. Ingress, egress access easements for the joint use of the flag driveway will be addressed on the partition plat.

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P. Flag lots shall be required to provide a useable yard area that has a minimal dimension of 20 feet wide by 20 feet deep. As used in this chapter, the term "useable yard area" means a private yard area which is unobstructed by a structure or automobile from the ground upward.

Applicant's Finding:
The are no house plans for the proposed flag lot. There is substantially more than a 20 X 20 area for outdoor space that is protected in the flood protection zone area.

18.5.7.040.B.2 – Tree Removal Criteria:

Applicant's Finding:
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.

Applicant's Finding:
The three trees along the front property line are requested for removal because they are within the proposed public utility easement and located in the path of excavation for the electric infrastructure. The location of the electrical installation is determined by the City's Electrical Department. These trees will be replaced with appropriate street trees selected from the Recommended Street Tree Guide.

The cedar trees proposed for removal were planted as a screen. They are very crowded and have been pruned to maintain their screening function.

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.

Applicant's Finding:
The removal of the trees will not have significant negative impact on erosion, soil stability, flow of surface waters or protection of adjacent tree, or existing windbreaks. The lot has minimal slope and soil stability and erosion are not evident on the property. Following removal, the utility lines will be installed and new street trees planted. The trees proposed for removal do not provide protection to adjacent trees nor are they part of a windbreak. The trees proposed for removal are more than 60-feet from Ashland Creek and are outside of the flood protection zone, the floodplain and the water resource protection zone for Ashland Creek.

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c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

Applicant's Finding:
The removal of the cottonwood tree, and the removal of the cedar trees will not have a significant impact on the tree densities, sizes, canopy coverage and species diversity. The trees were planted as landscape features by a previous property owner. With the proximity of the property to a large city park and the protected creek corridor, provide ample area where there are numerous large stature deciduous and conifer trees within 200-feet of the property.

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.

Applicant's Finding:
The trees proposed for removal are the minimum necessary to allow for the development of the site.

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.

18.5.7.050 Mitigation Required

One or more of the following shall satisfy the mitigation requirement.

A. Replanting On-Site. The applicant shall plant either a minimum 1 ½-inch caliper healthy and well-branched deciduous tree or a five to six-foot tall evergreen tree for each tree removed. The replanted tree shall be of a species that will eventually equal or exceed the removed tree in size if appropriate for the new location. Larger trees may be required where the mitigation is intended, in part, to replace a visual screen between land uses. Suitable species means the tree' s growth habits and environmental requirements are conducive to the site, given existing topography, soils, other vegetation, exposure to wind and sun, nearby structures, overhead wires, etc. The tree shall be planted and maintained per the specifications of the Recommended Street Tree Guide.

Applicant's Finding:

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Three of the trees requested for removal are proposed for mitigation, the two cedars and the cottonwood tree. The five, landscape screening trees are not proposed for mitigation. Two, deciduous street trees will be planted and prior to certificate of occupancy of the residence on Parcel #2, and one new conifer tree will be planted on the property.

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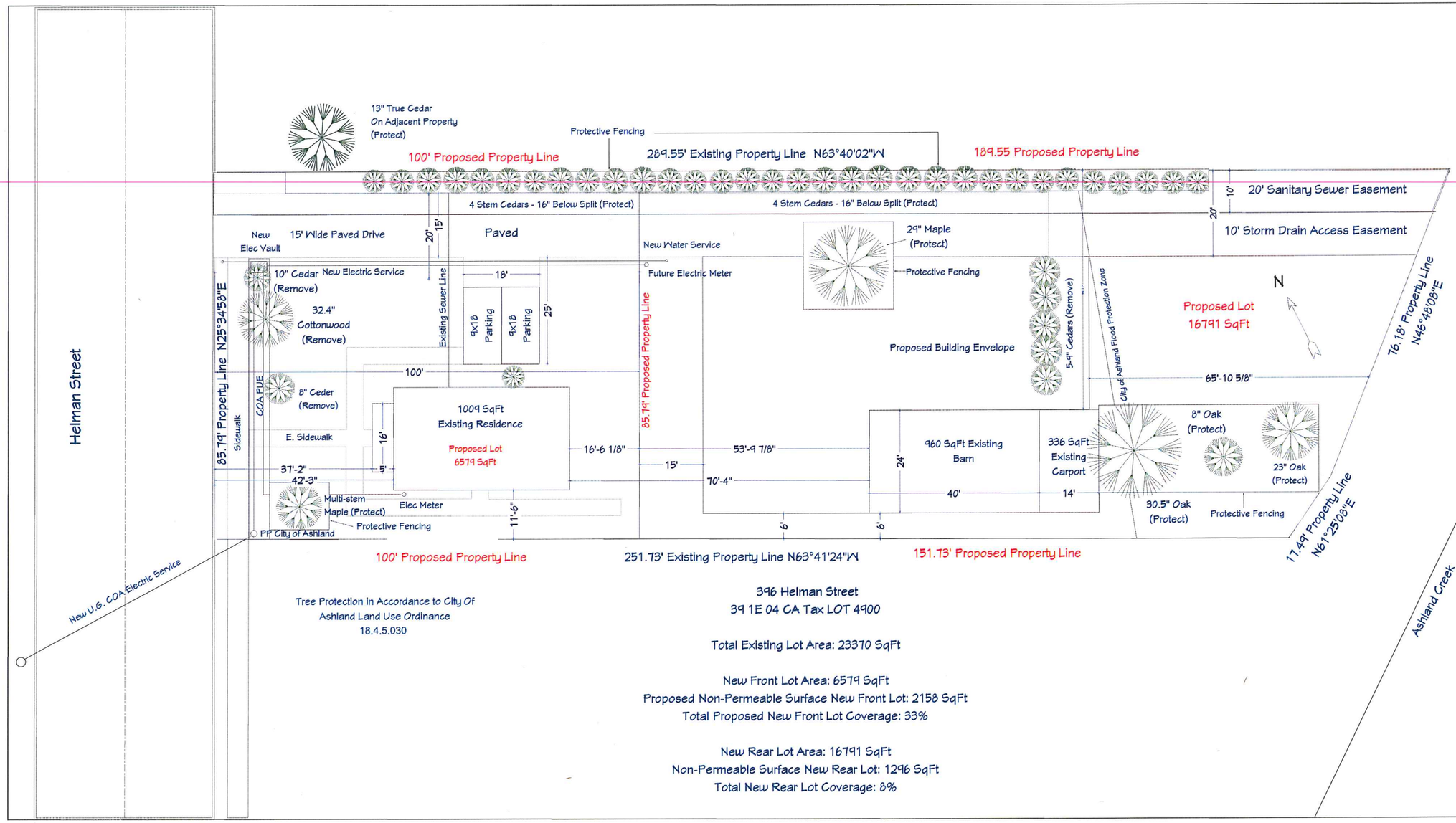

Tree Protection in Accordance to City Of
Ashland Land Use Ordinance
18.4.5.030

396 Helman Street
39 1E 04 CA Tax LOT 4900

Total Existing Lot Area: 23370 SqFt

New Front Lot Area: 6579 SqFt
Proposed Non-Permeable Surface New Front Lot: 2158 SqFt
Total Proposed New Front Lot Coverage: 33%

New Rear Lot Area: 16791 SqFt
Non-Permeable Surface New Rear Lot: 1296 SqFt
Total New Rear Lot Coverage: 8%

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madrone design

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Hillary Larson
396 Helman Street
Ashland, Oregon

Madrone Design
PO Box 225
Ashland OR 97520

DATE:
5/16/2018

Site
Plan

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

June 14, 2018

Helman Street Properties, LLC
211 NW Village Circle
Portland, OR 97229

RE: Cottonwood tree at 396 Helman

I have inspected the site and trees at 396 Helman per the request of Amy Gunter at Rogue Planning and Development.

At question is the large 32.4" DBH cottonwood (*Populus trichocarpa)* tree near the street. Overall the tree appears of moderate health, exhibiting some signs of crown dieback. It is approximately 50 feet tall with a 25 foot crown spread.

Judging by the site plan provided by Madrone Design, it appears that utility lines are required to run directly underneath the cottonwood. The installation of these lines would require significant excavation within the critical root zone and under the trunk of the tree. This would most likely lead to a decline in tree health and more immediately, a loss of structural integrity and stability.

In some situations boring under a tree's root zone can be an option for tree preservation. In this case, the boring activity would be extremely close to and directly underneath the tree's trunk. Judging by this utility line location on the site plan, I do not believe this to be a feasible option in this case as it too could compromise the safety and stability of the tree.

I do not consider this tree to be a hazard in its current state. But removal is recommended due to the required utility line installation. Removal of the tree would not have an impact on erosion or a significant impact on species diversity and canopy densities. The surrounding properties and nearby riparian areas are well-treed, including many of the same cottonwood species. If the loss of this tree is required to be mitigated for, I would recommend replacement with a species more suitable to long-term safety and suitability to the urban environment.

Sincerely,

_____

Christopher John
Arborist, Canopy LLC
ISA Certification #WE-9504A
Tree Risk Assessor Qualified (TRAQ)

Application Submittal – New Home In Hillside Lands

Owner
Brian Smith
Diane S. Steffey-Smith
P.O. Box 629
Bellevue, ID 8331

Geotechnical Engineer
Robin Warren
Applied Geotechnical Engineering
1314-B Center Drive #452
Medford, Oregon 97501
541 226-6658

Landscape Architect and Planning
Kerry KenCairn
KenCairn Landscape Architecture
545 A Street Suite 3
Ashland, OR 97520
541 488-3194

Surveyor
Shawn Kampmann
Polaris Land Surveying LLC
P.O. Box 459
Ashland, OR 97520
541-482-5009

Building Design
John W. Turman
Design Residential
541-821-3365

Building Contractor
Asher Homes
1068 Elkader Street
Ashland, OR 97520
541-210-3027

Address: 294 Skycrest, Ashland, Or
391E05DC 2802

Zoning: RR-.5

Required Code Sections
18.2.4 General Regulations for Base Zones
18.2.5 Standards for Residential Zones
18.3.10 Physical and Environmental Constraints-Hillside
18.4.3 Parking, Access and Circulation
18.4.5 Tree Preservation and Protection
18.4.8 Solar Access
18.5.5 Variances
18.5.6 Minor Modifications
18.5.7 Tree Removal Permits

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Project Description
This proposal involves the building of a new home, a portion of which is proposed in an area with slopes over 35%. The first floor and daylight basement span the gentlest portion of the homesite with varying slopes under 25%. A portion of the proposed garage is located on the steepest portion of the homesite which is 35% or more. The average slope of the lot is 45%, with the steepest portion of the lot located out of the home site and building envelope. It is clear that the steep slope

under the proposed garage was created when a driveway to the adjacent garage and driveway above was created; the soil was pushed down hill in order to create a flat space for the driveway. The house location takes the best advantage of the existing topography and is designed to have the least amount of excavation possible by following the topography, therefore preventing the transfer of grade up or down the slope. There is an existing shared driveway and access easment running through the property with an average slope of 13.5%. This drive dictates the location of the vehicular access of the homesite as it passes by the existing steepened slope. There are many significant trees on the site that are being saved. In addition to the 6 trees previously approved for removal, one Madrone tree and one Black Oak tree are proposed for removal.

The proposed home is 2760 square feet in two stories. This project will require a variance for the lot coverage as the existing driveway, proposed house footprint, and new paved areas totals 24.3%, which surpasses the allowed lot coverage for the zone. Our discussion to support the additional lot coverage is focused on the existing lot size (.42 acre) which is less than the .5 acre minimum allowed in the zone. Furthermore, a large portion of the lot coverage is due to the existing driveway which serves to other residences.

This project will require one exception to the hillside building standard as the proposed modified building envelope will include a section of the site with slopes greater than 35%. (Building Envelope 18.3.10.090.A.1). Our discussion to support this design is that increasing the building envelope to include a steeper portion of the site places the proposed garage closer to the existing driveway and decreases the amount of driveway and paving if the garage was located further away from the existing driveway. Additionally, the steeper section of the proposed modified building envelope was artificially created when the uphill neighbor's driveway was created.

This proposal will require a Minor Modification for the proposed modification to the existing building envelope. The majority of the proposed home site falls within the previously approved building envelope. The garage portion of the proposed home lies outside the building envelope. By placing the garage in the proposed location, the length for a new driveway to the home is minimized. The location of the proposed garage also preserves most of the surrounding native tree species and removes it from the views of the upper lot and Grandview Street above.

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.

Planning action 2005-010476 created the lot at 294 Skycrest. At the time of approval, the criteria for Flag Partition stated as follows:

> **B. Except as provided in subsection 18.76.060.K, the flag drive for one flag lot shall have a minimum width of 15 feet, and a 12 foot paved driving surface. For drives serving two lots, the flag drive shall be 20 feet wide, with 15 feet of driving surface to the back of the first lot, and 12 feet, respectively, for the rear lot. Drives shared by adjacent properties shall have a width of 20 feet, with a 15 foot paved driving surface.**

The flag drive is 22.73' wide and meets the criteria when the flag lot was created.

Chapter 18.2.5 – Standards for Residential Zones

Standards for the Rural Residential (RR) zones (RR-.5 Zone):

Minimum Lot Area and Maximum Density	Min lot size- 0.5 acre	**Existing lot size- .42 acres (18,295.2 S.F.)** **The lot is pre-existing and does not meet the minimum lot size for the zone. The lot size was approved in 2005.**
.ot Coverage	20% max	**Existing lot coverage = 4448 S.F = 24.3%** **A variance is required for the additional lot coverage.**
.ot Width	100 ft min	**This lot is pre-existing and does not meet the minimum lot width for the zone. The lot size was approved in 2005.**
ot Depth	150 ft min	**This lot is pre-existing and does not meet the minimum lot depth for the zone. The lot size was approved in 2005.**
tandard Yards		**The proposal meets minimum setbacks for structures to lot lines.**
lax. building ht	35 ft or 2 ½ stories, whichever is less.	**Maximum building height is 35'.** **The house is one story with a daylight basement.**

)T COVERAGE

.X LOT - 391E17AA 1100

LOT SIZE:	18,295.2 SQUARE FEET
HOUSE FOOTPRINT:	2305 SQUARE FEET
PROPOSED PAVED DRIVEWAY:	782 SQUARE FEET
EXISTING DRIVEWAY	1168 SQUARE FEET
PAVED WALKWAYS	150 SQUARE FEET
TAL LOT COVERAGE:	24.3% = 4448 SQUARE FEET
.OWABLE LOT COVERAGE	20% = 3659 SQUARE FEET

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LOT COVERAGE PER RATIONAL OF MINIMUM LOT SIZE AT .5 ACRES AND NO EXISTING DRIVE

TAX LOT - 391E17AA 1100

LOT SIZE:	**.5 ACRE = 21,780 SQUARE FEET**
HOUSE FOOTPRINT:	**2,305 SQUARE FEET**
PROPOSED PAVED DRIVEWAY:	**782 SUARE FEET**
EXISTING DRIVEWAY	**REMOVED FROM CALCULAITON**
TOTAL COVERAGE :	**14.2% = 3,087 SQUARE FEET**
ALLOWABLE LOT COVERAGE PER ZONE:	**20.0% = 4,356 SQUARE FEET**

18.3.10 - PHYSICAL AND ENVIRONMENTAL CONSTRAINTS PERMIT

18.3.10.020 Applicability

A. Physical Constraints Review Permit. A Physical Constraints Review Permit is required for the following activities in the land classifications in section 18.3.10.060.

1. Alteration of Land. The alteration of the land surface by any of the following activities in areas identified as Flood Plain Corridor Land, Hillside Land, or Severe Constraint Land.
This project is within the hillside lands area as identified by City of Ashland Maps.

a. E a r t h -moving activities such as grading, filling, stripping, or cutting involving more than 20 cubic yards on any lot, or earth-moving activity disturbing a surface area greater than 1000 square feet on any lot.
This project will result in more than 20 cubic yards of earth movement and disturbs greater than 1,000 square feet of area.

b. Construction of a building, road, driveway, parking area, or other structure; except that additions to existing buildings of less than 300 square feet to the existing building footprint shall not be considered development for section 18.3.10.090 Development Standards for Hillside Lands.
This project proposes a new home.

C. Hillside Land and Severe Constraints Land. Tree removal, in areas identified as Hillside Land and Severe Constraint Land, except that a permit need not be obtained for tree removal that is not associated with development, and done for the purposes of wildfire management and carried out in accord with a Fire Prevention and Control Plan approved by the Fire Chief.
Six trees were previously approved for removal when the lot was created in 2005. In addition to those trees, one Black Oak and one Madrone tree are proposed for removal. The Black Oak is in fair condition with evidence of root rot. It is directly adjacent to the foundation wall of the house and would be impacted by the excavation. The Madrone tree is in poor condition with sparse foliage. It lies within the proposed footprint of the house and within the previously approve buildable envelope. This project protects all the native and high resource value trees in the site.

18.3.10.050 Approval Criteria

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.

The building envelope and homesite has been located to nestle within the existing tree canopy and to minimize any views of the home from the neighboring properties. The applicant is interested in saving as many trees as possible, while looking to develop the more level portions of the lot. There is an existing shared drive that transects the lot. The portions of the lot that are under 25% slope are along the shared driveway and would not allow enough area for a home site. The driveway will be used for access with the home location taking advantage of less steep slopes of the site. A stepped foundation has been utilized to reduce grading on the site.

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.

There are eight trees to be removed, all of which are in poor to fair shape. These trees will be mitigated with new trees per the Tree Mitigation Plan. Erosion control measures will be used to prevent excess silt from entering neighboring properties.

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 building envelope and homesite has been located to nestle within the existing tree canopy and to minimize any views of the home from the neighboring properties. The applicant is interested in saving as many trees as possible, while looking to develop the more level portions of the lot. There is an existing shared drive that transects the lot. The portions of the lot that are under 25% slope are along the shared driveway and would not allow enough area for a home site. The driveway will be used for access with the home location taking advantage of less steep slopes of the site. A stepped foundation has been utilized to reduce grading on the site.

8.3.10.060 Land Classifications

he following factors shall be used to determine the classifications of various lands and their onstraints to building and development on them.

. 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 is a Hillside Lands project

. Wildfire Lands. Lands with potential of wildfire. The following lands are classified as Wildfire Lands: ll areas defined as wildfire lands on the Physical and Environmental Constraints Wildfire Lands Map.

This is a Wildfire Land Project

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

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2. All lands with a slope greater than 35 percent.
This is a Severe Constraint Lands Project

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.

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

This is a lot that was created in 2005 along with an approved building envelope; it has a range of grades, with an average slope of 45%. The home site is located on a portion of the lote with an average of 26.3%, taking advantage of an area under 25%. Most of the home site and proposed driveway is located on slopes less than 25% (53% of home site). 43% of the home site and driveway is located on slopes ranging from 25% to 35%. Four percent of the home site and driveway is located on slopes greater than 35%. The steeper portion of the building area and driveway is bracketed by gentle slopes and was artificially created in the process of creating the neighbor's driveway. The majority of the slopes less than 25% occur along the existing shared driveway. The steepest portion of the property is the lower half of the lot. The medium sloped areas with an average grade of 23% are located in the center of the lot. The proposed building envelope and homesite is located in the center of the lot in order to minimize disturbance to the site. Moving the home site further up or down the lot creates more potential disturbance to the existing grade, trees and to the neighbor's view.

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. The study shall include the following information.
A Geotechnical Study has been provided as part of this application.

