



CITY OF ASHLAND



TREE COMMISSION MINUTES DRAFT June 6, 2019

Tree Commissioners:	Parks Liaison:
Asa Cates	Peter Baughman
Eric Simpson	
Russell Neff	Council Liaison:
	Steven Jensen (Absent)
Not In Attendance:	Staff Liaison:
Chris John, Cat Gould	Aaron Anderson

Members of the Public in Attendance:

Ryan Haynes JCHA
Charlie Garland (TREE 67)
Rosemary Murphree, Kayo Jijinou (Ravenwood)
Matt Small (Kisler, Small & White – 880 Park)
Mark Knox (KDA homes), Tom Madar – 476 N Laurel

CALL TO ORDER

Cates called the meeting to order at 6:03 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

APPROVAL OF MINUTES

NEFF/CATES m/s to approve the minutes of the May 9, 2019 regular meeting. All AYES. Motion Passed

PUBLIC FORUM

There was no one in the audience wishing to speak.

ANNOUNCEMENTS & LIAISON REPORTS

- The Council Liaison was absent so no report was given.
- Parks & Recreation Liaison Baughman
 - Baughman gave an update regarding a large oak at Brisco that has been pruned repeatedly and now the life of the tree is at risk. He went on to say that the tree has become too hazardous to be acceptable.
- Community Development Liaison Anderson
 - Anderson spoke about Stu Green's Climate and Energy Action Plan presentation.

TYPE I REVIEWS

PLANNING ACTION: TREE-2019-00058

SUBJECT PROPERTY: 303-349 Ravenwood Place

OWNERS/APPLICANTS: Ravenwood HOA / Rosemary Murphree

DESCRIPTION: A request for a Tree Removal Permit to remove three (3) trees, 1-Cedar and 2-Pine, each approximately forty feet in height. The cedar is suspected to have root rot, and the two pine trees have 'sequoia pitch moth infestations' and possible beetle infestation as well. This was on the Tree commissions agenda previously but did not have an arborists report. Lacking evidence in the record the Tree Commission denied the application. **COMPREHENSIVE PLAN**

DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOT:** 11300

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

Anderson gave the staff report for TREE-2019-00058. Anderson went on to say that the applicant has supplied a statement from their arborist that was not included in the packet because it was received late.

Rosemary Murphree, applicant, spoke regarding the wildfire ordinance and stated that the HOA is a fire wise community and when considering the health of the trees they are inclined to remove/replace with a more appropriate species. She commented that removing these trees is essential and would like to replant with fire wise species. Mrs. Murphree pointed out that Alison Lerch from Ashland Fire Department identified the cedar a few years ago during a fire walk-through, but there was no supporting documentation.

Cates/Simpson m/s to approve TREE-2019-00058 with the recommendation that mitigation be native, non-flammable, large stature, trees. Voice vote: All AYES. Motion passed.

PLANNING ACTION: TREE-2019-00065

SUBJECT PROPERTY: 880 Park St

OWNER: Tudor Properties, LLC

APPLICANTS: Matt Small w/ Kistler Small & White

DESCRIPTION: A request to modify the previous approved tree protection and retention plan and request a removal permit for an Ash tree. The tree in question is approximately 8" DBH and is currently at a level approximately 2 feet below what will be the final finished grade. The excavation required for the buildings utilities and nearby fire vault make it very unlikely that the tree will survive the construction activities. **COMPREHENSIVE PLAN DESIGNATION:** High Density, Multi-Family Residential; **ZONING:** R-3; **ASSESSOR'S MAP:** 39 1E 15AD; **TAX LOT:** 3402

Simpson recused himself.

Anderson gave the staff report for TREE-2019-00065.

Matt Small, applicant, presented the history of the project. Small indicated that because of the required removal of the redwood there was a desire to protect the remaining trees. The change in grade was unexpected, and now it has become clear with excavation that the tree will not survive. Small requested that because of this project has an extensive landscape plan, he suggests increasing the caliper of the trees scheduled to be planted.

Neff/Cates m/s to approve TREE-2019-00065 with the recommendation to mitigate by increasing the parking lot trees to 2" in caliper. Voice vote: All AYES., Simpson recused. Motion passed.

