



CITY OF ASHLAND



DRAFT TREE COMMISSION MINUTES December 8, 2018

Commissioners Present:	Parks Liaison
Christopher John	Peter Baughman
Russell Neff - Absent (E)	
Asa Cates	Staff Present:
Eric Simpson	Derek Severson
Council Liaison	
Steven Jensen	

CALL TO ORDER

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

APPROVAL OF MINUTES

Cates/Simpson m/s to approve the minutes of the November 8, 2018 regular Tree Commission meeting. Voice vote; all ayes. motion passed. John was not present for approval of minutes.

ANNOUNCEMENTS & LIAISON REPORTS

Council Liaison - Councilor Jensen gave the update on 880 Park Street decision and discussed the removal of a Fir Tree by the Japanese Garden.

Parks & Recreation Liaison - Baughman acknowledged Chair John's donation of pruning the trees in the Plaza area.

Staff Liaison – Severson informed the Commission that he will send out an email with options for rescheduling the meeting on July 4, 2019.

PUBLIC FORUM

There was no one in the audience wishing to speak.

TYPE I REVIEWS

PLANNING ACTION: PA-T1-2018-00033

SUBJECT PROPERTY: 160 Helman Street

OWNERS/APPLICANTS: James Batzer & Andrew Batzer/Rogue Planning & Development Services, LLC

DESCRIPTION: A request for Site Design Review approval to construct a new 8,682 square foot, three-story mixed use building for the property located at 160 Helman Street. The application includes requests for Exception to the Street Standards to retain the existing landscaped parkrow configuration on the Helman Street frontage and to allow a curbside sidewalk with on-street parking bay along the Van Ness Avenue frontage, an Exception to the Site Design Standards to not provide a standard five-foot landscape buffer between the parking spaces and property line, and a request for a Tree Removal Permit to remove five Oak trees greater than six-inches in diameter at breast height (d.b.h.) from the property. The application also proposes removal of two eight-inch d.b.h. Maple trees in the park row planting strip; five new street trees are proposed.

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOT:** 2100 & 7100

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

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).

Severson gave the staff report for PA-T1-2018-00033.

Amy Gunter of Rogue Planning and Development, 33 N. Central, #213, Medford, addressed the Commission regarding this proposal. Ms. Gunter stated that they will retain the residential park row on Helman, removing all the trees and planting new. She expressed that the owners would like to move in and age in place and this will allow them to stay in Ashland. Gunter noted that the plant selections may change due to the wildfire ordinance and gave a brief summary of the overall plan including parking improvements and what the electric department may require.

Ron Davies, neighbor and owner of 157-159, and 171 Helman, addressed the Commission regarding this proposal. Mr. Davies expressed his concern about Commissions approving plans that aren't maintained easily. He emphasized that without maintenance, property can turn into an eyesore very quickly and stated that he has had to remove trees due to lack of maintenance by renters.

After a brief discussion regarding development of adjacent property and types of trees they would like to see planted, the Commission rendered their decision.

Asa/Simpson m/s to approve the application with the recommendation that plantings be maintained and watered and that parking lot shade trees be planted during phase 2 or sooner. Voice Vote; all ayes, motion passed.

STREET TREE REMOVAL PERMITS

PLANNING ACTION: TREE-2018-00036

SUBJECT PROPERTY: 70 Third Street

APPLICANT/OWNER: John Fields/Natalie Ives-Drouillard

DESCRIPTION: A request for a Tree Removal Permit to remove 36" Ponderosa Pine. The tree was proposed to be protected as part of PA-T1-2018-00015. The application states the owner wishes to remove the tree for garden space and the addition of solar panels to the roof. The tree is crowded and the addition of an accessory unit on the property will severely impact the tree's health as the unit will require excavation in its root zone and limbs to be removed to provide clearance.

COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 BD; **TAX LOT:** 1400

John recused himself from TREE-2018-00036 due to involvement.

Severson gave the staff report for TREE-2018-00036.

John Fields, contractor and applicant, addressed the Commission regarding this project. Mr. Fields expressed the need for infill projects within the City and expressed their desire to remove the Ponderosa Pine due to fire hazards.

Nancy Keeley, neighbor, residing at 78 Third Street (submitted a letter to the record on December 5, 2018), feels that the tree contributes to the historic character of the neighborhood. Ms. Keeley went on to say that the addition is not practical and should be re-thought due to the impact on the Redwood. She remarked that she was initially happy with the previous proposal to preserve the tree.

There was lots of discussion on this proposal due to the differing opinions of Mr. Fields and the Commission. Mr. Fields stated that the tree is 8 feet from the trunk and they need to accommodate access to the main house. He implied that the decision would be to save the tree or the structure, there is no in between. The Commission doesn't believe the tree will survive but recommends that the arborist step in to determine this information.

Simpson/Cates m/s to recommend that the applicant move forward as originally approved to preserve the tree and have an arborist supervise the preliminary excavation. If based on the arborist's observations of the preliminary excavation, it is found that the tree is unlikely to survive it can be removed with mitigation and replaced with a large stature native specimen, preferably a conifer, with the understanding that off-site mitigation may be necessary. Voice Vote; all ayes, motion passed.

PLANNING ACTION: TREE-2018-00034

SUBJECT PROPERTY: 533 Fairview

APPLICANT/OWNER: Bryon Jones/Norma Wright

DESCRIPTION: A request for a Tree Removal Permit to remove an Elm Tree at the Western Property Line at 533 Fairview. The tree was proposed to be protected as part of PA-2017-02005, but the excavation of the foundation ultimately compromised the stability of the tree. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2;

ASSESSOR'S MAP: 39 1E 09 CA; **TAX LOT:** 13900

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

Severson gave the staff report for TREE-2018-00034.

It was outlined in the Commission's discussion that the applicant has done a poor job of protecting the tree and that a penalty could be pursued for violation and mitigation.

Asa/Simpson m/s to approve the application with the recommendation of mitigation with a large stature tree and that the city will pursue a maximum penalty for the violation of not protecting the tree. Voice Vote; all ayes, motion passed.

PLANNING ACTION: TREE-2018-00035

SUBJECT PROPERTY: 187 Harrison

APPLICANT/OWNER: Michael Thirkill/Thirkill & Hamilton

DESCRIPTION: A request for a Tree Removal Permit to remove a Willow at the front of the property at 187 Harrison Street. The application states the tree is dying, its roots have infiltrated the sewer and it is blocking the growth of the young maple adjacent to it. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09 DB; **TAX LOT:** 2600

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

Severson gave the staff report for TREE-2018-00035.

After a brief discussion regarding observance of bark loss and the location of the crown being in the power lines, the Commission rendered their decision.

Simpson/John m/s to approve the application with the recommendation of mitigation on site if there is room for planting. Voice Vote; all ayes, motion passed.

DISCUSSION

Severson will look into the 500 Iowa Street, tree removal to see if it needs to be brought back in January.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m. Severson noted that the next regular meeting would be held on Thursday, January 3, 2018 at 6:00 pm. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way. *Respectfully submitted by, Regan Trapp*