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

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

2. Timing of Improvements. **This proposal is for a single family home on a pre-existing lot.**

4. Grading - Cuts.

b. Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The top of cut slopes not utilizing structural retaining walls shall be located a minimum setback of one-half the height of the cut slope from the nearest property line. See Figure 18.3.10.090.B.4.b

All cut slopes will be faced by the building or the use of versa lok walls. The maximum cut slope is 9' in height. The graded areas will be revegetated with native hydro-seed mix or irrigated native adapted shrubs with irrigation. Areas that are hydro-seeded are shown on the Erosion Control Plan L2.3.

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. See Figure 18.3.10.090.B.c.

A stepped footing is proposed to minimize the visual bulk of the downhill elevation of the building. The proposed step back is six feet.

8. Site Grading. The grading of a site on Hillside Lands shall be reviewed considering the following factors.

The only grading occurring on this site is for vehicular access, parking, stormwater control and the building pad. Disturbance has been kept to an absolute minimum.

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.

All stormwater on the site is collected and directed via a hard pipe to the existing storm stub, per the city's public works department maps.

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.

The catch basins and hard pipe will be built as part of the erosion control measures at the beginning of the project.

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

All storm flows are piped until they reaching the existing storm stub, preventing erosion at cut faces or filled slopes.

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

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The storm flows around the house site will be directed to the storm stub. The existing topography and natural drainage not disturbed during construction will remain.

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.

All stormwater on the site is collected and directed via a hard pipe to the existing storm stub, per the city's public works department maps. Detention Ponds and Recharge Berms are not feasible with these kinds of slopes. An easement will be required for the portion of the pipe crossing through the neighbor's property.

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

All stormwater on the site is collected and directed via a hard pipe to the existing storm stub, per the city's public works department maps. The need for erosion control will be kept to a minimum as all the stormwater will be contained until reaching the culvert.

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

1. Inventory of Existing Trees.

   Please see the project Tree Inventory Sheet L 1.1

2. Evaluation of Suitability for Conservation.

   Please see the project Tree Inventory Sheet L 1.1

3. Tree Conservation in Project Design.

   Six trees were previously approved for removal when the lot was created in 2005. In addition to those trees, one Black Oak and one Madrone tree are proposed for removal. The Black Oak is in fair condition with evidence of root rot. It is directly adjacent to the foundation wall of the house and would be impacted by the excavation, therefore severely comporomised. The Madrone tree is in poor condition with sparse foliage. It lies within the proposed footprint of the house and within the previously approve buildable envelope. This project protects all the native and high resource value trees in the site.

4. Tree Protection.

   Please see Sheet L 1.1, Tree Protection and Removal Plan.

5. Tree Removal.

   The trees being proposed for removal are in the proposed building envelope and/or adjacent to the cut in grade required for the foundation wall of the home and would be threatened during excavation.

6. Tree Replacement.

   The applicant will plant one evergreen replacement tree and 7 deciduous replacement trees on the site, and will use native like species/variety to enhance the natural landscape of the site. See Sheet L 1.1 for the replacement tree location and specifics.

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.

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 is a lot that was created in 2005 along with an approved building envelope. The previously approved envelope did not contain sloped greater than 35%. This application contains a request for a modification to the existing building envelope, with the goal of creating a desirable location for the garage. This modification would include a portion of the site that is steeper than 35%. The proposed home site is located on a portion of the site with an average of 26.3% taking advantage of an area under 25%. Most of the home site and proposed driveway is located on slopes less than 25% (53% of home site). 43% of the home site and driveway is located on slopes ranging from 25% to 35%. Four percent of the home site and driveway is located on slopes greater than 35%, which is outside the originally approved building envelope.

The steeper portion of the building area and driveway is bracketed by gentle slopes and was clearly artificially created in the process of creating the neighbor's driveway. The majority of the slopes less than 25% occur along the existing shared driveway. The steepest portion of the property is the lower half of the lot. The medium sloped areas with an average grade of 23% is located in the center of the lot. The proposed building area is located in the center of the lot in order to create the least amount of disturbance to the site. Moving the home site further up or down the lot creates more potential disturbance to the soil, trees and to the neighbor's view.

The homesite has been located to nestle within the existing tree canopy and to minimize any views of the home from the neighboring properties. The applicant is interested in saving as many trees as possible, while looking to develop the flatter portion of the lot. There is an existing shared drive that transects the lot. The portions of the lot that are under 25% slope are along the shared driveway and would not allow for a home site. The driveway will be used for access with the home location taking advantage of less steep slopes of the site. A stepped foundation has been utilized to reduce grading on the site.

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.

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a. Maximum hillside building height shall be 35 feet. See Figure
Complies - See building drawings, Sheet 3 and 4.

b. Cut buildings into hillsides to reduce effective visual bulk.
The basement of the proposed home has been cut into the hillside with the back portion of the basement being below grade and the uphill portion of the primary floor being at grade. On the

downhill side of the home, the basement daylights and the primary floor presents as a second floor.

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.

There are no vertical walls on the downhill elevation of the new building exceeding a maximum of 20 feet without a six foot step back. See Architectural Drawings, Sheet 3 and 4.

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.

Building design meets these criteria; see building design plans and elevations. See Architectural Drawings, Sheet 3 and 4.

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.

Building design meets these criteria; see building design plans, sections and elevations. See Architectural Drawings, Sheet 3 and 4.

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 - See Architectural Drawings, Sheet 3 and 4.

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 – The materials of the home will be selected to blend with the natural colors of the site.

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.

Footings for this project have been designed by an engineer.

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. This application contains a request for a modification to the existing 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. **We are requesting one exceptions to the hillside building standards. A portion of the proposed homesite is located where slopes are greater than 35%,**

Exception 1 – Slopes over 35% in building footprint

The slopes over 35% within the modified building footprint are minimal, and bracketed both up and down hill by gentle slopes under 35%. The band of steepened land undeneath the proposed home and garage appears to have been created during the grading of the uphill neighbor's driveway. This over steepened band is not representative of the rest of the site which has a more consistent, slowly changing grade. The home needs to be in the proposed location to take advantage of less steep portions of the site which is adjacent to this artificially created steep slope; this is the correct location to start the foundation of the home.

Taking advantage of less steep slopes, with the steepened band underneath the garage, and building a basically vertical volume protects the rest of the site from the creeping disturbance that occurs as one steps up or down the topography. Locating the building here minimizes grading for the home and the vehicular access.

Locating the home over this small band of steepened grade is specific and is the minimum needed to achieve the goals of the home. This exception is required to be able to fulfill the goals of the Physical and Environmental Constraints ordinance; it protects the site and its resources from disturbance.

18.3.10.100 Development Standards for Wildfire Lands

A. Requirements for Subdivisions, Performance Standards Developments, or Partitions.
Not applicable, this is a pre-existing single family lot.

B. Requirements for Construction of All Structures.
The property has been historically managed for fire protection. There are already functional primary and secondary fuel breaks in place. A small amount of limbing up will be necessary.

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.
The roof of the new home will be Class B roofing material or better.

18.3.10.110 Development Standards for Severe Constraint Lands

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.
A Geotechnical Study has been provided as part of this application.

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Chapter 18.4.3 – Parking, Access, and Circulation

Except as provided by section 18.4.3.030, the standard ratios required for automobile parking are as follows. See also, accessible parking space requirements in section 18.4.3.050.

This project includes a single family home. There is a two car garage proposed with the home to satisfy the requirements for the single family dwelling. A single car parking area is also proposed to satisfy requirements for a flag lot.

18.4.3.080 Vehicle Area Design

A. Parking Location

1. **The proposed parking is directly associated with the dwelling unit.**
2. **The parking is not proposed within any setback.**
3. **Complies.**

B. Parking Area Design. Required parking areas shall be designed in accordance with the following standards and dimensions as illustrated in 18.4.3.080.B. See also, accessible parking space requirements in section 18.4.3.050 and parking lot and screening standards in subsection 18.4.4.030.F.

1. **Complies**
2. **NA**
3. Parking spaces shall have a back-up maneuvering space not less than 22 feet, except where parking is angled, and which does not necessitate moving of other vehicles.
   The back -up for the garage is 29' or more.

C. Vehicular Access and Circulation. The intent of this subsection is to manage access to land uses and on-site circulation and maintain transportation system safety and operations. For transportation improvement requirements, refer to chapter 18.4.6 Public Facilities.

NA

D. Driveways and Turn-Around Design. Driveways and turn-arounds providing access to parking areas shall conform to the following provisions.

1. A driveway for a single dwelling shall be minimum of nine feet in width, and a shared driveway serving two units shall be a minimum of 12 feet in width, except that driveways over 50 feet in length or serve a flag lot shall meet the width and design requirements of section 18.5.3.060.
   The existing paved driveway is 12 feet wide and 15 feet clear. The driveway is over the 50 foot standard maximum and therefore must comply with section 18.5.3.060 these findings will follow this section.
2. **NA**
3. **NA**
4. **NA**
5. **NA**
6. **NA**

7. **NA**

8. **The shared driveway is existing.**
9. **OK**
10. **NA**

Chapter 18.4.5 – Tree Preservation and Protection

18.4.5.030 Tree Protection

A. Tree Protection Plan. A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.

B. Tree Protection Plan Submission Requirements.
See Sheet L 1.1 Tree Protection and Removal Plan. All trees on the site will be numbered to correspond with the plan; aluminum tree tags with numbers are on all the trees.

C. Tree Protection Measures Required.
Tree protection measures as identified on sheet L1.1 will be installed prior to any site or other work on the property.

D. Inspection. The applicant shall not proceed with any construction activity, except installation of erosion control measures, until the City has inspected and approved the installation of the required tree protection measures and a building and/or grading permit has been issued by the City.
Tree protection measures as identified on sheet L1.1 will be installed prior to any site or other work on the property. No work shall take place until the installed plan has been approved by City staff.

18.4.5.050 Verification Permit

A. If a site has received development approval through a planning action consistent with the standards of this chapter, then a Verification Permit shall be required for those trees approved for removal through that process. To obtain a Verification Permit, an applicant must clearly identify on the property the trees to be removed by tying pink tagging tape around each tree and submitting a site plan indicating the location of the requested trees. Vegetation four- to six-inches DBH that is to be removed shall also be marked with pink tagging tape. The Staff Advisor may require the building footprint of the development to be staked to allow for accurate verification of the permit application. The Staff Advisor will then verify that the requested trees match the site plan approved with the planning action. The City shall require the applicant to mitigate for the removal of each tree, pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the original development permit.
The trees to be removed will be marked with a pink surveyor's ribbon.

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Chapter 18.4.8 – Solar Access
Complies. See architectural drawing A101C

18.5.3.060 Additional Preliminary Flag Lot Partition Plat Criteria
This driveway is considered a flag drive through ordinance definition, but the lot is not a flag lot.
The approval authority shall approve a preliminary plat application for a flag lot partition only where all of the following criteria are met.

A. The criteria of section 18.5.3.050 are met.

B. For the purpose of meeting the minimum lot area requirement, the lot area, exclusive of the flag drive area, must meet the minimum square footage requirements of the zoning district.
This is a pre-existing lot.

C. Flag drives shall be in the same ownership as the flag lots served. Where two or more lots are served by the same flag drive, the flag drive shall be owned by one of the lots and an easement for access shall be granted to the other lot or lots.
The flag drive is within the lot where the new home is proposed.

D. Except as provided in subsection 18.5.3.060.H, below, the flag drive serving a single flag lot shall have a minimum width of 15 feet and contain a 12 foot wide paved driving surface. For drives serving two flag lots, the flag drive shall be 20 feet wide, with a 15 foot wide driving surface to the back of the first lot, and a 12 foot wide driving surface to the rear lot. Drives shared by adjacent properties shall have a width of 20 feet, with a 15 foot paved driving surface. Width shall be increased on turns where necessary to ensure fire apparatus remain on a paved surface during
travel.
The shared drive is 20 feet wide clear with asphalt paving 15 wide. The drive serves 3 homes.

E. Curb cuts have been minimized, where possible, through the use of common driveways. No more than two flag lots are served by the flag drive.
There is no curb cut; the driveway is existing.

F. Flag drive grades shall not exceed a maximum grade of 15 percent. Variances may be granted for flag drives for grades in excess of 15 percent but no greater than 18 percent for not more than 200 feet. Such variances shall be required to meet all of the criteria for approval in chapter 18.5.5 Variances.
The driveway is graded at 15% or less

Flag drives shall be constructed to prevent surface drainage from flowing over sidewalks or other public ways.
NA there are no adjacent public facilities.

H. Flag lots adjacent to an alley shall meet all of the requirements of this section, except that:
NA

I. Flag drives and fire work areas shall be deemed Fire Apparatus Access Roads under the Oregon Fire Code and subject to all requirements thereof.
The driveway will be built to meet Fire Apparatus Access Road requirements.

J. When required by the Oregon Fire Code, flag drives greater than 150 feet in length shall provide a turnaround (see Figure 18.4.6.040.G.5). The Staff Advisor, in coordination with the Fire Code Official, may extend the distance of the turnaround requirement up to a maximum of 250 feet in length as allowed by Oregon Fire Code access exemptions.
The flag drive is 61' long. Ashland fire and rescue has reviewed the plan and feel they can work with the driveway and home as designed.

K. Each flag lot has at least three parking spaces situated to eliminate the necessity for vehicles backing out.
The back up for the garage and the additional space are adequate for a turnaround there is no need to back out of the driveway.

L. There shall be no parking within ten feet of the centerline of the drive on either side of the flag drive entrance. **The proposed additional parking spot is not located within either entrance to the flag drive.**

M. Flag drives serving structures greater than 24 feet in height, as defined in part 18.6, shall provide a fire work area of 20 feet by 40 feet clear of vertical obstructions and within 50 feet of the structure. The fire work area requirement shall be waived if the structure served by the drive has an approved automatic sprinkler system installed.
The proposed home will be fire sprinkled.

N. Both sides of the flag drive have been screened with a site-obscuring fence, wall or evergreen hedge to a height of from four to six feet, except in the front yard setback area where, starting five feet from the property line, the height shall be from 30 to 42 inches in the remaining setback area. Such fence or landscaping shall be placed at the extreme outside of the flag drive in order to ensure adequate fire access.
This property will have a site-obscuring screen along the western property line.

P. Flag lots shall be required to provide a useable yard area that has a minimal dimension of 20 feet wide by 20 feet deep. As used in this chapter, the term "useable yard area" means a private yard area which is unobstructed by a structure or automobile from the ground upward.
The property far exceeds this requirement in natural open space.

18.5.5.050 Approval Criteria

A. The approval authority through a Type I or Type II procedure, as applicable, may approve a variance upon finding that it meets all of the following criteria.

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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.

This variance request relates to lot coverage. The existing problem as it relates to coverage is shown below:

LOT COVERAGE	
TAX LOT - 391E17AA 1100	
LOT SIZE:	18,295.2 SQUARE FEET
HOUSE FOOTPRINT:	2305 SQUARE FEET
PROPOSED NEW DRIVEWAY:	335 SQUARE FEET
EXISTING DRIVEWAY	1560 SQUARE FEET
PAVED WALKWAYS	150 SQUARE FEET
TOTAL LOT COVERAGE:	23.7% = 4350 SQUARE FEET
ALLOWABLE LOT COVERAGE	20% = 3659 SQUARE FEET

LOT COVERAGE PER RATIONAL OF MINIMUM LOT SIZE AT .5 ACRES AND NO EXISTING DRIVE

TAX LOT - 391E17AA 1100	
LOT SIZE:	**.5 ACRE = 21,780 SQUARE FEET**
HOUSE FOOTPRINT:	**2,305 SQUARE FEET**
PROPOSED NEW DRIVEWAY:	**335 SQUARE FEET**
EXISTING DRIVEWAY	**1,560 SQUARE FEET**
PROPSED PAVED WALKWAYS	**150 SQUARE FEET**
TOTAL COVERAGE :	**14.2% = 4,350 SQUARE FEET**
ALLOWABLE LOT COVERAGE PER ZONE:	**20.0% = 4,356 SQUARE FEET**

This lot was created during a lot division in 2005 when it was divided from a larger lot. During this process, an alley was vacated in exchange for the dedication of a portion of the larger lot for trails and open space. During this land division and property line adjustment, three lots were created (two private lots and one public lot). All lots that were created are below the .5 acre minimum of the RR-.5 zone. We propose that the lot coverage issue should be looked at as if this development were on .5 acre lot.

In addition to the non standard lot size, this lot has an existing driveway serving two additional homes, as well as an access easement for both adjacent homes. The existing driveway serving the adjacent lots totals 1560 square feet. The proposed development of this lot adds only 335 square feet of additional driveway.

This proposal has no negative impacts on the adjacent properties or adjacent uses. It has been designed to be sensitive to views from all surrounding properties and vehicular and pedestrian traffic. This proposal respects the intent of the hillside ordinance by tucking the home in to the hillside. The house has a relatively small footprint and disturbance area. The intent of this proposal has been to keep as much land as possible in its natural and existing state.

18.5.6.040 Minor Modifications

C. Minor Modification Approval Criteria. A Minor Modification shall be approved only upon the approval authority finding that all of the following criteria are met.

1. Minor Modification applications are subject to the same approval criteria used for the initial project approval, except that the scope of review is limited to the modification request. For example, a request to modify a commercial development's parking lot shall require Site Design Review only for the proposed parking lot and any changes to associated access, circulation, etc. Notice shall be provided in accordance with chapter 18.5.1.

This is a modification to the existing building envelope of the site.

2. A modification adding or altering a conditional use, or requiring a variance, administrative variance, or exception may be deemed a Major Modification and/or may be subject to other ordinance requirements.

This is Minor Modification

3. The approval authority shall approve, deny, or approve with conditions the application, based on written findings; except that conditions of approval do not apply, and findings are not required, where the original approval was approved through a Ministerial review.

See below

Building Envelope Modification Request

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% or less.

This is a lot that was created in 2005 along with an approved building envelope. The previously approved envelope did not have any slopes greater than 35%. This application contains a request for a modification to the existing building envelope, with the goal of creating a desirable location for the garage. This modification would include a portion of the site that is steeper than 35%. The steeper portion of the proposed building area and increased building envelope is bracketed by gentle slopes and was artificially created in the process of creating the upper neighbor's driveway. Placing the garage within the steeper zone improves access to the home and decreases potential grading by reducing the amount of driveway that would be needed to move the garage downhill and out of the steeper zone.

There is an existing shared drive that transects the lot. The portions of the existing building envelope that are under 25% slope are along the shared driveway and access easement and would not provide enough area a home site. The driveway will be used for access with the home location taking advantage of less steep slopes of the site and the garage built on the steeper portions of the site. Most of the home site and proposed driveway is located on slopes less than 25% (53% of home site). 43% of the home site and driveway is located on

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slopes ranging from 25% to 35%. Four percent of the home site and driveway is located on slopes greater than 35%, which is outside the originally approved building envelope.

b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in 18.62.080.B.3.
This change to the building envelope does not affect the project potential to preserve or retain the lot in its natural state other than creating an easier grading response, as less grading will be necessary to access the structure. The proposed change to the building envelope may facilitate the retention of more of the lot in a natural state.

c. Building envelopes shall be designed and located to maximize tree conservation as required in 18.62.080.D.3. while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
The homesite has been located to nestle within the existing tree canopy and to minimize any views of the home from the neighboring properties. The applicant is interested in saving as many trees as possible. The original approved building envelope provided approval for the removal of six trees. The applicant is requesting the removal of eight trees (six previously approved and two additional). One of the additional trees is within the previously approved building envelope. The second tree requested for removal is adjacent to the proposed garage foundation. It has evidence of root rot and is in fair condition.