PLANNING ACTION: TREE-2019-00067

SUBJECT PROPERTY: 7 N. First St. (199 E Main)

OWNER/APPLICANTS: Charles Garland Trustee

DESCRIPTION: A request for a Tree Removal Permit to remove three trees from a commercial property. The trees requested for removal include; One large Beech tree which is located between the two buildings (7&11 N 1st St). The Beech tree has been examined by an Arborist who states that the tree is dying and does not have enough foliage to support the tree. The other two trees proposed for removal are two Columnar Cypress trees located along the eastern side of the building. The Cyprus trees are mature and healthy measuring approximately 13-inches at the base and stand forty-feet tall. The base of these trees is approximately 6.5-inches from the edge of the building, and a recent inspection found that the root structure was "intruding on the foundation of the building." **COMPREHENSIVE PLAN DESIGNATION:** Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOT:** 10500

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

Anderson gave the staff report for TREE-2019-00067.

Charlie Garland, applicant/owner announced that his application had all of the information that he wanted to present and was willing to answer any questions needed.

Neff expressed concern about being able to mitigate on site due to the thin strip of land. There was discussion that the beach tree was dead and therefore did not require mitigation.

Cates/Neff m/s to approve TREE-2019-00067 with the recommendation of off-site mitigation for the two Cyprus trees or payment of fee in lieu. Voice vote: All AYES. Motion passed.

PLANNING ACTION: PA-T1-2019-00060

SUBJECT PROPERTY: 476 N. Laurel St.

OWNER/APPLICANT: KDA Homes, LLC

DESCRIPTION: A request for Final Plan approval for a 12-unit Cottage Housing development and 13-lot Performance Standards Options subdivision located at 476 Laurel St. [*The Outline Plan, Site Design Review, Exception to Street Standards, Cottage Housing and Demolition components were approved as PA-T2-2018-0006.*] **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential **ZONING:** R-1-5-P; **ASSESSOR'S MAP & TAX LOTS:** 39 1E 04CB Tax Lot #8800.

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

Anderson gave the staff report for PA-T1-2019-00060.

Mark Knox and Tom Madara, applicants, addressed the Commission regarding this project. Knox and Madara spoke to the reasons for the smaller than standard park row width and to the James Urban suggestion, stating they are not enthusiastic about it. Madara presented a sketch of a modified proposal including root barrier and reinforced sidewalk. Karl Johnson, engineer from Public Works, proposed a modified plan (**see exhibit A**) that showed drainage mats as well, but Madara is not in favor of using those.

Cates remarked that the aeration mats will act like a root barrier.

Cates/Simpson m/s to approve PA-T1-2019-00060 with the recommendation that they follow the suggestion from Public Works to reinforce sidewalk (w/o aeration pads) and a suggestion to try the "James Urban technique" on at least one tree. Voice vote: All AYES. Motion passed.

TYPE II REVIEWS

PLANNING ACTION: PA-T2-2019-00009

SUBJECT PROPERTY: 158, 160, 166 and 166 ½ North Laurel Street

OWNERS/APPLICANTS: Laurel Cottages, LLC/Kim Locklin & Vadim Agakhanov

DESCRIPTION: A request for Site Design Review approval to allow the construction of a 924 square foot duplex at the rear of the property, the conversion of 372 square feet of a 704 square foot garage into an apartment, and the creation of a duplex from the existing single-family residence for the property located at 158, 160, 166 and 166 ½ North Laurel Street. There are currently four units on the property including one studio; the proposal would add four units including one new unit in the existing house fronting on Laurel, a 372 square foot apartment in the garage, and two units in the duplex. The application also includes a request for a Conditional Use Permit to exceed the maximum permitted floor area (MPFA) in a historic district by 24.8 percent. (The MPFA for the property is 4,888 square feet. The existing floor area on the property is approximately 5,175 square feet, and as proposed the site would have 6,099 square feet of floor area.)

COMPREHENSIVE PLAN DESIGNATION: High Density, Multi-Family Residential; **ZONING:** R-3;

ASSESSOR'S MAP: 39 1E 04CC; **TAX LOT:** 3400

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

Anderson gave the staff report for PA-T2-2019-00009.