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.
The proposed project sits below the ridgeline. The building envelope modification supports the ability to construct the garage into the hill. The first floor steps down from the garage level, following the natural slope of the site. And the basement is below the first floor which daylights on the downhill side. The proposed building envelope modification and proposed garage location allows the roofline to step with the hill and avoid roofline exposure.

18.5.7.040 Tree Removal Permit Approval Criteria

B. Tree Removal Permit.
1. Hazard Tree.

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.
Six trees were previously approved for removal when the lot was created in 2005. In addition to those trees, one Black Oak (Tree #1) and one Madrone tree (Tree #5) are proposed for removal. The Black Oak is in fair condition with evidence of root rot. It is directly adjacent to the foundation wall of the house and would be impacted by the excavation. The Madrone tree (#5) is in poor condition with sparse foliage. It lies within the proposed footprint of the house and within the previously approve buildable envelope. This project protects all the native and high resource value trees in the site.

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. **See L1.1 for mitigation tree locations.**

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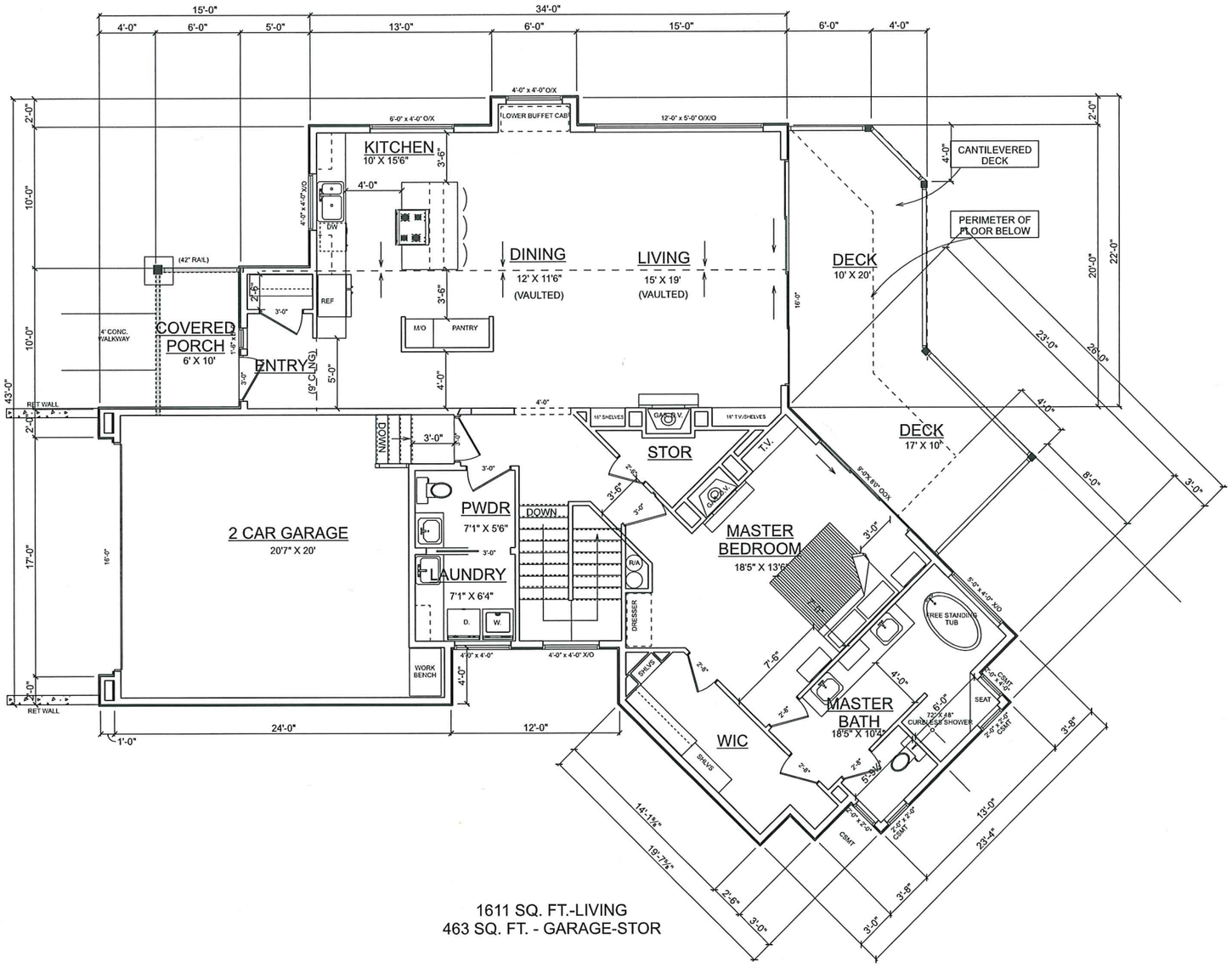

1611 SQ. FT.-LIVING
463 SQ. FT. - GARAGE-STOR

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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541-608-3956
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A1.0 MAIN FLOOR PLAN

FILE: C:\SoftPlan 2016\Projects\JT New Projects\Asher\Smith

SCALE: 1/4" = 1'-0"
DRAWN BY: JT
CHECKED BY:
DATE: 5/3/2018

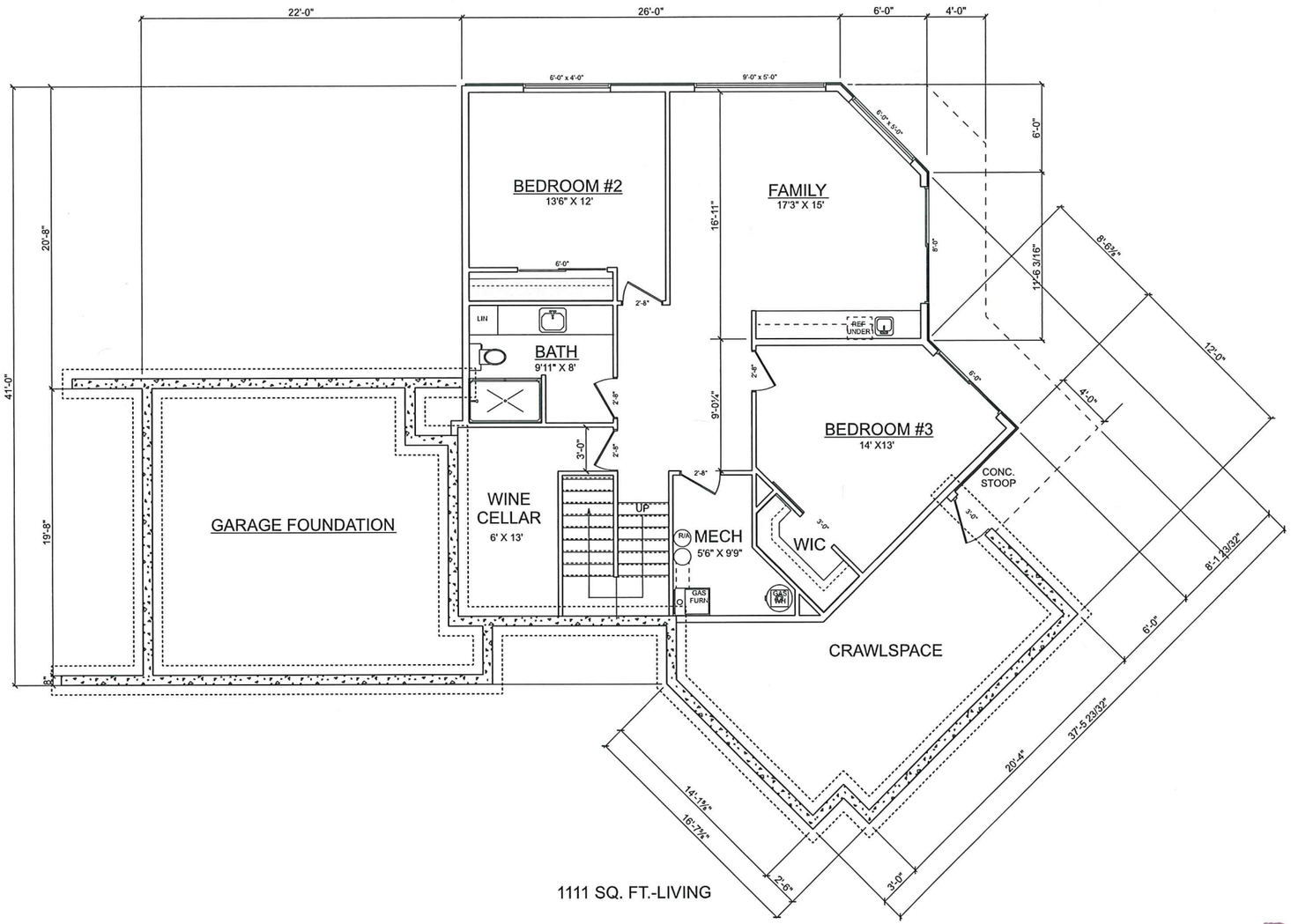
DWG INDEX #: A1.0 MAIN FLOOR PLAN

SHEET 1 OF 7

PROJECT OWNER:

CLIENT:
ASHER HOMES
CCB 56025
541-210-3027

PROJECT: NEW S.F.D. @:
294 SKYCREST DR.
ASHLAND, OR 97520



1111 SQ. FT.-LIVING

BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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A2.0 BASEMENT FLOOR PLAN

FILE: C:\SoftPlan 2018\Projects\JT New Projects\Asher\Smith

SCALE: 1/4" = 1'-0"
DRAWN BY: JT
CHECKED BY:
DATE: 5/3/2018

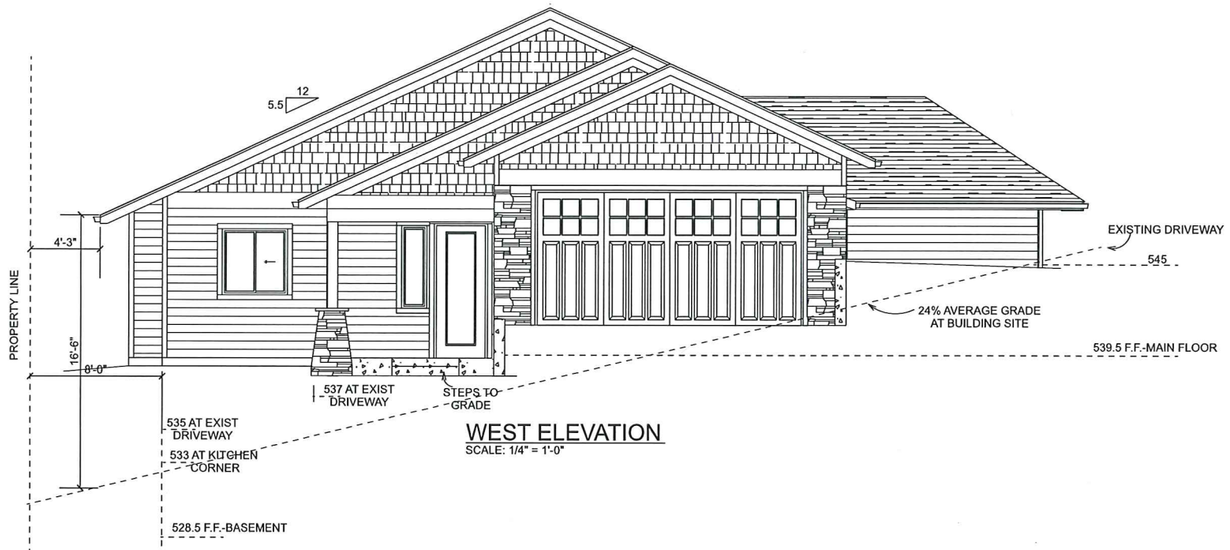
DWG INDEX #:
A2.0 BASEMENT FLOOR PLAN
SHEET 2 OF 7

PROJECT OWNER:

CLIENT:
ASHER HOMES
CCB 56025
541-210-3027

PROJECT: NEW S.F.D. @:
294 SKYCREST DR.
ASHLAND, OR 97520

SSB CALC:
16.5' - 16 / .259 (18.6 AVERAGE NORTH GRADE) = 2'
4'3" TO EVE ACTUAL
8' TO BUILDING EDGE



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

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

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PROJECT: NEW S.F.D. @:
294 SKYCREST DR.
ASHLAND, OR 97520

CLIENT:
ASHER HOMES
CCB 56025
541-210-3027

PROJECT OWNER:

A3.0 EXT ELEVATIONS

FILE: C:\SkdPlan 2018\Projects\JT New Projects\Asher\Smith\

SCALE: 1/4" = 1'-0"
DRAWN BY: JT
CHECKED BY:
DATE: 5/3/2018

DWG INDEX #:
A3.0 EXT ELEVATIONS

SHEET 3
OF 7

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

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

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A3.1 EXT ELEVATIONS

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SCALE: 1/4" = 1'-0"
DRAWN BY: JT
CHECKED BY:
DATE: 5/3/2018

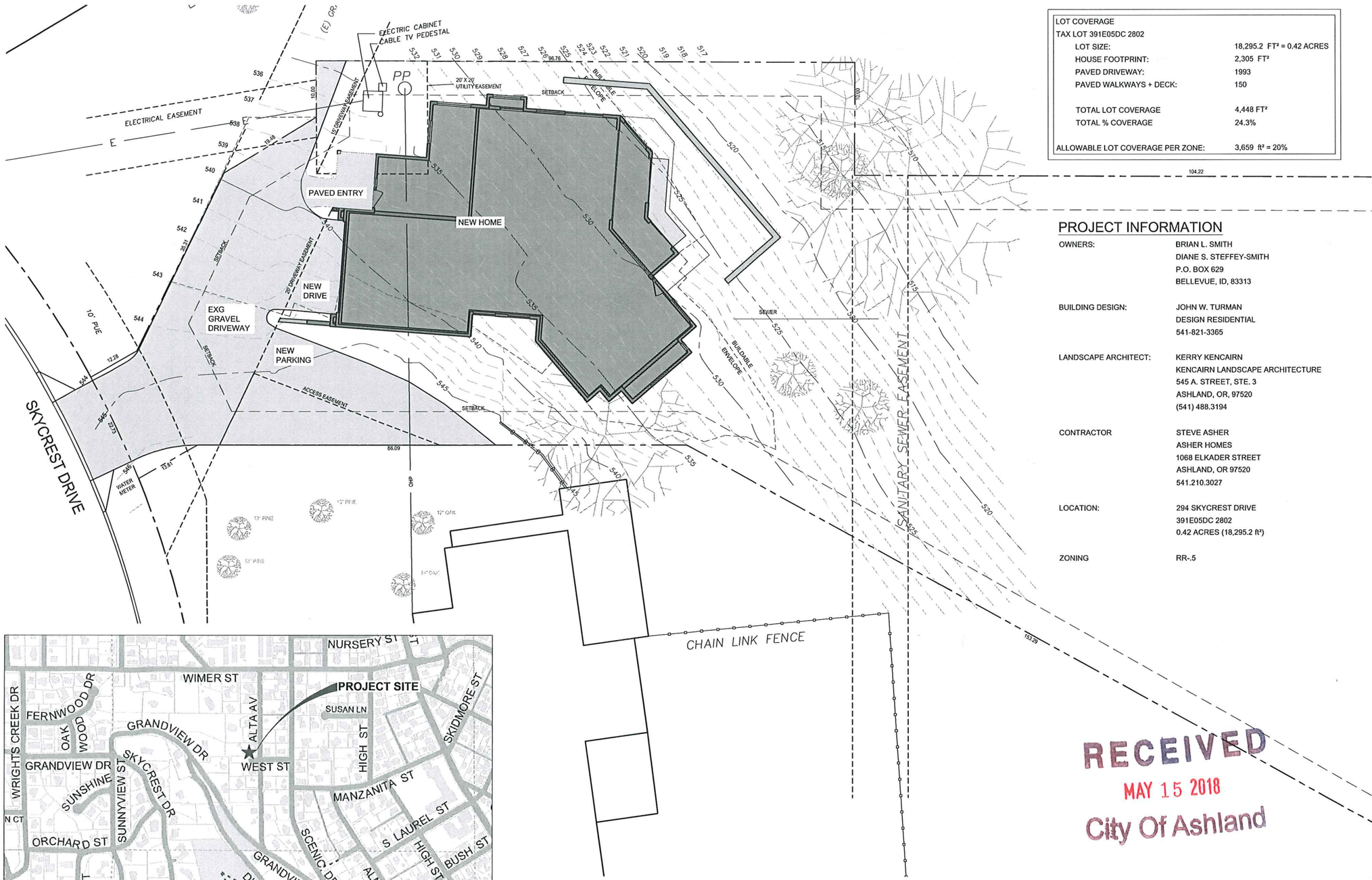
DWG INDEX #:
A3.1 EXT ELEVATIONS

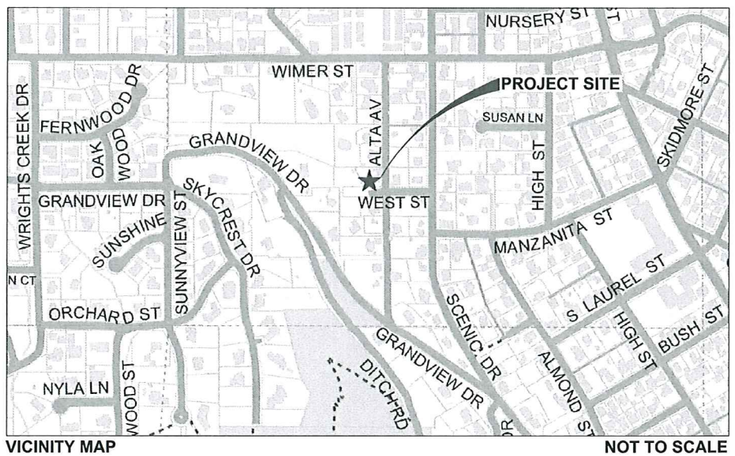
SHEET 4
OF 7

PROJECT OWNER:

CLIENT:
ASHER HOMES
CCB 56025
541-210-3027

PROJECT: NEW S.F.D. @:
294 SKYCREST DR.
ASHLAND, OR 97520





VICINITY MAP NOT TO SCALE

LOT COVERAGE	
TAX LOT 391E05DC 2802	
LOT SIZE:	18,295.2 FT² = 0.42 ACRES
HOUSE FOOTPRINT:	2,305 FT²
PAVED DRIVEWAY:	1993
PAVED WALKWAYS + DECK:	150
TOTAL LOT COVERAGE	4,448 FT²
TOTAL % COVERAGE	24.3%
ALLOWABLE LOT COVERAGE PER ZONE:	3,659 ft² = 20%

PROJECT INFORMATION

OWNERS:	BRIAN L. SMITH DIANE S. STEFFEY-SMITH P.O. BOX 629 BELLEVUE, ID, 83313
BUILDING DESIGN:	JOHN W. TURMAN DESIGN RESIDENTIAL 541-821-3365
LANDSCAPE ARCHITECT:	KERRY KENCAIRN KENCAIRN LANDSCAPE ARCHITECTURE 545 A. STREET, STE. 3 ASHLAND, OR, 97520 (541) 488.3194
CONTRACTOR	STEVE ASHER ASHER HOMES 1068 ELKADER STREET ASHLAND, OR 97520 541.210.3027
LOCATION:	294 SKYCREST DRIVE 391E05DC 2802 0.42 ACRES (18,295.2 ft²)
ZONING	RR-.5

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SCALE 1" = 8'-0"
0' 10' 20' 40'
NORTH

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541.488.3194

REGISTERED
STATE OF OREGON
REG. # 493
Kerry KenCairn
11/12 99
LANDSCAPE ARCHITECT

Drawn By:
SGB

SCALE 1" = 8'-0"

SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

SITE PLAN + VICINITY MAP

ISSUE DATE:
May 3, 2018

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REGISTERED LANDSCAPE ARCHITECT
STATE OF OREGON
REG. # 493
Kerry KenCairn
11/12/99

Drawn By:
SGB

SCALE 1" = 8'-0"

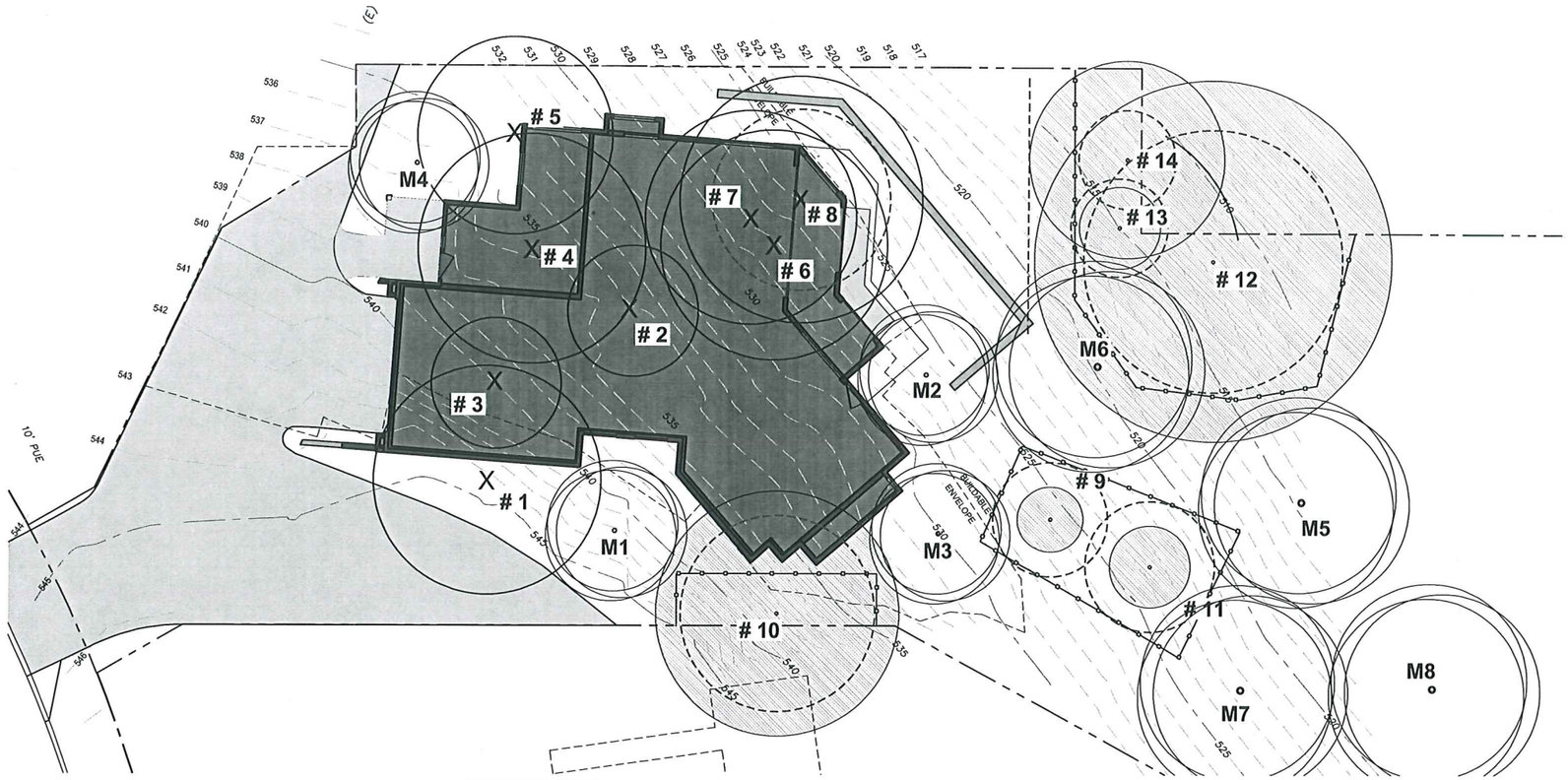
SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

SITE SURVEY

ISSUE DATE:
May 3, 2018

L 1.0



TREE PROTECTION AND REMOVAL NOTES

1. 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.
2. 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.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES.
4. 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.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED CONSTRUCTION CLEARANCE .
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
8. 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.
10. WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS, HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
    A. MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
    B. QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER, DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
    C. WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
11. 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.
12. 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.
13. 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.
14. 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.
15. SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
16. NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
17. MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
18. 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.
19. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
20. 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.
21. AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES 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.

SCALE 1" = 8'-0"

0' 10' 20' 40' NORTH

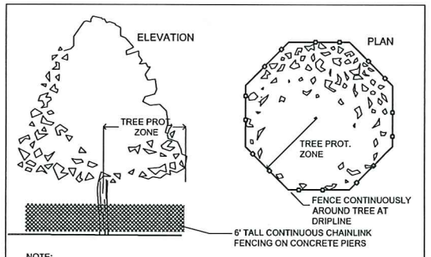
TREE LEGEND

#	Species	DBH (inches)	Height in Feet	Crown Radius in Feet	Tree Protection Zone Radius in Feet	Tolerance to Construction	Condition	Notes
1	Quercus kellogii	20	40	14	n/a	Moderate	Fair	REMOVE - Evidence of rot
2	Quercus kellogii	13	32	14	n/a	Moderate	Poor	REMOVE - Central leader dead
3	Quercus garryana	7	25	8	n/a	Moderate	Falr	REMOVE
4	Quercus kellogii	9	20	12	n/a	Moderate	Poor	REMOVE
5	Arbutus menziesii	9	23	14	n/a	Poor	Fair	REMOVE - Sparse foliage
6	Quercus kellogii	11	40	13	n/a	Moderate	Fair	REMOVE - Sparse foliage
7	Quercus kellogii	13	40	13	n/a	Moderate	Fair	REMOVE - 2 Dead leaders
8	Quercus kellogii	11	27	15	11	Moderate	Poor	REMOVE
9	Quercus kellogii	7	26	4	7	Moderate	Fair	Trunk Wound
10	Quercus kellogii	12	40	15	12	Moderate	Fair	
11	Quercus kellogii	8	23	5	8	Moderate	Fair	
12	Quercus kellogii	16	24	22	16	Moderate	Good	
13	Pinus ponderosa	7	24	5	6	Good	Fair/Poor	Suppressed by Oak overstory
14	Quercus kellogii	6	24	12	6	Moderate	Good	

TREE PROTECTION ZONE — CANOPY OF TREES TO REMAIN — X TREES TO BE REMOVED — TREE PROTECTION FENCING — MITIGATION TREE

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.

#	MITIGATION TREES		
M1	Garrya eliptica	Coast Silktassel	4'-0"
M2	Acer circinatum	Vine Maple	2" CAL
M3	Acer circinatum	Vine Maple	2" CAL
M4	Acer circinatum	Vine Maple	2" Cal
M5	Quercus garryana	Oregon White Oak	2" Cal
M6	Quercus garryana	Oregon White Oak	2" Cal
M7	Quercus garryana	Oregon White Oak	2" Cal
M8	Rhamnus purshiana	Cascara sagrada	2" Cal



NOTE:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
2. 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.
3. TREE ROOTS ENCOUNTERED DURING CONSTRUCTION, SHALL BE CUT CLEANLY AT A 90 DEGREE ANGLE AND PACKED WITH DAMP SOIL IMMEDIATELY.
4. 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.

1 TREE PROTECTION

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REGISTERED STATE OF OREGON REG. # 493
Kerry KenCairn 11/12 99
LANDSCAPE ARCHITECT

Drawn By: SGB

SCALE 1" = 8'-0"

SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

TREE PROTECTION PLAN

ISSUE DATE: May 3, 2018

L 1.1

SLOPE ANALYSIS LEGEND

- Less than 25%
- 25% TO 35%
- 35% TO 40%
- Greater than 40%

LOT 391E05DC 2802	FEET²	PERCENT
TOTAL LOT	18,295	
AREA OF SLOPE ANALYSIS	10,013	54.7%
SLOPE ANALYSIS		
LESS THAN 25%	2,776	27.7%
25% TO 35%	2,387	23.8%
35% TO 40%	2,314	23.1%
GREATER THAN 40%	2,543	25.4%
TOTAL	10,013	100.0%

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0' 10' 20' 40' NORTH

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REGISTERED STATE OF OREGON REG. # 493
Kerry KenCairn 11/12 99
LANDSCAPE ARCHITECT

Drawn By:
SGB

SCALE: 1" = 8'-0"

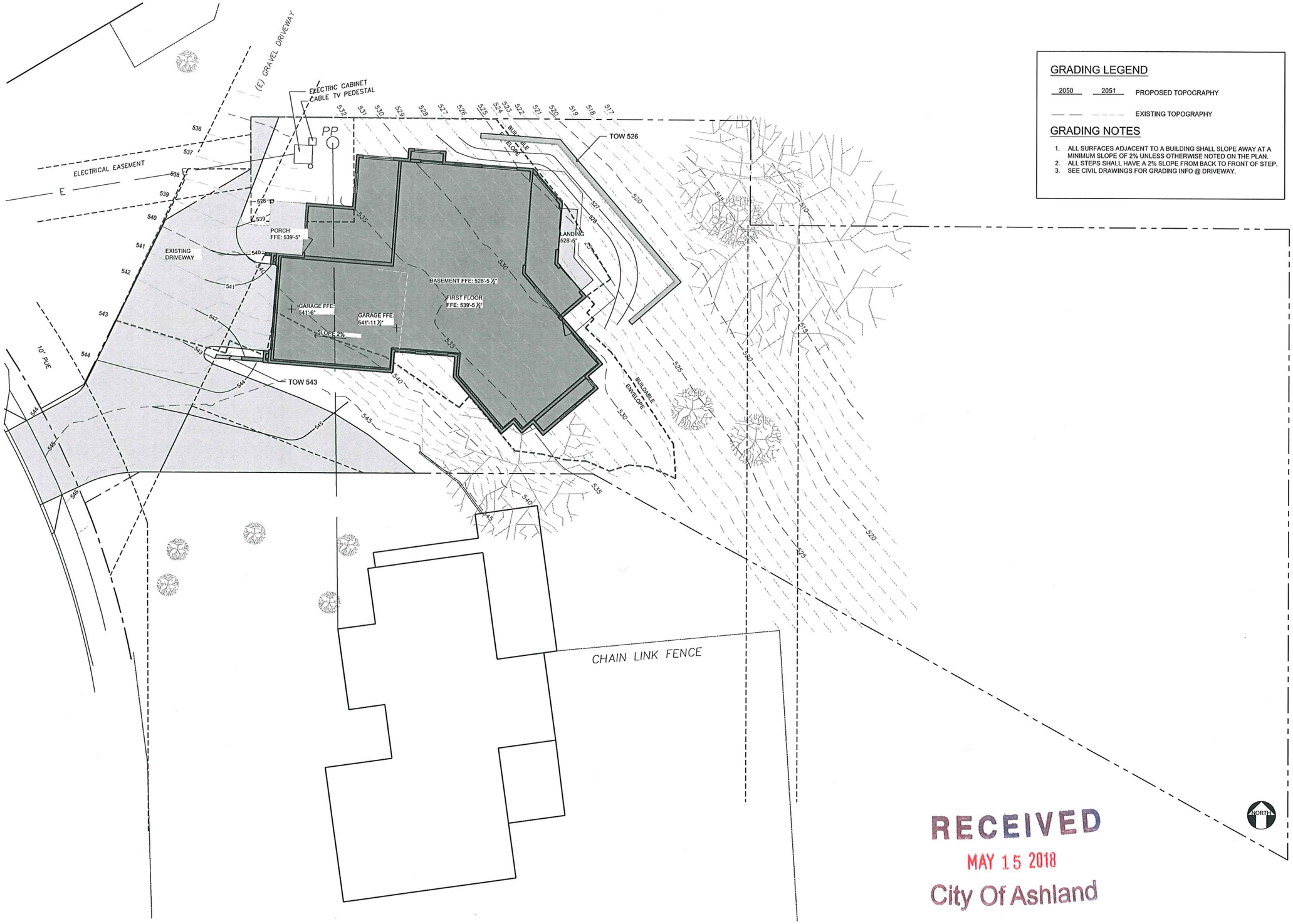
SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

SLOPE ANALYSIS PLAN

ISSUE DATE:
May 3, 2018

L 1.2



GRADING LEGEND

2050 2051 PROPOSED TOPOGRAPHY

EXISTING TOPOGRAPHY

GRADING NOTES

1. ALL SURFACES ADJACENT TO A BUILDING SHALL SLOPE AWAY AT A MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED ON THE PLAN.
2. ALL STEPS SHALL HAVE A 2% SLOPE FROM BACK TO FRONT OF STEP.
3. SEE CIVIL DRAWINGS FOR GRADING INFO @ DRIVEWAY.

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REGISTERED
STATE OF
OREGON
REG. # 493
Kerry KenCairn
11/12 99
LANDSCAPE ARCHITECT

Drawn By:
PVC

SCALE 1" = 8'-0"

SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

GRADING PLAN

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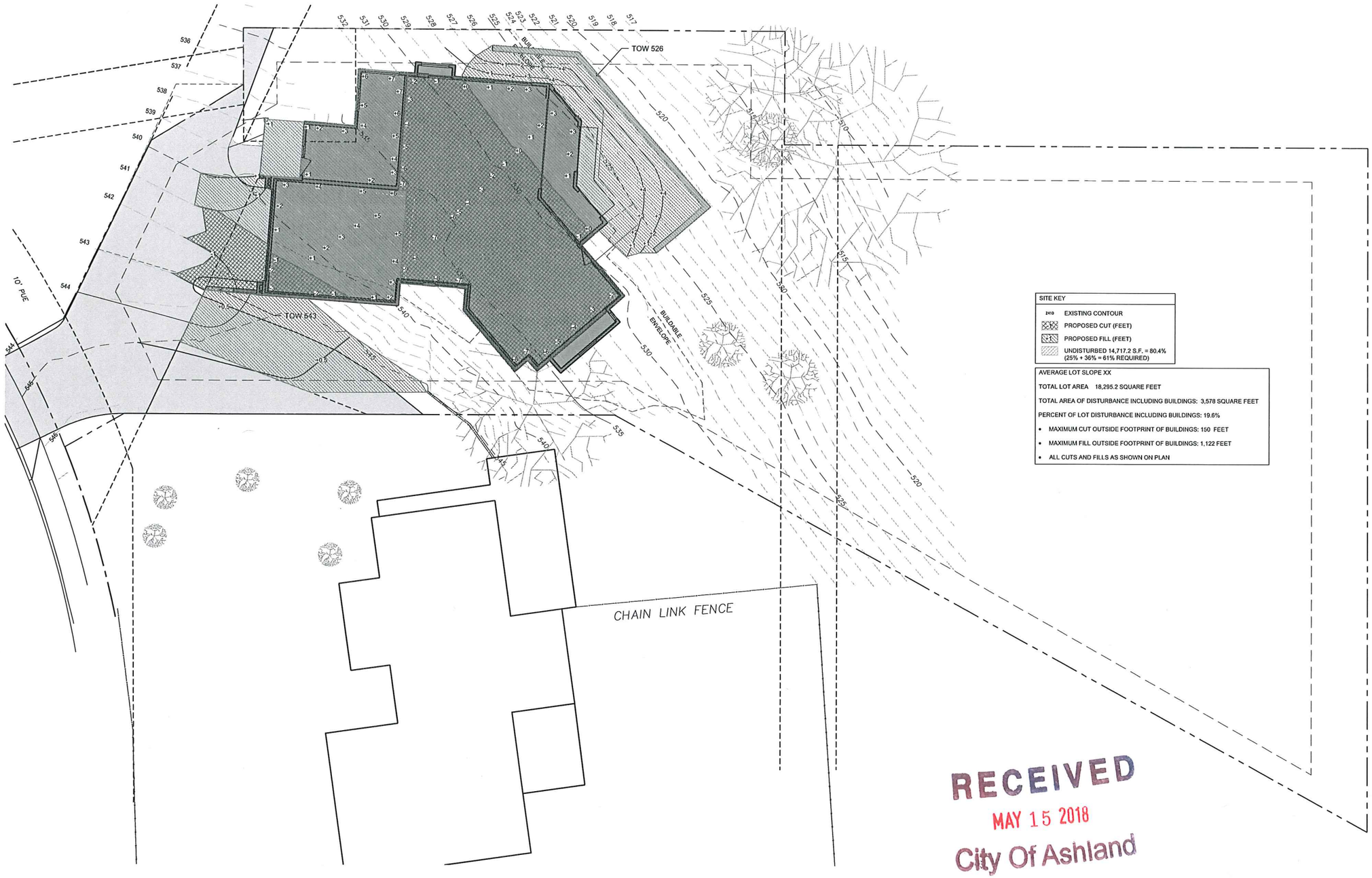

SITE KEY	
2410	EXISTING CONTOUR
	PROPOSED CUT (FEET)
	PROPOSED FILL (FEET)
	UNDISTURBED 14,717.2 S.F. = 80.4% (25% + 36% = 61% REQUIRED)

AVERAGE LOT SLOPE XX

TOTAL LOT AREA 18,295.2 SQUARE FEET

TOTAL AREA OF DISTURBANCE INCLUDING BUILDINGS: 3,578 SQUARE FEET

PERCENT OF LOT DISTURBANCE INCLUDING BUILDINGS: 19.6%

- MAXIMUM CUT OUTSIDE FOOTPRINT OF BUILDINGS: 150 FEET
- MAXIMUM FILL OUTSIDE FOOTPRINT OF BUILDINGS: 1,122 FEET
- ALL CUTS AND FILLS AS SHOWN ON PLAN

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SCALE 1" = 8'-0"
0' 10' 20' 40'
NORTH

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REGISTERED STATE OF OREGON REG. # 493 LANDSCAPE ARCHITECT
Kerry KenCairn
11/12/99