Kim Locklin, owner, addressed the Commission regarding the project. Locklin stated that there are no trees to be removed, and two trees to be protected. Cates asked clarifying questions as to where the new structures were going and about the associated excavation.

Simpson/Cates m/s to approve PA-T2-2019-00009 as submitted. Voice vote: All AYES. Motion passed.

PLANNING ACTION: PA-T2-2019-00008

SUBJECT PROPERTIES: Map 39 1E 11C Tax Lot #2504 on Engle Street/Map 39 1E 11C Tax Lot #2505 on Villard Street

OWNER: Housing Authority of Jackson County

APPLICANT: HAJC Development/Dan Horton, Architect

DESCRIPTION: A request for Site Design Review approval to allow the construction of a for 60-unit multi-family development on two tax lots (#2504 & #2505) along Villard and Engle Streets as Phase II of the existing 'Snowberry Brook' development. The proposal consists of four two-story eight-plex apartment buildings and seven two-story townhouse four-plexes. Units will consist of ten one-bedroom flats, 12 two-bedroom flats, ten three-bedroom flats, and 28 two-bedroom townhomes. The application includes a request for a Tree Removal Permit to remove one tree, an approximately 24-inch diameter Deodar Cedar (*cedrus deodara*) which the project arborist describes as posing a hazard.

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

Anderson gave the staff report for PA-T2-2019-00008

Ryan Haynes, from Jackson County Housing Authority presented on behalf of the applicant, explaining the reasons for the tree removal. Haynes summarized the project and spoke to the condition of the trees. Madara believes that the tree represents a hazard with evidence that at least two large breaks have happened in the past.

Cates stated that he does not believe that the tree is a hazard. Simpson asked questions about how close the construction activity will be to the existing tree.

Simpson makes a motion to approve all three tree removals with proper mitigation done on site.

Simpson/Cates m/s to approve PA-T2-2019-00008 as submitted. Voice vote: All AYES. Motion passed.

TYPE I REVIEWS (Action was pushed to end of meeting due to lack of representation)

PLANNING ACTION: TREE-2019-00066

SUBJECT PROPERTY: 1970 Ashland St.

OWNER: NDW Investments, LLC

APPLICANTS: RDH Holdings, LLC

DESCRIPTION: A request for a Tree Removal Permit to remove two mature Elm trees along the western edge of the property. The larger of the two trees is already causing visible damage to the retaining wall, and it is likely that the other tree will soon cause damage as well.

COMPREHENSIVE PLAN DESIGNATION: Employment / Single Family Residential; **ZONING:** E-1 / R-1-5; **ASSESSOR'S MAP:** 39 1E 15AA; **TAX LOT:** 3300

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

Anderson gave the staff report for TREE-2019-00066.

The applicant was not present.

The Commission discussed the public comment from a citizen who was concerned about required mitigation and that the retaining wall was obviously being damaged. It was stressed that the tree is not the best species for the location.

Neff motions to approve application as presented with off-site mitigation. **Motion fails.**

Cates makes a motion for an amendment to the motion, to include some planting in place. **Motion fails.**

Cates makes a motion for an amendment to the motion with a *suggestion* – to follow their landscapers' advice to plant something in that area. **Motion carries.**

Neff/Simpson m/s to approve TREE-2019-00066 with the recommendation to follow their landscaper's advice of planting something in that area. Voice vote: All AYES. Motion passed.

DISCUSSION ITEMS

- Continued discussion re: Process efficiency adjustments with Public Works
 - Ad Hoc subcommittee & regular meeting rescheduled to 6PM on July 8, 2019.
 - AD-Hoc meeting to start at 5PM on July 8, 2019 with regular meeting right after at 6PM.
 - Anderson to reach out to Gould and John regarding July 8th meeting change.
- Tree of the Year story map update – Photos and Blurb.
- Election of vice chair postponed until July 8th meeting.
- Offsite mitigation process / follow up.
 - In lieu of fee.
 - Mitigation required by code.
 - TC Budget.

ADJOURNMENT

John adjourned the meeting at 7:57p.m. Anderson noted that the next meeting was scheduled for Monday, July 8, 2019 at 5:00 p.m. (Ad-Hoc meeting starts at 5PM, regular meeting starts at 6PM)

Respectfully submitted by Regan Trapp