Drawn By:
SB

SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

CUT/FILL ANALYSIS

ISSUE DATE:
May 3, 2018

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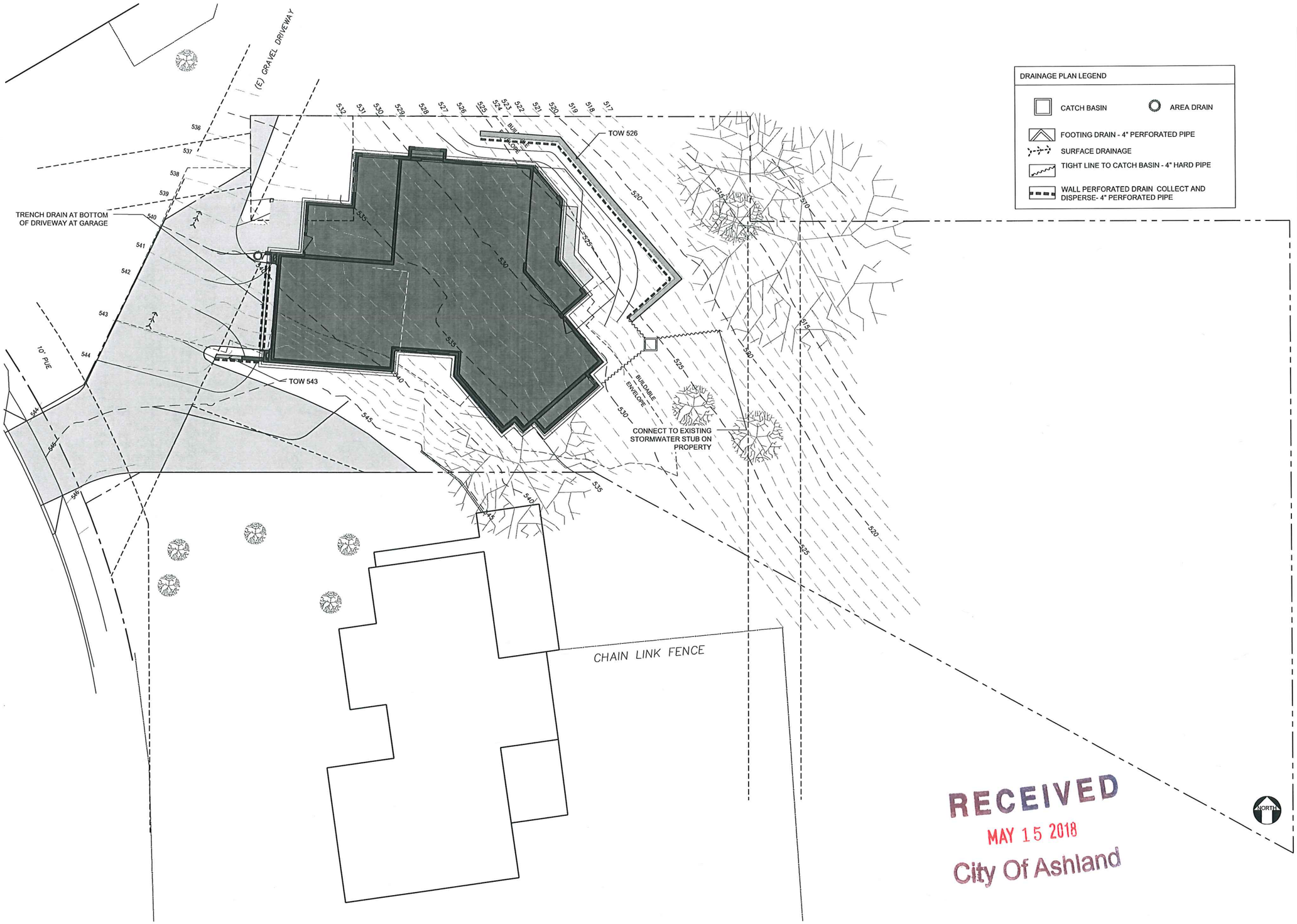

DRAINAGE PLAN LEGEND

- CATCH BASIN
- AREA DRAIN
- FOOTING DRAIN - 4" PERFORATED PIPE
- SURFACE DRAINAGE
- TIGHT LINE TO CATCH BASIN - 4" HARD PIPE
- WALL PERFORATED DRAIN COLLECT AND DISPERSE- 4" PERFORATED PIPE

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REGISTERED STATE OF OREGON REG. # 493
Kerry KenCairn 11/12/99
LANDSCAPE ARCHITECT

Drawn By:
PVC

SCALE
1/8"=1'-0"

SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

DRAINAGE PLAN

ISSUE DATE:
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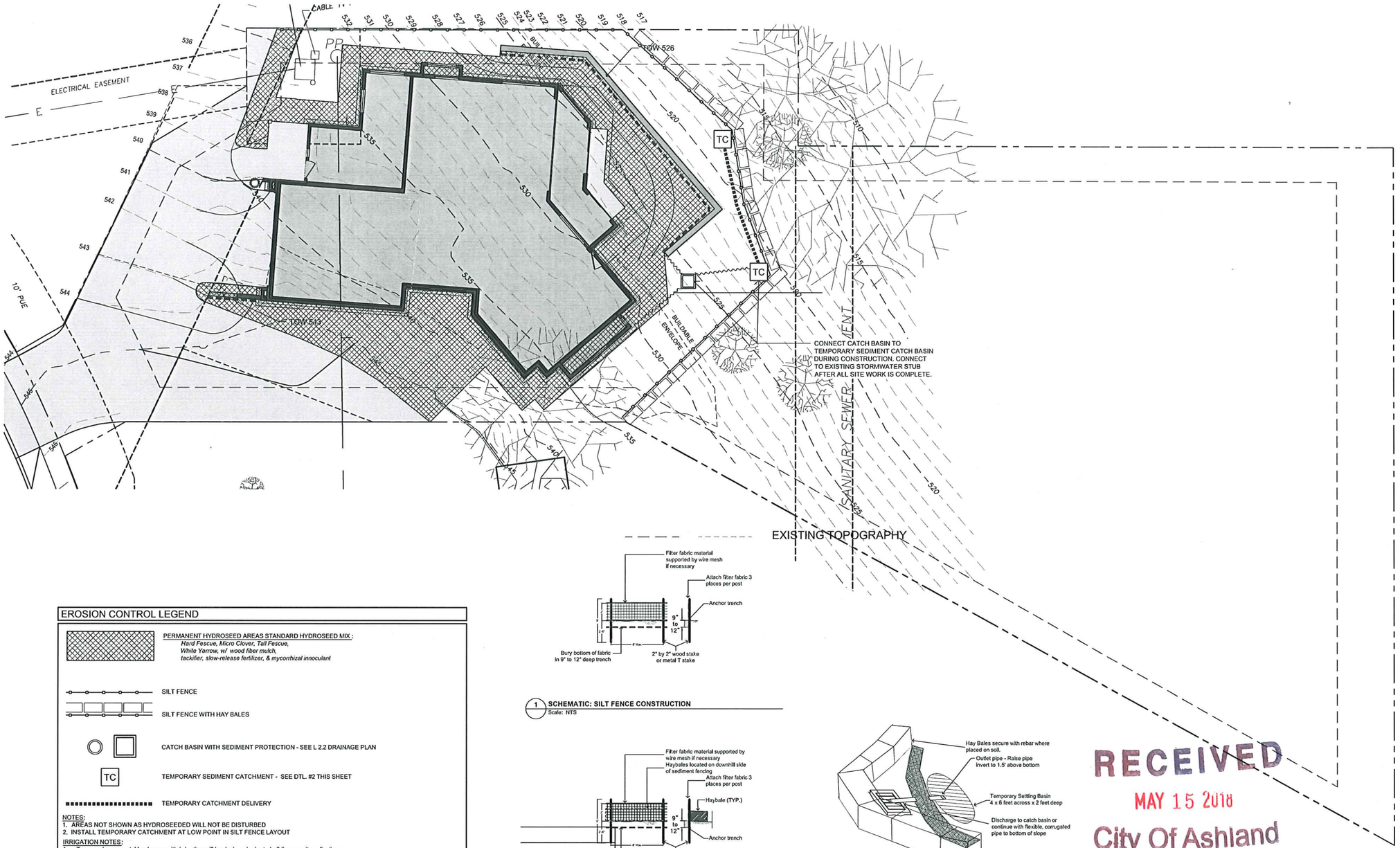


EROSION CONTROL LEGEND

PERMANENT HYDROSEED AREAS STANDARD HYDROSEED MIX :
Hard Fescue, Micro Clover, Tall Fescue, White Yarrow, w/ wood fiber mulch, tackifier, slow-release fertilizer, & mycorrhizal innoculant

SILT FENCE

SILT FENCE WITH HAY BALES

CATCH BASIN WITH SEDIMENT PROTECTION - SEE L 2.2 DRAINAGE PLAN

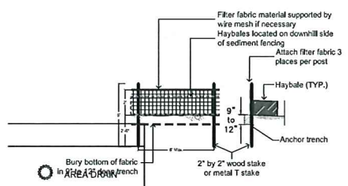
TC — TEMPORARY SEDIMENT CATCHMENT - SEE DTL. #2 THIS SHEET

TEMPORARY CATCHMENT DELIVERY

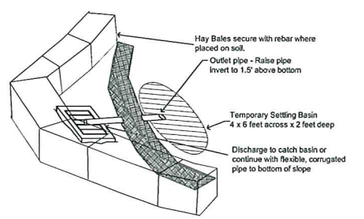
NOTES:
1. AREAS NOT SHOWN AS HYDROSEEDED WILL NOT BE DISTURBED
2. INSTALL TEMPORARY CATCHMENT AT LOW POINT IN SILT FENCE LAYOUT

IRRIGATION NOTES:
1. Trees and ornamental landscape with irrigation will be designed prior to building permit application.
2. Hydroseed species have been selected to flourish without supplemental water.

1 SCHEMATIC: SILT FENCE CONSTRUCTION
Scale: NTS



2 SCHEMATIC: SILT FENCE WITH HAYBALE CONSTRUCTION
Scale: NTS



3 SCHEMATIC: TEMPORARY SEDIMENT CATCHMENT
Scale: NTS

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0' 10' 20' 40'
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REGISTERED STATE OF OREGON REG. # 493 Kerry KenCairn 11/12/99 LANDSCAPE ARCHITECT

Drawn By: INITIALS

SCALE

SMITH RESIDENCE
294 SKYCREST DRIVE
ASHLAND, OR, 97520

REVISION DATE

EROSION CONTROL PLAN

ISSUE DATE: May 3, 2018

L 2.3

February 21, 2008
Project No. KC43-12.02

Brian & Diane Smith
290 Skycrest Drive
Ashland, Oregon 97520

Re: Geotechnical Engineering Recommendations
190 Skycrest Drive
Ashland, Oregon

Dear Mr. & Mrs. Smith:

This letter report presents Amrhein Associates, Inc. (AAI) recommendations for the design and construction of the proposed residence at the above referenced address. AAI previously conducted a site investigation and presented our findings and conclusion regarding partition of the lot in our letter dated February 23, 2005.

The subsurface conditions observed in our previous study generally consisted of a loose topsoil layer ranging in depth of 1.3 to 3.0 feet over dense, decomposed granite soils. Our test pits only extended to maximum depth of 5.0 and 5.5 feet, so the density of the decomposed granite at depth is not known at this site. We would expect the decomposed granite would become quickly become very dense with depth.

Project Description

We understand the proposed house will include a daylight basement with a tall retaining wall supporting the slope above. In addition, a shorter retaining wall will located above and behind the tall basement wall. Concrete slab-on-grade floors will be constructed in the basement, as well as for the shop area between the two retaining walls.

Site Preparation Recommendations

All loose soil under the house footings and concrete floor slabs should be over-excavated to at least medium dense, native decomposed granite soil. The tall retaining wall footings should be excavated to at least very dense, decomposed granite soils we expect to be found at depth. Any over-excavation necessary under the house footings or floor slabs, or retaining wall areas should be backfilled with crushed rock placed and compacted as “structural fill” as described below. All the loose soil should also be removed from beneath the driveway area. If the soil is non-organic, it can be recompacted in place as structural fill.

We recommend that the subgrade of the excavations be observed by the geotechnical engineer prior to the placement any structural fill or the building or retaining wall

footings. The site soils are silty and therefore are prone to disturbance and pumping in wet site conditions. The contractor should minimize traffic across prepared soil subgrade areas.

Temporary Cut Recommendations

Temporary excavation slope stability is a function of many factors including soil type, density, cut inclination, depth, the presence of groundwater and the length of time that the cut is to remain open. As a cut is deepened, or as the length of time the excavation is open increases, the likelihood of bank failures increases.

For planning purposes, we recommend the looser, weathered decomposed granite be cut to maximum temporary slope of 1H:1V, where practical, saving tree roots were necessary. If steeper temporary slopes are necessary in the upper weathered zone, temporary shoring, such as steel plates, must be employed that is properly supported and tied off with anchors or large trees. Below the weathered zone, we classified the very dense, decomposed granite as staple rock in accordance with OR-OSHA guidelines and it can be cut vertically. The cut angles and locations are shown on Figure 2, Soil Cut and Retaining Wall Configuration.

If seepage is observed exiting the slope face, flatter slopes will be necessary. For this reason, temporary slope safety should remain the responsibility of the contractor, who is present at the site and able to observe changes in the site soil conditions and monitor the performance of the excavation. Inspection of the cuts should be made on a daily basis. If any sign of slope movement, cracking above or within the slope, water seepage, or sluffing is observed, the geotechnical engineer should be called for an immediate review of the conditions.

The following measures should be employed to protect the excavation face and workers working above and below the excavation cut.

1. Materials should not be stockpiled above the excavation.
2. The temporary slope should be covered with sheet plastic to protect it from rainfall.
3. The top of the cut should be fenced to prevent falls.
4. All workers working under the cut face must wear hard hats.
5. Workers must be able to escape the area between the cut face and the new retaining wall within a lateral distance of 25 feet or have a ladder to climb out nearby.

Structural Fill Recommendations

All fill placed under the house footings, the concrete floor slabs, the driveway, and the backfill behind structural retaining walls or stacked block walls should be placed in accordance with the recommendations for structural fill. All surfaces to receive fill should be prepared as previously recommended.

The decomposed granite soils can be used for general site grading, the driveway grading and landscape purposes. We recommend that structural fill placed under the house footings, the concrete floor slabs, and the backfill behind structural retaining walls or stacked block walls consist of imported crushed rock. In all cases, site soils or soil imported to the site to be used for structural fill should have a maximum particle size on the order of 8 inches and be free of organics and other deleterious material.

The site soils are silty and should be considered moisture sensitive. Site work in the presence of water or during wet weather would disturb the bearing strata. The contractor should avoid disturbance of these soils and limit traffic across the building areas and foundation areas during wet weather.

Structural fill should be placed in loose lifts not exceeding 12 inches in thickness. Individual lifts should be compacted to a firm and non-yielding condition such that a density of at least 90 percent of the modified Proctor maximum dry density (ASTM D:1557 or AASHTO T:180) is achieved. We recommend that a representative of the geotechnical engineer be present during placement of structural fill to observe the work and perform a representative number of in-place density tests. In this way, the adequacy of the earthwork may be evaluated as grading progresses. However, if large crushed rock is used (e.g. 4-inch minus) the density of the fill will be difficult, if not impossible, to measure by means of a nuclear moisture/density gauge. Therefore, we recommend that the rock fill be spread, watered to an appropriate moisture content, and compacted with at least 3 passes of a heavy, vibratory compaction roller. The compacted fill should be a firm and non-yielding surface able to withstand proof-rolling with a loaded dump truck without significant deflection.

The suitability of soils used for structural fill depends primarily on the soil particle size gradation and moisture content of the soil when it is placed. As the amount of fines (that portion passing the U.S. No. 200 sieve) increases, the soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult, if not impossible, to achieve. Soil containing more than about 5 percent fines by weight, when measured against the minus No. 4 sieve fraction, cannot be compacted to a firm and non-yielding condition when the moisture content is about 2 percent above optimum. If needed, the use of clean, granular soil would expedite wet weather construction.

If inclement weather occurs during grading, the upper wetted portion of the subgrade may need to be scarified and dried prior to further earthwork. If it is not practical to dry the wet, silty soils, it may be more expedient to remove the wet materials and replace them with dry soil.

Spread Footing Foundation Recommendations

The proposed house may be supported by conventional, shallow, spread footings and continuous wall footings, founded on undisturbed, native, medium dense, decomposed granite or compacted, crushed rock placed over those soils. The tall retaining wall footings should be founded on very dense, decomposed granite, so they can be designed with a higher maximum allowable bearing pressure. In addition the depth of the upper retaining wall footing should be modified to avoid the imposition of a surcharge load on the lower, tall retaining wall as discussed in Retaining Wall Recommendations.

Based upon these conditions, we recommend that the house footings be designed with a maximum allowable bearing pressure of 1,500 pounds per square foot (psf). The retaining wall footings that are founded in very dense, decomposed granite may be designed with a maximum allowable bearing pressure of 3,000 psf. These allowable loads may be increased by up to one-third to accommodate seismic or transient loads. The base of exterior footings should be located at least 16 inches below the lowest adjacent ground surface or top of floor slab, for frost protection. Interior footings may penetrate 12 inches below the lowest surrounding grade or slab surface. All footings should have a minimum width of 12 inches with minimum reinforcing steel as required by the residential building code for seismic and to control concrete shrinkage cracking.

The site excavation should be planned to create a horizontal bench in the native, decomposed granite for the upper retaining wall footing as shown on Figure 2, Soil Cut and Retaining Wall Configuration. The footings running perpendicular to the slope should be designed and constructed on horizontal benches with vertical step downs, if necessary. The footings should not be designed or constructed running down the slope at an angle.

As the site soils are silty and therefore are moisture sensitive, site work in the presence of water or during wet weather would disturb the bearing strata. The contractor should avoid disturbance of these soils and limit traffic across the building pad and foundation areas during wet weather. To minimize disturbance associated with form work and reinforcement bar placement, the use of a “mud mat” or crushed rock blanket may be required.

Assuming the foundation elements are founded on the prescribed bearing strata, we anticipate that the total settlements should be less than ¾-inch with differential settlements on the order of half of that total. Most of the settlement should occur during the construction of the house. If any disturbed or loose materials are left within the footing areas prior to concrete placement, settlements may be increased. For that reason, the condition of the footing subgrades should be observed prior to concrete placement, to confirm the condition of the bearing soils are consistent with those assumed during design.

Concrete Floor Slab Recommendations

All concrete floor slab subgrades should be prepared in accordance with the Site Preparation Recommendations. The concrete floor slabs should be founded on undisturbed, at least medium dense, native soil or crushed rock, structural fill. We also recommend that the floor slabs also be underlain by a minimum of a 6-inch thickness of clean, free-draining, crushed rock or washed rock to serve as a capillary break and working surface. An outlet for the drainage layer should be provided through or under the concrete footings to allow for any water that may build up under the slab to drain.

A vapor barrier membrane should also be placed beneath the concrete floor slab. This vapor barrier should be at least 10 mils thick and comply with ASTM:E 1745, Class C vapor barrier.

Retaining Wall Recommendations

Backfilled retaining walls are categorized by the condition of restraint at the top of the wall at the time of backfilling. Retaining walls where the top of the walls are free to move laterally or rotate to at least 0.1 percent of the wall height during backfilling may be designed for an equivalent fluid unit weight of 35 pounds per cubic foot (pcf). If the walls are structurally restrained for lateral movements at the top of the wall at the time of backfilling, we recommend that they be designed for an equivalent fluid unit weight of 50 pcf. These values assume no buildup of hydrostatic water pressure behind the walls.

A value for the allowable passive earth resistance of 400 pcf may be assumed for each foot of penetration below the ground surface, neglecting the first foot. An allowable wall base friction value of 0.40 is recommended. This assumes that the concrete makes intimate contact with the soil.

The retaining wall to be located behind the tall, basement wall should be deepened to avoid the imposition of a surcharge load on the lower, retaining wall. The toe of the upper footing should be located behind an imaginary line extending from the base of the lower wall up at a 30^0 angle as shown on the attached Figure 2, Soil Cut and Retaining Wall Configuration.

All backfill placed behind the walls or around foundation units should be placed in accordance with our recommendations for structural fill. The above lateral earth pressures, are based upon granular backfill and no buildup of hydrostatic pressure behind the wall. To minimize lateral earth pressure and prevent the buildup of hydrostatic pressures, the wall backfill should consist of free-draining, granular material with drainage provisions as discussed in the Drainage Considerations section presented below. All backfill behind the retaining walls should be free-draining rock or crushed rock. The back of all retaining walls should be waterproofed and the water proofing protected with fiber-board panels.

The backfill should be compacted to between 88 to 90 percent of the laboratory maximum dry density (ASTM:D 1557 or AASHTO T 180). Additional compaction adjacent to the wall will increase the lateral pressure while lesser degree of compaction could permit post construction settlements. If silty soils are used as backfill behind the wall, far greater lateral pressures can be expected to act on the wall. It is difficult to evaluate what lateral earth pressures will actually be imposed on the retaining wall due to the lower permeability silty backfill. The density of the soils, as well as the moisture content plays a significant role. If much of the soil material is loose, the soil will readily absorb and become a saturated mass, even further increasing wall pressures. Also, the fines can plug the footing drain itself that may allow full hydrostatic pressures to develop. The soil pressure and water pressure are additive and can approximately triple the total lateral pressure against the wall.

Permanent Cut and Fill Slope Recommendations

We recommend that permanent cut and fill slopes be designed for a maximum inclination of 1-½H:1V. Any slope steeper than 3H:1V must be covered with topsoil and erosion control matting installed in accordance with the manufacturer's recommendations. The maximum fill slope length should not exceed 20 feet in vertical height. The maximum cut slope should not exceed 15 feet in vertical height.

Permanent fill slopes should be constructed in accordance with our recommendations for structural fill. The surface of the fill slope should be compacted to the same 90 percent density (ASTM:D 1557) as the body of the fill. This may be accomplished by overbuilding the embankment and then cutting it back to its compacted core or compacting the surface of the fill as it is constructed.

Fill placed on slopes should be keyed and benched in as it is being placed. This can be accomplished by starting at the bottom of the slope cutting material horizontally from the slope to create a level bench. The material can be most effectively compacted on the level bench. As additional material is placed on the bench, the equipment should cut out the next bench into the slope, stair-stepping up the slope. The bottom key should be a horizontal cut at least 6 feet in width. Each horizontal bench should be cut at least 6 feet into the native granitic soil.

The top of all slopes greater than 10 feet in vertical height should be protected from runoff by diversion berms or swales. The surface of the slopes should be covered with topsoil and seeded.

Building Drainage Considerations

During periods of high precipitation, seepage zones may develop randomly in the cut faces. Any seepage should be routed away from the construction and building area as much as possible.

Site grades should be planned to slope away from the house. We recommend that the house be provided with a permanent footing drain system to collect any available water. The footing drains should consist of at least 4-inch diameter perforated pipe surrounded by at least 4 inches of washed rock or pea gravel on all sides. Roof and surface runoff should not discharge into the footing drain system; instead a separate tight line drain system should be installed. The footing drains and roof downspout drain pipes should be extended to the storm drain system.

If at all possible during the winter months, we recommend the roof gutters be installed on the house as soon as the roof has been installed. This will prevent water from the roof saturating the soil immediately around the house and will control the greater quantity of water coming from the new roof.

Closure

The conclusions and recommendations presented in this letter are based on our understanding of the project and the previous explorations completed at the site. The integrity of the house foundation and retaining walls depends on proper site preparation and construction procedures. We recommend that a representative of the geotechnical engineer observe the foundation subgrades or any subgrade prior to the placement of structural fill. Our conclusions and recommendations have been prepared in conformance with generally accepted geotechnical engineering principles and practices. No other warranty, either expressed or implied, is made or intended. This report has been prepared for the exclusive use of the Smiths, and their agents, for specific application to this project.

We hope these recommendations assist you in the design and construction of the proposed retaining wall. Please feel free to ask any questions as the construction progresses.

Sincerely,
Amrhein Associates, Inc.

Mark J. Amrhein, PE, GE
President / Senior Engineer

RENEWAL DATE: 12/31/09

Att: Figure 2, Soil Cut and Retaining Wall Configuration

cc: Bob Voss, Medinger Construction
Kerry KenCairn, KenCairn Landscape Design
Barbara Ciota, Ciota Engineering

Applied Geotechnical Engineering & Geologic Consulting

June 12, 2018

Asher Homes
P.O. Box 3549
Ashland, OR 97520

SUBJECT: **Geotechnical Investigation and Geologic Hazard Study**
294 Skycrest Drive
Ashland, Oregon

At your request, Applied Geotechnical Engineering and Geologic Consulting LLC (AGEGC) has completed a geotechnical investigation and geologic hazard study for the proposed new single-family home to be located at 294 Skycrest Drive in Ashland, Oregon. The intent of our work is to provide design recommendations for design and construction of the new home, including erosion control. Our work included a review of available geotechnical and geologic information for the property and vicinity, a ground-level reconnaissance of the property and vicinity, and engineering analyses. Our report describes the work accomplished and provides our recommendations for the proposed new home.

We understand the home will be a single-family, wood-frame structure. The home will be a single story with a daylight basement. The basement will be constructed with a concrete slab-on-grade floor. Retaining walls will be required along the uphill side of the home to retain cut areas from excavation of the home's building pad.

A licensed geotechnical engineer and geologist provided by AGEGC completed a site visit to the property on October 23, 2017. The site slopes moderately down to the east. The slope is relatively uniform, indicating only minor fills at the site. Groundwater seepage was not observed in the proposed building area. The site is wooded with mature trees.

Geologic maps of the area indicate the site is underlain by granite. Test pits completed as part of the previous geotechnical investigation for this site encountered weathered (decomposed) granite at relatively shallow depths. The upper 1 to 3 ft of soils consist of loose silty sand that is underlain by the dense, decomposed granite.

There are no mapped active faults in the area of the site. Native slopes in the vicinity of the proposed home site are relatively uniform and no indications of deep-seated slope failures were observed.

CONCLUSIONS AND RECOMMENDATIONS

In our opinion, the property is suitable for development with the proposed new home. If our geotechnical recommendations for development of the lot are followed, in our opinion, there is no significant risk of slope instability on the lot. The main geotechnical considerations for development of the lot include moderately steep slopes, the potential for shallow rock, and seasonally perched groundwater. Geotechnical recommendations for lot development and erosion control for the proposed new home are provided below.

Lot Development

1) Final graded slopes on the lot should be no steeper than 2H:1V. Temporary cut slopes up to 12 ft high may be excavated at a slope of ½H:1V. Other than material used for backfilling against the foundations and retaining wall, no fills should be placed on the lot.

2) The disturbed silty sand soils are highly susceptible to erosion and should be revegetated as soon as practical.

3) The majority of the excavation spoils are not suitable for use as compacted fill and should be removed from the site. Given the steepness of the lot, we anticipate that the majority of the excavation spoils will need to be removed from the lot.

4) Fill placed within 2 ft of the home and concrete flatwork should consist of compacted, structural fill. Structural fill should consist of imported granular fill, such as ¾-in.-minus crushed rock. Structural fill must be compacted to at least 95% of the maximum dry density as determined by ASTM D 698, at a moisture content within 3% of optimum. The ground surface within all areas to receive fill should be stripped of surficial organics and benched prior to placement of the fill.

5) Structural loads may be supported on standard spread footing foundations founded on stiff native, undisturbed silt soils or on structural fill over undisturbed stiff native soils. Foundation excavations should be completed using a backhoe or trackhoe equipped with a smooth-lip bucket. Spread footing foundations may be designed for an allowable soil bearing pressure of up to 1,500 psf. This allowable soil bearing pressure assumes all footings will be founded as recommended in this report. The minimum width of any footing should not be less than 12 in., and footings should be established a minimum of 18 in. below the lowest adjacent exterior grade.

6) Where practical, foundations should be oriented perpendicular to the slope (oriented uphill/downhill).

7) Foundations should be setback a horizontal distance from downhill slopes of at least 10 ft. This setback may be obtained by embedding the foundation a greater distance below final grades (on a 3H:1V slope, foundations must be embedded about 3.5 ft below grades to provide the recommended setback).

8) The site should be graded to provide positive drainage away from footings and retaining walls. Subsurface drains (foundation drains) should be provided adjacent to the uphill side of all retaining walls foundations. Foundation drains should consist

of a 4-in.-dimater drain pipe, bedded in at minimum of 12 in. of angular drain rock. The drain rock should be wrapped in a non-woven geotextile drainage fabric. Downspouts should be hard-piped to drain at least 20 ft away from the house and away from moderate and steep slopes.

9) We understand that retaining walls will be constructed as part of the site grading for the improvements and for the daylight basement. The following embedded wall design recommendations assume that the wall backfill consists of clean granular material (sand or crushed rock) within at least 2 ft of the wall, the backfill is compacted to 90 to 95% of ASTM D 698, the backfill is level within 10 ft of the wall, and the embedded wall is fully drained, i.e., hydrostatic pressure cannot act on the wall. Drain rock should be separated from native soils by either a 12-in.-thick layer of ¾-in.-minus crushed rock or a non-woven geotextile filter fabric. The intent is to prevent migration of fines into the drain rock. Walls that are allowed to yield by tilting about their base (cantilevered retaining walls are typically considered yielding) should be designed using a lateral earth pressure based on an equivalent fluid having a unit weight of 35 pcf.

   Horizontal shear forces can be resisted partially or completely by frictional forces developed between the base of spread footings and the underlying soil and by passive soil resistance. The total frictional resistance between the footing and the soil is the normal force times the coefficient of friction between the soil and the base of the footing. We recommend an ultimate value of 0.4 for the coefficient of friction; the normal force is the sum of the vertical forces (dead load plus real live load).

10) The basement concrete slab-on-grade floor will be founded below adjacent grades. To provide adequate support, the slab should be underlain by a minimum of 10 in. of crushed rock fill. Because the majority of the slab will be founded below adjacent grades, the slab should be constructed with an underslab drainage system to reduce the risk of hydrostatic pressures under the floor slab. The drainage system should consist of 4-in.-diamater perforated drain pipes placed on about 10 ft spacings under the floor slab, connected and hard-piped to drain away from the home. The reduce the risk of hydrostatic pressure under the slab, the lower 8 in. of the crushed rock layer under the slab should consists of clean (less than2% passing the No. 200 sieve – washed analyses). A ¼-to-¾ in. angular drain rock is suitable for this purpose. The drain pipes should be bedded in the drain rock. A vapor resistant membrane should be placed on top of the compacted rock.

11) We estimate that relatively hard granite occurs at a depth of greater than 20 ft at the site. In our opinion, seismic design for the new home can be completed based on a Site Class C material.

12) The project geotechnical engineer should complete site visits on an intermittent basis to observe and evaluate 1) site stripping, 2) overexcavation of unsuitable soils, 3) fill placement and compaction (including the underslab drainage system), and 4) foundation excavations and subgrade for retaining walls foundations. The owner and/or project earthwork contractor should advise the geotechnical engineer when this work will be started and as it is ongoing.

Erosion Control

The site is located on a moderately steep slope that is underlain by granitic soils. Granitic soils are easily eroded when disturbed by construction activities. The intent of the erosion control plan is to decrease erosion and off-site migration of soils. This can be accomplished by decreasing surface water runoff by means of vegetation, hay bales and rock coverings or checkdams; holding the soil in place by establishing a vegetation cover as soon as practical; and by directing surface water flow away from areas disturbed by construction activities.

Downspouts and other drains should be connected (hard-piped) to the storm water system as soon as practical. This includes installation of temporary flex piping for downspouts to transport water away from disturbed areas of soil.

1) A portion of the property will be disturbed during construction of the proposed home and site grading including the grading (cuts and minor fills) for the backyard. Landscape areas on the lot where the vegetation is disturbed or removed should be revegetated or landscaped as soon as practical. The silty sand (decomposed granitic soils) is easily eroded when disturbed by construction activities. Mulch consisting of either straw, wood cellulose fiber or other similar materials can be placed in areas where landscaping will not be quickly established. Mulch should be applied at a rate of approximately 2,000 pounds per acre.

2) We recommend all exposed soil areas (all graded areas) be graded such that surface water upslope of the disturbed area is directed away from the exposed soil. Any surface water flow on the exposed soil should move as sheet flow rather than concentrated flow.

3) Runoff from the disturbed portion of the site will likely contain some soil material. To further reduce the risk of sediment leaving the site during periods of wet weather (typically winter and spring months), a small settling basin can be installed at the discharge end of graded areas. Straw bales and/or silt fence should be staked along the downhill edge of the settling basin. Water can be discharged from the settling basin using 4-in.-diameter flex pipe.

4) Straw bales or silt fencing should be installed along the downhill edge (east side) of the proposed construction. The silt fence should be embedded at least 4 in. into the ground and should be staked in place. The straw bales should be placed end-to-end and staked in place to prevent separation between the bales. The silt fence and straw bales should be placed to direct surface water runoff from the site towards the settlement basins.

5) During construction and prior to establishment of the site landscaping, the erosion control measures must be monitored and will require periodic maintenance. Maintenance may include removal of sediment from upslope of the straw bales or silt fence, removal of sediment from the settlement basin, and the placement of additional straw bales or sediment fence. The amount of required maintenance of the erosion control measures will decrease significantly as the landscaping becomes established.

6) The project geotechnical engineer or landscape architect (the person the owner designates as responsible for the erosion control measures) should evaluate the erosion control measures periodically during construction, including after storm events.

LIMITATIONS

This report has been prepared to aid the owner's design team in the design and construction of the proposed improvements on the referenced building lot. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of the improvements.

The conclusions and recommendations submitted in this report are based on the information described above. It should be understood that variations in subsurface conditions may be present. If subsurface conditions different than those described in this report are encountered during construction, AGEGC should be notified to evaluate and change our recommendations as needed.

We have performed these services in accordance with generally accepted geotechnical engineering practices in southern Oregon at the time the study was accomplished. No other warranties, either expressed or implied, are provided.

Please contact AGEGC if you have any questions or require additional information.

Sincerely,
Applied Geotechnical Engineering and Geologic Consulting LLC

Robin L. Warren, G.E., R.G.
Principal

Renewal: June 2020

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

May 17, 2018

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

RE: Tree removal permit at Creekside Cottages

I have inspected and assessed the tree behind unit #295 at the request of the Creekside Cottages HOA.

The tree is a black cottonwood, *Populus trichocarpa.* It is characterized by 3 main trunks measuring 14.5", 11.5", and 14.5" DBH. The tree is overall quite healthy and vigorous.

The primary concern is the codominant nature of the tree. This form lends itself to a much greater risk of failure. Coupled with the very weak nature of the species and the proximity to homes is cause for concern.

We explored the option of cabling the stems, but I was not confident that this would be a good long-term solution in this scenario. The HOA would prefer to remove the tree and avoid any long-term or immediate risk.

It appears that this tree is just outside of the riparian setback and so would not require a hazard designation to remove (advise confirm this with City staff). However, I do think this tree qualifies as potentially hazardous (see attached risk assessment). The area is well-treed and the removal of this tree would have a minor impact on canopy densities, but one that could be relatively quickly replaced with a more suitable tree. The area is quite flat and so removal would not have an impact on soil erosion.

Please contact us if there are any further questions we can help to answer in this matter.

Sincerely,

_____

Christopher John
Arborist, Canopy LLC
ISA Certification #WE-9504A
Tree Risk Assessor Qualified (TRAQ)

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MAY 18 2018
City of Ashland

ISA Basic Tree Risk Assessment Form

Client CREEKSIDE COTTAGES Date 4/23/2018 Time 4:15 p.m.

Address/Tree location 2277 SISKIYOU - BEHIND UNIT # 295 Tree no. 1 Sheet 1 of 1

Tree species BLACK COTTONWOOD POTR dbh 14.5/11.5/14.5 Height 50 Crown spread dia. 25'

Assessor(s) CHRIS JOHN Time frame 10 YEARS Tools used DBH TAPE ; VISUAL

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate (1–rare 2–occasional 3–frequent 4–constant)	Practical to move target?	Restriction practical?
1	HOMES	Y	–	–	3	N	N
2	PEOPLE IN PARK	Y	–	–	1	N	N
3	OTHER TREES	N	Y	–	4	N	N
4							

Site Factors

History of failures — **Topography** Flat ☑ Slope ☐ _____ % **Aspect** _____

Site changes None ☑ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☑ 20 % Describe FOUNDATION

Prevailing wind direction SW **Common weather** Strong winds ☑ Ice ☐ Snow ☐ Heavy rain ☐ Describe _____

Tree Health and Species Profile

Vigor Low ☐ Normal ☐ High ☑ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 95 % Chlorotic ____ % Necrotic 5 %

Pests — **Abiotic** —

Species failure profile Branches ☑ Trunk ☑ Roots ☐ Describe WEAKLY-WOODED SPECIES PRONE TO FAILURE

Load Factors

Wind exposure Protected ☐ Partial ☑ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ☐ Medium ☑ Large ☐

Crown density Sparse ☐ Normal ☑ Dense ☐ **Interior branches** Few ☐ Normal ☑ Dense ☐ **Vines/Mistletoe/Moss** ☐ _____

Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☑ LCR 80 %

Dead twigs/branches ☑ 5 % overall Max. dia. 2

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐

Codominant ☑ _____ Included bark ☐

Weak attachments ☐ _____ Cavity/Nest hole ____ % circ.

Previous branch failures ☐ _____ Similar branches present ☐

Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ _____

Response growth _____

Main concern(s) CO-DOMINATE BRANCHING

Load on defect N/A ☐ Minor ☑ Moderate ☐ Significant ☐ _____

Likelihood of failure Improbable ☐ Possible ☐ Probable ☑ Imminent ☐ _____

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐

Codominant stems ☑ 3 Included bark ☑ Cracks ☑

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☑

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole ____ % circ. Depth _____ Poor taper ☐

Lean 15 ° Corrected? NO

Response growth MODERATE

Main concern(s) 3 CO-DOMINATE LEADERS ORIGINATING FROM GROUND

Load on defect N/A ☐ Minor ☐ Moderate ☑ Significant ☐

Likelihood of failure

Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ ____ % circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____

Root plate lifting ☐ Soil weakness ☐

Response growth _____

Main concern(s) _____

Load on defect N/A ☑ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure

Improbable ☑ Possible ☐ Probable ☐ Imminent ☐

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City of Ashland

Risk Categorization

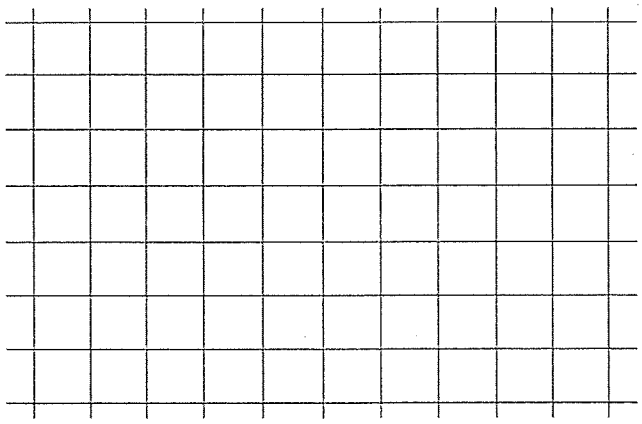
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Likelihood: Failure: Possible	Likelihood: Failure: Probable	Likelihood: Failure: Imminent	Likelihood: Impact: Very low	Likelihood: Impact: Low	Likelihood: Impact: Medium	Likelihood: Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Likelihood: Failure & Impact (from Matrix 1): Somewhat	Likelihood: Failure & Impact (from Matrix 1): Likely	Likelihood: Failure & Impact (from Matrix 1): Very likely	Consequences: Negligible	Consequences: Minor	Consequences: Significant	Consequences: Severe	Risk rating of part (from Matrix 2)
1	TRUNK	CODOMINATE	14"	30'	1	NO			■					■			■				■		HIGH
			11"	50	2	YES			■		■				■							■	LOW
			14"	30'	3	NO			■				■			■				■			LOW
2																							
3																							
4																							

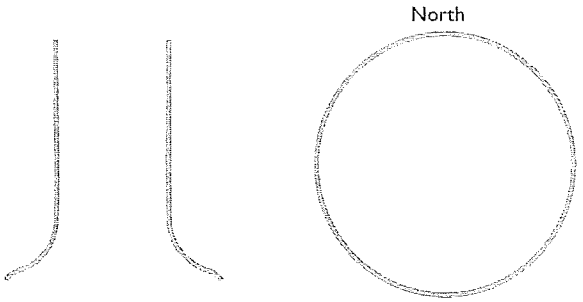
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions _____

Mitigation options REMOVAL & REPLACEMENT — **Residual risk** NONE

CABLE CODOMINATE STEMS — **Residual risk** MODERATE

_____ **Residual risk** _____

_____ **Residual risk** _____

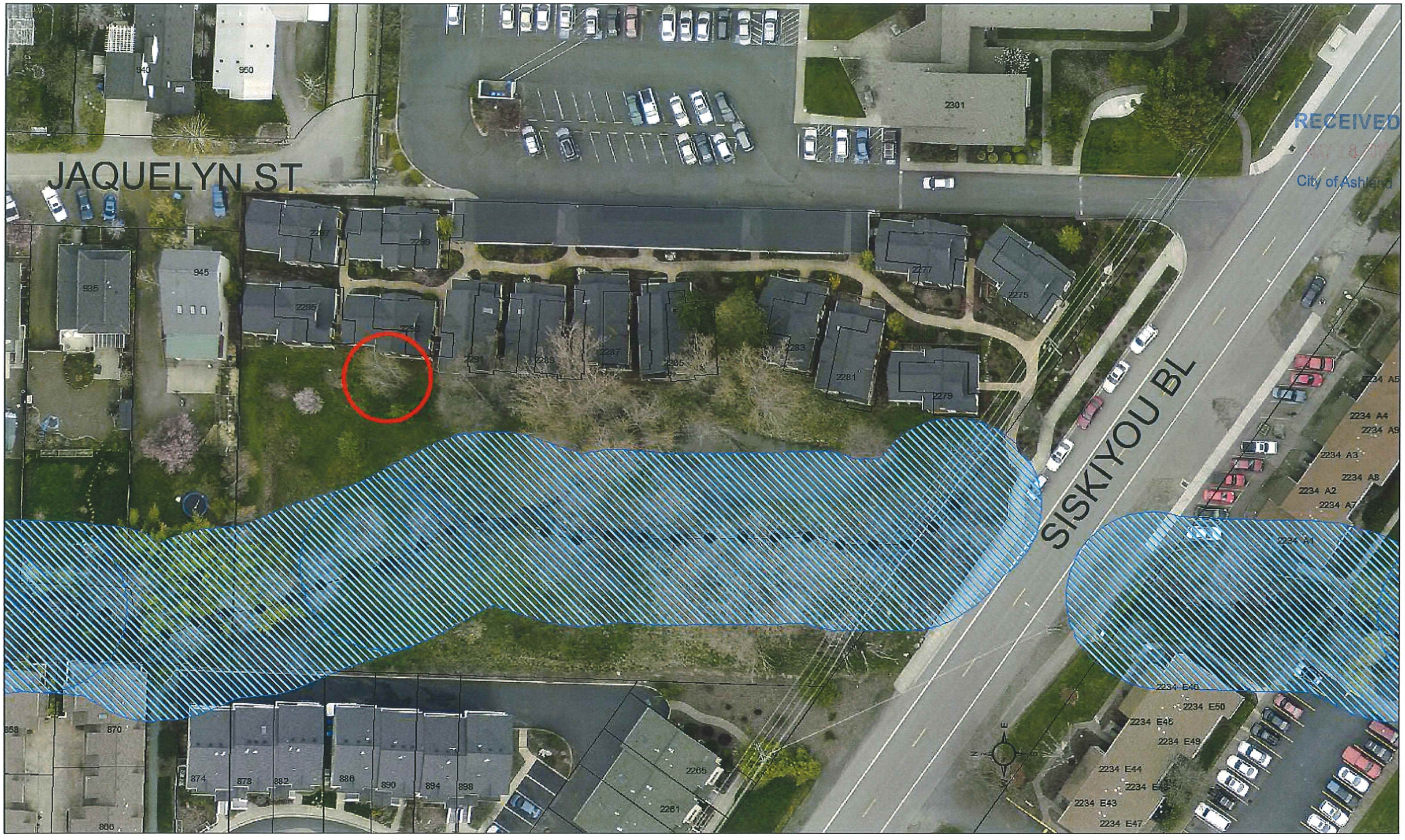
Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐ **Work priority** 1 ☐ 2 ☒ 3 ☐ 4 ☐

Overall residual risk Low ☐ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** ANNUAL

Data ☒ Final ☐ Preliminary **Advanced assessment needed** ☐ No ☐ Yes-Type/Reason _____

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) – 2013



1:480
1 inch = 40 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.

CITY OF ASHLAND

May 21st, 2018

Ravenwood application for removal of trees

Ravenwood is a Home Owners Association complex of 24 residential units situated below Vista Ave. in Ashland, Oregon. Our grounds are owned and maintained by the Association and include many trees. We are a FireWise Community as of 2015 and have since then engaged in the process of identifying and removing fire hazardous materials from our property.

Currently, we are asking for permission to remove two Ponderosa Pines and one Italian Cypress. All three trees are within our property, not street trees.

1) Ponderosa Pine #1 is located about 14 feet from unit #303. The bottom half of the tree has brown needles and the top half has many cones (an effort to survive?). More than one arborist has recommend removal of this tree. In addition to dying, the tree sheds needles and cones onto the roofs of the nearby dwellings, an additional fire hazard. Alison Lerch of FireWise has seen this tree and agrees it should be removed.

2) Ponderosa Pine #2 is located about 7 feet SE of Ponderosa pine #1. It has lower branches with no needles at all. Last year another arborist recommend removal of this tree as well. The arborist contributing to this report recommended pruning the dead branches for now. Alison Lerch considers it a fire hazard and recommends removal of this tree too.

We plan to replant the hillside on which the Pines are situated with a ground cover to hold the soil in place; a couple of years ago we pulled out the fire-prone Juniper that was growing on the hillside. If the City requires replanting where the Pines are removed, we prefer small shrubs or small trees.

3) One Italian Cypress, located between units #341 and #343, is within 5' of dwellings on both sides. It is just big enough in diameter, about 8" at 4' up, to require permission to remove it. Though it is healthy, it is about 40 to 45 feet high and would be a liability in fire conditions. Alison's recommendation is to remove it. Please note that about three feet behind the cypress is a healthy Laurel shrub about 12 feet in height, negating a need, we think, to replace the Cypress.

Accompanying this application is a site map and photographs of the three trees in question.

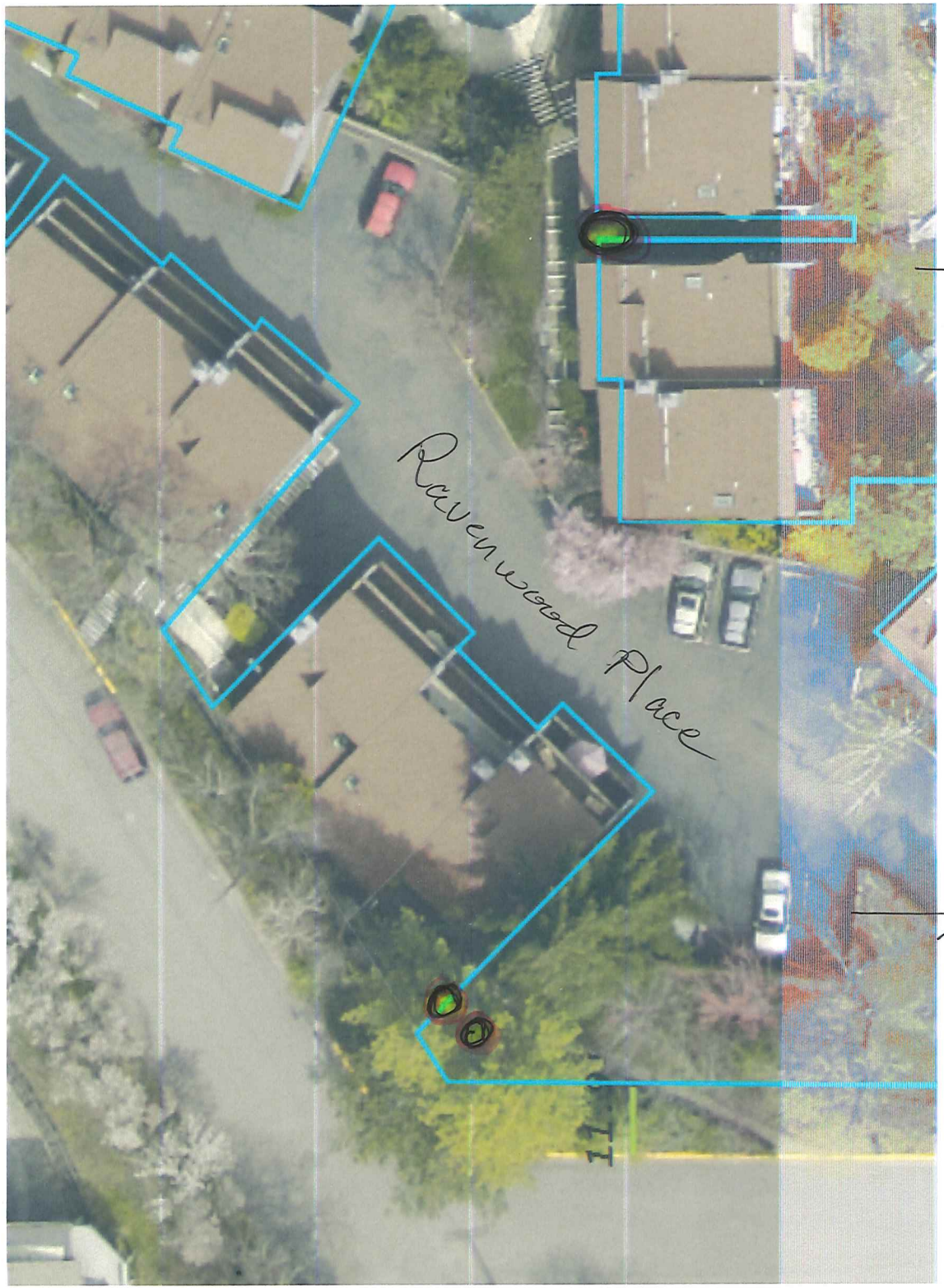
Thank you,

Rosemary Murphree

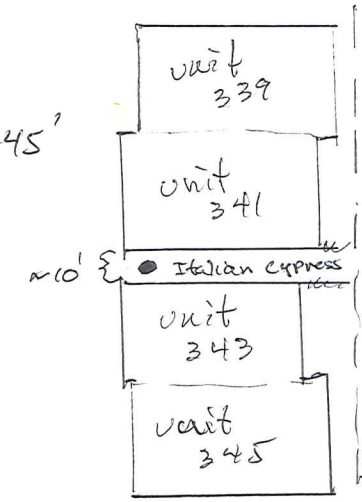
Rosemary Murphree
Ravenwood, unit #347
541-708-6118

RECEIVED
MAY 23 2018
City of Ashland

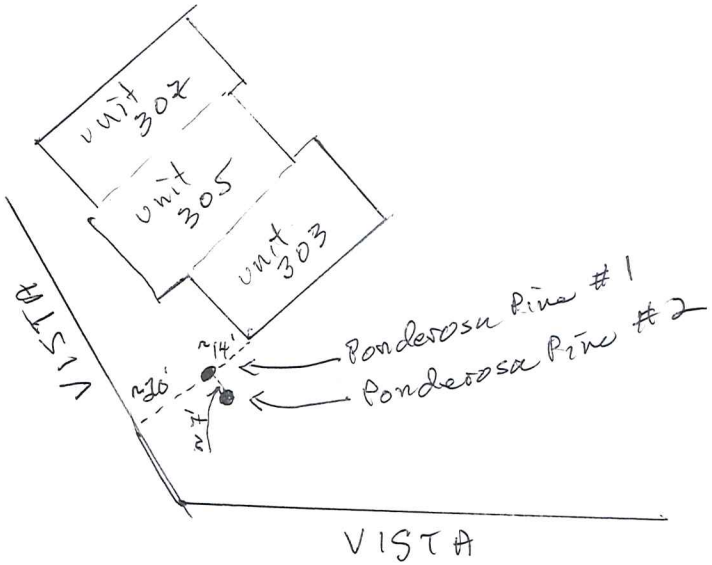
RECEIVED
MAY 23 2018
City of Ashland



Italian cypress
diameter ~ 8"
at 4' high
height = ~ 40 - 45'



2 Ponderosa pines ~ 70' to 80' tall



Ravenwood

2 Ponderosa Pines

Ravenwood

RECEIVED
MAY 23 2018
City of Ashland

↑ Ponderosa Pine #2 (dead branches)

↑ Ponderosa Pine #1 (brown needles)

Ravenwood

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MAY 23 2018
City of Ashland

Italian Cypress

Ravenwood

RECEIVED
MAY 23 2018
City of Ashland

↑ Italian Cypress

Laurel shrub

Ravenwood

CASEY P. ROLAND TREE CARE
Phone: 541-488-0782 • ccb 186190

To whom it may concern:

I have been recently contacted by Doug Kay regarding the recent limb failure of one of the two large Weeping Willow trees in the common area.

Doug and I have worked extensively on these trees over the last few years. I have climbed and pruned both of these trees several times over the last 15 years or so. I made a recommendation for a plan to include the future removal and replacement of these trees for the following reasons:

1. At maturity, Salix babilonica trees tend to shed large limbs due to excessive end weight coupled with relatively weak wood compared to other commonly planted broad leaved hardwood trees.
2. All species of Willows are considered "short lived", and as they age, become very poor compartmentalizers of decay within the stem, as well as throughout the large supportive limbs throughout the canopy.
3. The area these trees occupy is a "common area" accessible by anyone, at any time. The target value for failed limbs includes the entire area beneath both of these trees.
4. Both of these trees have, in the past, shown a propensity for shedding large limbs with little or no warning.
5. Regular proper pruning reduces the risk of failure somewhat, but as they age, this measure becomes a diminishing point of no return due to the size of the secondary scaffolding, coupled with the factor of internal decay issues.
6. Most of the failures of large limbs have occurred during the summer months, when the likelihood of someone being within the target area is high.
7. Evidence of internal decay, as well as "beam shift" cracking is evident in both trees.

I have recommended removal and replacement of these trees due to target value, likelihood of failure, and opportunity to cause damage to property, or personal injury.

Please feel free to contact me should you have any questions or concerns regarding my assessments or evaluations of these trees.

Casey P. Roland Tree Care.

541-488-0782

RECEIVED
JUN 25 2018
City Of Ashland

Thank You for your Business!

MOUNTAIN RANCH PROPERTY
OWNERS ASSOCIATION
P. O. Box 3141, Ashland OR 97520

June 25, 2018

Ashland Tree Commission
51 Winburn Way
Ashland, OR 97520

Dear Tree Commission,

I am Doug Kay, president of the Mountain Ranch Property Owners Association (MRPOA). I have been president since 2012 and since that time we have used Casey Roland as our go-to guy for all of our MRPOA tree work.

In that span of time Casey has, on numerous occasions, had to tend to major limb failures on the two big Weeping Willows in our common park area. The most recent limb failure occurred in mid-June of this year. Unlike other limb failures of the past, this time property damage occurred to the adjacent neighbor's property. The limb crashed through their fence, coming within about 6 feet of their home.

We, the Board of Directors of MRPOA, feel that these willows are a hazard and very much a liability to personal safety and property, and we wish to have them removed. We are sorry to have to remove them, as they are quite beautiful, and unfortunately, potentially deadly. We are in the process of looking at other stronger trees we can plant once the willows have been removed.

The area where the willows are located is a 2 acre open area that is used extensively by families that live within our MRPOA boundaries. The Board has now warned all residents to stay clear of the willows, as they are now a safety hazard.

We have submitted the necessary paperwork and pictures for your review (attached), and we hope you will allow us to remove these willows and plant two new stronger trees in their place.

Thank you for your consideration of this important safety issue that impacts all our Mountain Ranch homeowners.

Sincerely,

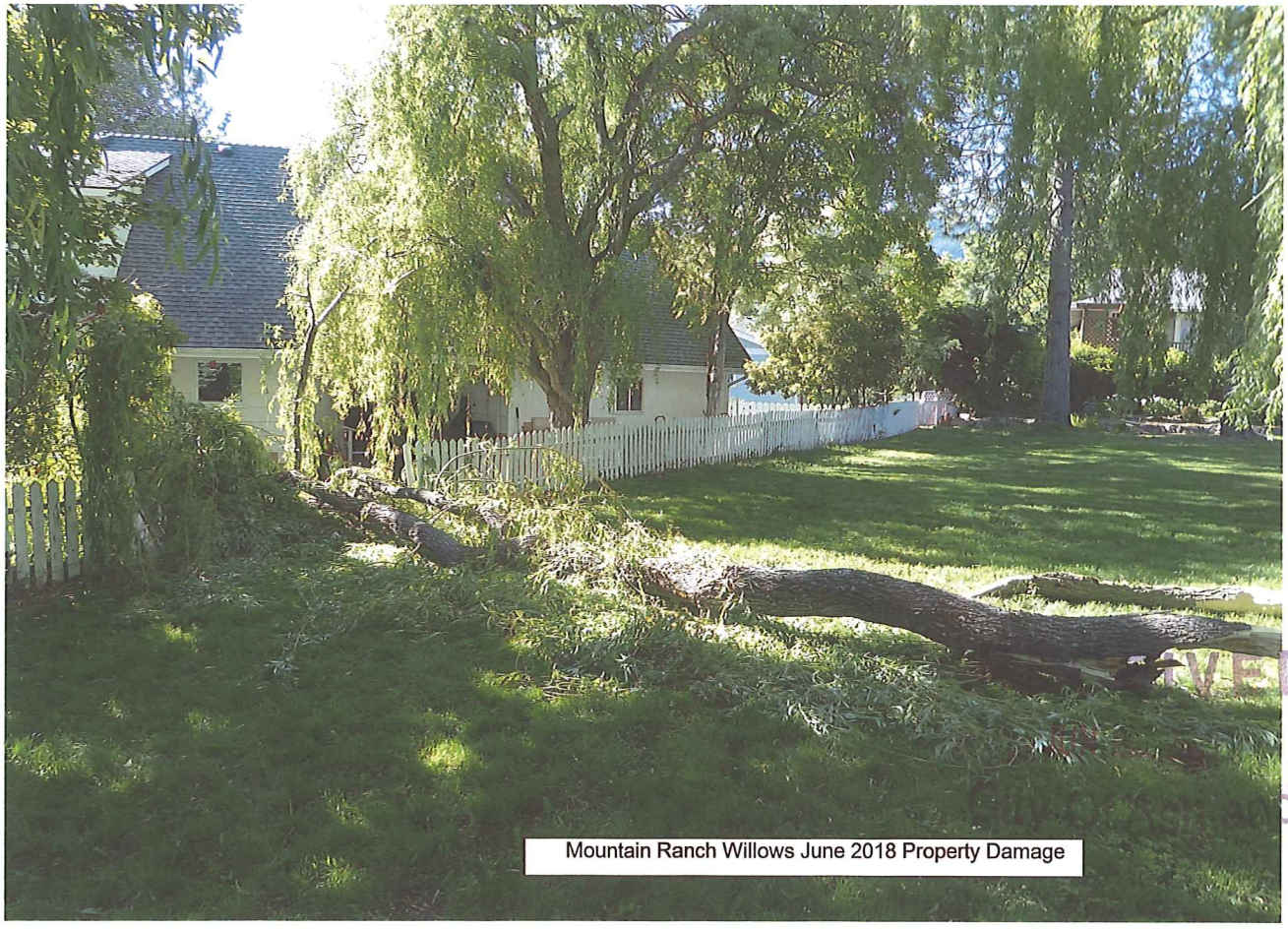
Doug Kay

Doug Kay, president, MRPOA
541-482-9933

RECEIVED
JUN 25 2018
City Of Ashland

Green Meadows Way
Ranch Rd
Green Meadows Way
2310 Ranch Road
Green Meadows Way
2 Willows
Sam Evans Pl
Google

Mountain Ranch Willows June 2018 Double Break



Mountain Ranch Willows June 2018 Property Damage

Mountain Ranch Willows 2014

Mountain Ranch Willows 2014

Mountain Ranch Willows
2012

Mountain Ranch Willows
2012

Skinner Investment LLC
1314-B Center Drive #445
Medford, Oregon 97501

June 27, 2018

Mr. Nathan Emerson
Assistant Planner
City of Ashland, Community Development Program
20 E. Main St.
Ashland, Oregon 97520

Dear Mr. Emerson,

Skinner Investment LLC will be having some electrical work done on a house at 803 North Main Street in Ashland. As a part of the assessment process for this effort, one of your City of Ashland colleagues, Mr. Dave Tygerson (Phone: 541.951.0387), has recommended that a tree on the property be removed. Attached please find a 6/26/2018 email from Mr. Tygerson regarding this matter.

We have asked Quality Tree Service Inc. (CCB# 209208) to provide us a bid to remove the subject tree. Their arborist believes the removal of the tree will not have a significant negative impact on erosion control and that it should also not have a significant negative impact on tree densities, sizes, canopies and species diversity within 200 feet of the subject tree. We also plan on replacing the subject tree and will seek the input of Quality Tree Service as to a suitable location on the property for a new tree.

Attached please find an additional photo of the tree and a site map indicating the location of the tree we are requesting to remove. Thank you for your assistance with this matter. If you have any questions, please contact me at (541) 829-1743 or Chris Skinner at (310) 406-9139.

Best regards,

Lisa Skinner
Manager

RECEIVED
JUN 28 2018
City Of Ashland

Gmail

Skinner Inv LLC <skinnerinvllc@gmail.com>

803 N Main Street Tree Condition

Mon, Jun 25, 2018 at 12:20 PM

Dave Tygerson <dave.tygerson@ashland.or.us>
To: Nathan Emerson <nathan.emerson@ashland.or.us>
Cc: Skinner Inv LLC <skinnerinvllc@gmail.com>, Thomas McBartlett III <thomas.mcbartlett@ashland.or.us>

Good afternoon Nathan,

Regarding tree located at 803 N Main Street:

Overhead service wires already go directly through tree which will eventually damage protective insulation and cause problems.

Our recommendation would be to either top tree just below service conductors (which would be incorrect type of trimming for this type of tree)

The better option would be tree removal to prevent future issues.

If you have any questions please give me a call, see attached photos.

Regards,

Dave Tygerson

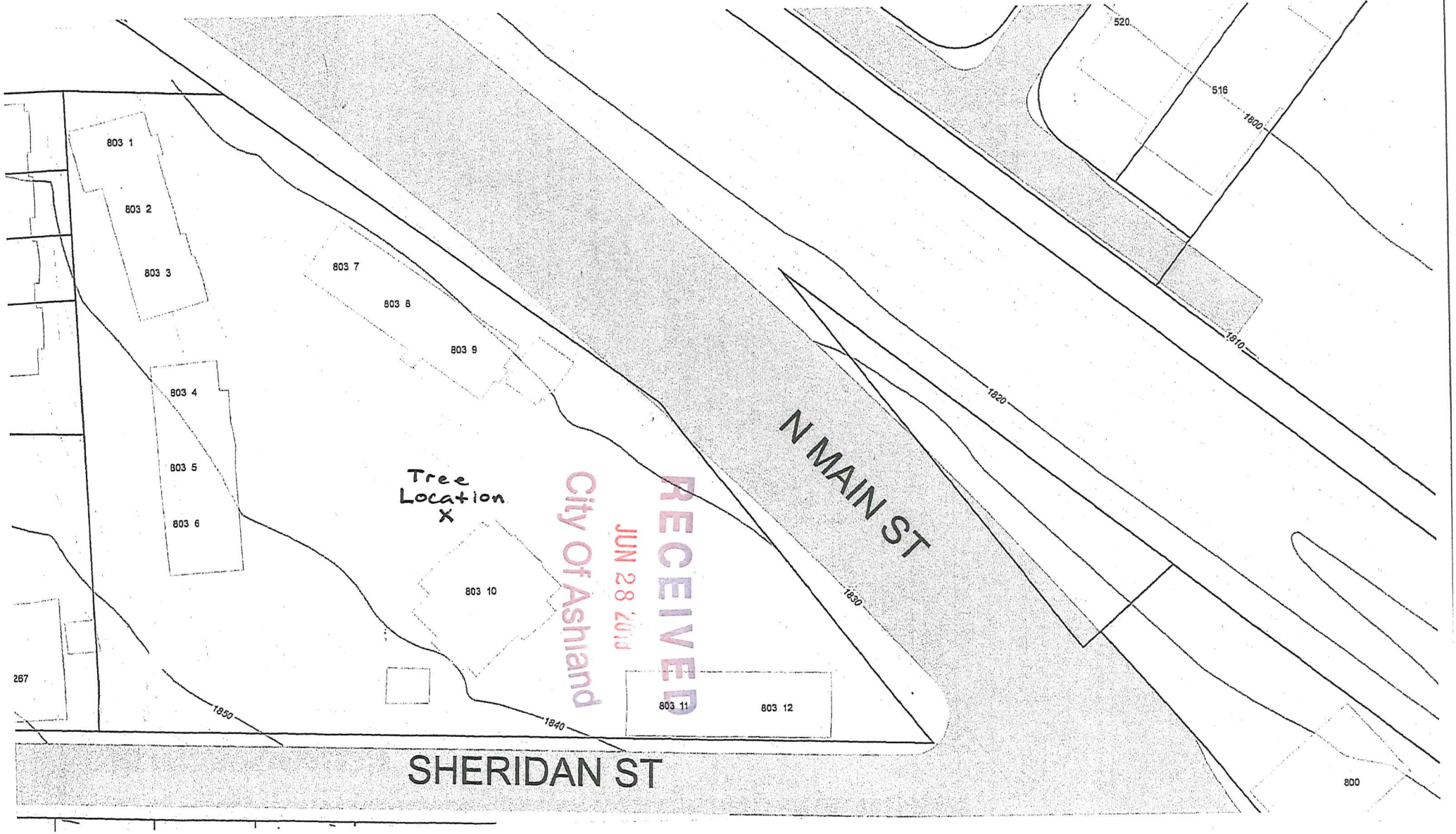
2 attachments

IMG_0239.JPG
5563K

RECEIVED
JUN 28 2018
City Of Ashland

IMG_0236.JPG
3384K

RECEIVED
JUN 28 2019
City Of Ashland


803 1
803 2
803 3
803 4
803 5
803 6
803 7
803 8
803 9
803 10
803 11
803 12
Tree Location
X
N MAIN ST
SHERIDAN ST
520
516
1800
1810
1820
1830
1840
1850
267
800
RECEIVED
JUN 28 2018
City Of Ashland

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

STREET TREE REMOVAL PERMIT

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

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

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

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

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

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

   Street Tree Removal Approval Criteria

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

   b) Hazard Tree Removal. The tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. A hazard tree is a tree that is physically damaged to the degree that it is clear the tree is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within a public right-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated.

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

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

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

RECEIVED
MAY 30 2018
City Of Ashland

Type of Tree(s) Red Maple (Acer rubrum)

Approximate Diameter at breast height 12" Height 35' Canopy 25'

Location of Tree The uphill (Eastern) end of the island near Plaza w/ dead pine & bus stop.

Reason for Request Tree is at least 75% dead and is beyond recovery.

Are there underground utility lines and/or overhead power lines present? No overhead; no underground to my knowledge.

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 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**

RECEIVED
MAY 30 2018
City Of Ashland

Nathan Emerson

City of Ashland

Planning Division

May 8, 2018

Nathan,

I am requesting the removal of a red maple tree (*Acer rubrum*) located on the uphill (eastern) end of the island along East Main Street to the east of the Ashland Plaza (the same island that contains the dead pine next to the bus stop). It has a DBH of 12" and is about 35' tall with a canopy spread of about 25'. The canopy is at least 75% dead and the tree is beyond the point of recovery. It appears to have died from a lack of water and possible soil compaction.

Another tree should be replanted there this Fall or Winter. Thank you.

Sincerely,

Peter Baughman, Arborist

Ashland Parks and Recreation Commission

RECEIVED
MAY 30 2018
City Of Ashland

RECEIVED
MAY 30 201
COLORADO

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

STREET TREE REMOVAL PERMIT

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

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

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

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

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

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

   Street Tree Removal Approval Criteria

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

   b) Hazard Tree Removal. The tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. A hazard tree is a tree that is physically damaged to the degree that it is clear the tree is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within a public right-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated.

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

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

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

RECEIVED
MAY 30 2018
City Of Ashland

Type of Tree(s) Cutleaf weeping birch (Betula pendula var. laciniata)

Approximate Diameter at breast height 16" Height 40' Canopy 20'

Location of Tree Triangle Park, Parkrow along Siskiyou Blvd. (7th tree from Beach St.)

Reason for Request Tree is 75% dead, infested w/ Bronze Birch Borer and is dropping deadwood onto street and sidewalk.

Are there underground utility lines and/or overhead power lines present? No overhead; underground not sure.

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 South side of

Street Address Siskiyou Blvd. between Liberty St. and Beach St. - Parkrow

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

Zoning _____ Comp Plan Designation _____

PROPERTY OWNER

Name Ashland Parks & Rec. Phone 541.488.5340 E-Mail _____

Address 340 S. Pioneer St. City Ashland Zip 97520

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 541.840.6473 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**

RECEIVED
MAY 30 2018
City Of Ashland

Nathan Emerson

Planning Division

City of Ashland

May 8, 2018

Nathan,

I am requesting the removal of a Cutleaf Weeping Birch tree (*Betula pendula* var. *laciniata).* It is in the park row between the south side of Siskiyou Blvd. and the sidewalk, between Liberty St. and Beach St. at Triangle Park. It is the 7th tree, when starting at Beach St. and counting to the west.

The tree is about 75% dead, appears to be infested with the Bronze Birch Borer, and has been dropping deadwood onto the street and sidewalk.

Parks will plan to plant another tree to mitigate this Fall or Winter. Thank you.

Sincerely,

Peter Baughman, Arborist

Ashland Parks and Recreation Commission

RECEIVED
MAY 30 2018
City Of Ashland

RECEIVED
MAY 30 2018
City Of Ashland

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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   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.

Type of Tree(s) MAPLE

Approximate Diameter at breast height 9" Height 30' Canopy 45

Location of Tree NEAR LIGHT POLE. FLAGGED W/ ORANGE RIBBON

Reason for Request TREE IS DEAD

Are there underground utility lines and/or overhead power lines present? YES

If yes, please list which lines are present ELECTRIC SERVICE TO STREET LIGHT

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

OVER ▸▸

DESCRIPTION OF PROPERTY

Street Address 64 4TH STREET

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

Zoning _____ Comp Plan Designation _____

PROPERTY OWNER

Name THOMAS RAYMOND Phone 541-326-6720 E-Mail tom.jean.raymond@gmail.com

Address 64 4th STREET City Ashland Zip 97520

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

Name CANOPY LLC Phone (541) 631-1462 E-Mail CJ.CHRISJOHN@GMAIL.COM

Address 157 MAX LOOP City TALENT Zip 97540

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title ARBORIST Name CHRIS JOHN Phone _____ E-Mail _____

Address SAME AS ABOVE City _____ Zip _____

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.*

Thomas Raymond
Property Owner's Signature (required)

6/8/2018
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**

STREET Planning Division

TREE REMOVAL PERMIT

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

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.

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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.

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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.

Type of Tree(s)
_Maple_____

Approximate Diameter at breast height _____30 inches_____ Height _35 feet Canopy _____40_feet_____

Location of Tree 647 Siskiyou Blvd_____

Reason for Request Tree is dying creating a hazard for both pedestrian and motor traffic_____

Are there underground utility lines and/or overhead power lines present? Not at site of tree_____

If yes, please list which lines are present

_____

Is there sidewalk damage? _____No_____ If yes, has a Public Works permit been issued? _____

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DESCRIPTION OF PROPERTY

Street Address _____Single Family House

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

Zoning _____R2_____ Comp Plan Designation _____

PROPERTY OWNER

Name Heimann/Lewis Trust_____ Phone 5418808960_____ E-Mail cyclecoachashland@gmail.com_____

Address _647 Siskiyou Blvd_____City _Ashland__ Zip _97520_____

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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

Name _In bidding process_____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title _____Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

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.

N B Heimann 6/21/2018

_____ Property Owner's Signature (required) Date

STAFF DECISION:

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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**

C:\Users\lucasa\Desktop\Street Tree Removal Permit_Revised 2016.doc

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Southern Oregon Tree Care
P.O. Box 5140
Central Point, OR 97502

Bill Heimann
647 Siskiyou Blvd
Ashland, Oregon 97520

Quote #3639
Sent on 06/20/2018
Phone (541) 772-0404
Email Info@sotreecare.com
Website www.SoTreeCare.com

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
Tree Removal	Remove large severely decayed/dying silver maple in front, haul brush and wood, cut stump low	1	$2,380.00	$2,380.00
Stump Grinding with clean up	Grind stump and surface roots, haul mulch leaving a exposed hole for client to fill We will not be responsible for any underground installations such as pipes, wires, irrigation and septic tanks. Although reasonable care will be taken to avoid any damage.	1	$875.00	$875.00
Tree Removal	Remove 1 pear tree between homes in back. Prune 2 others to clear homes and wires, light endweight reduction as needed. Haul brush.	1	$1,000.00	$1,000.00

Total **$4,255.00**

Also be sure to verify our license, and the license of any other contractors you are looking to hire.
That can be done through this link -
http://www.oregon.gov/CCB/Pages/index.aspx

Southern Oregon Tree Care is fully insured, licensed and bonded. CCB# 168007

Thank you for your business!

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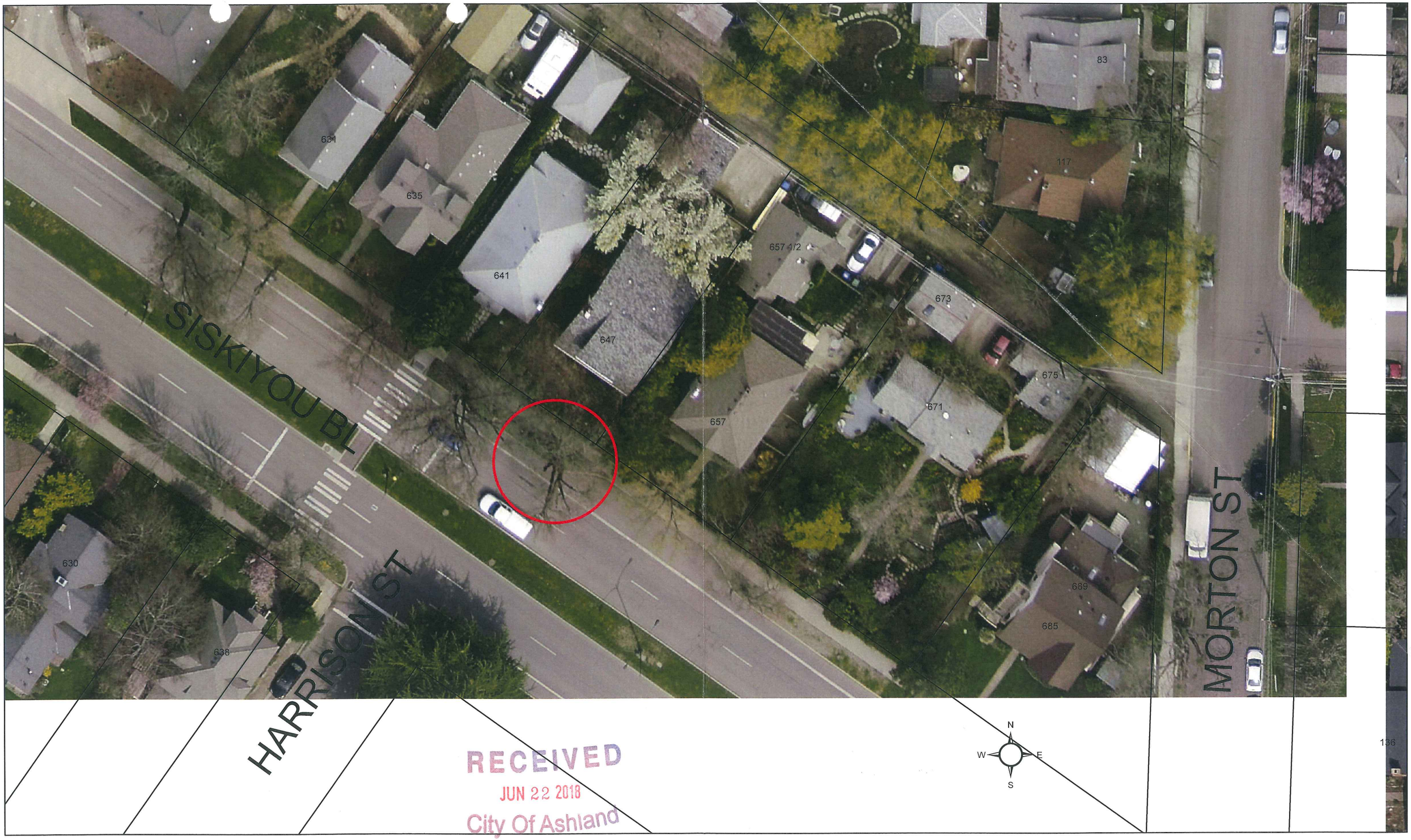

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1:360
1 inch = 30 feet

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.

CITY OF ASHLAND

CITY OF ASHLAND

Memo

DATE: 7/5/2018

TO: Tree Commission

FROM: Nathan Emerson, Assistant Planner

RE: Dead trees and hazardous species

The City of Ashland Compliance Specialist has received a large number of complaints this season about dead trees on private properties around the City. Typically, these complaints come from neighbors concerned about the hazard the trees pose to their structures or lots.

As it now stands, property owners are required to remove dead or decaying trees by AMC 9.08.120 when they are deemed "a hazard to the public or to persons or property on or near the property." The difficulty is determining when a tree is a hazard. Guidance from the city legal office suggests that a qualified arborist report for any hazard tree is required for the City Compliance Specialist to enforce this code.

This has led to a surplus of dead trees on private property with no clear way forward as complainants are typically not willing to hire an arborist to make a report.

The Compliance Specialist and Community Development Director are seeking guidance from the Tree Commission that will help clarify the situation.

Are there species of dead trees that are more hazardous than others when dead? Are there clear and easy criteria that the Code Compliance Specialist can use when enforcing this code?

The ideal outcome for code enforcement would be a list of trees that are especially likely to be hazardous once dead and/or a set of criteria the Code Compliance Specialist could use to make enforcement of this code manageable on a day to day basis.

We greatly appreciate your feedback and expertise.

Thank you,

Nathan Emerson

Department of Community Development
51 Winburn Way
Ashland, Oregon 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-552-2050
TTY: 800-735-2900

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