



CITY OF ASHLAND



TREE COMMISSION AGENDA June 6, 2019

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

A. Approval of May 9, 2019 regular meeting minutes.

III. PUBLIC FORUM

Open to guests.

IV. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

V. 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

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

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

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

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.

VI. 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

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.

VII. STREET TREE REMOVAL PERMITS
NONE

VIII. DISCUSSION ITEMS

- Continue discussion re: Process efficiency adjustments with Public Works
 - Ad Hoc subcommittee
 - C Street as an example workflow
- Tree of the Year story map update – Photos and Blurb.
- Election of vice chair etc.
- Offsite mitigation process / follow up
- In lieu of fee
- Mitigation required by code
- TC Budget.

IX. ADJOURNMENT

Next Meeting: July 8, 2019



NOTICE OF APPLICATION

PLANNING ACTION: TREE-2019-00058

SUBJECT PROPERTY: 303-349 Ravenwood Place

OWNER/APPLICANT: Ravenwood HOA / Rosemary Murphree

DESCRIPTION: A request for a Tree Removal Permit to remove three 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. **COMPREHENSIVE PLAN DESIGNATION:** Low Density, Multi-Family Residential;

ZONING: R-2; **ASSESSOR'S MAP #:** 391E 09BD; **TAX LOT:** 11300

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, May 9, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: April 26, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: May 10, 2019



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson at 541-488-5305.

TREE REMOVAL PERMIT

18.5.7.040.B

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - 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.
 - 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.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - 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.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - 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 or 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.
 - 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.



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

ZONING PERMIT APPLICATION

FILE # _____

DESCRIPTION OF PROJECT Removal of three fire hazardous trees

DESCRIPTION OF PROPERTY Residences Pursuing LEED® Certification? ☐ YES ☐ NO

Street Address 303-349 Ravenwood Place, Ashland

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

Zoning _____ Comp Plan Designation _____

APPLICANT

Name Rosemary Murphree Phone 541-708-6198 E-Mail waltzer@sonic.net

Address 347 Ravenwood Place City Ashland Zip 97520

PROPERTY OWNER

Name Ravenwood HOA Phone 541-301-7374 E-Mail summerwinehbc@gmail.com

Address 303-349 Ravenwood Place City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Arborist Name Stefan Gala Phone 541-864-9127 E-Mail greeneearthdr@gmail.com

Address 7785 Rapp Lane City Talent Zip 97540

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. 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 at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant's Signature Ravenwood HOA Board Secretary Date _____

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. Ravenwood HOA Board President

OK. [Signature] 3/29/2019.
Property Owner's Signature (required) Date

[To be completed by City Staff]

Date Received _____ Zoning Permit Type _____ Filing Fee \$ _____

OVER ►►

Ravenwood

Request for Tree Removal Permit
of Five Hazardous Trees within 30 feet
of structures

page 1

From: Rosemary Murphree wulfzr@sonic.net
Subject: Trees
Date: March 28, 2019 at 3:21 PM
To: wulfzr@sonic.net



← Tree # 1 , about 40' tall
Cedar tree 3 feet from
wooden dwelling
unit # 343
— possible root rot



← Tree # 2 , about 40' tall
Pine 10 feet from
wooden dwelling
unit # 345

← Tree # 3 , about 40' tall
Pine 10 feet from
wooden dwelling
unit # 347

Both with sequoia pitch moth
infestations and possible beetle
infestation



① Cedar

② Pine

③ Pine



NOTICE OF APPLICATION

PLANNING ACTION: TREE-2019-00065

SUBJECT PROPERTY: 880 Park Street

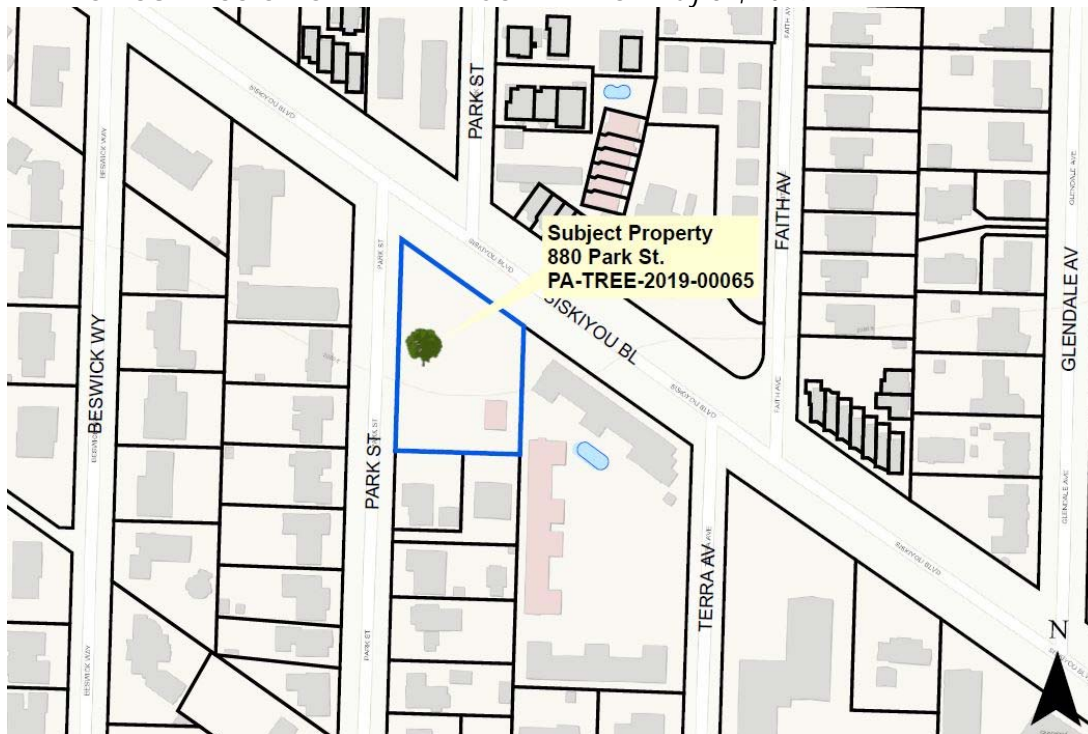
OWNER/APPLICANT: Tudor Properties, LLC/ Matt Small w/ Kistler Small & White

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 #:** 391E15AD; **TAX LOT:** 3402

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 17, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: May 31, 2019



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson in the Ashland Planning Division at 541-488-5305.

TREE REMOVAL PERMIT

18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
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 - 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.
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 - 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 18.10.
 - 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.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - 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 or 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.
 - 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.



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

June 6th

ZONING PERMIT APPLICATION

FILE # TREE-2019-00065

DESCRIPTION OF PROJECT Remove existing tree that was proposed to remain.

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ☒ NO

Street Address 880 Park Street

Assessor's Map No. 39 1E 15AD Tax Lot(s) 3402

Zoning R3 Comp Plan Designation High Density Residential

APPLICANT

Name Kistler Small + White Phone 541.488.820 E-Mail matt@kistlersmallwhite.com

Address 66 Water Street, Suite 101 City Ashland Zip 97520

PROPERTY OWNER

Name Tudor Properties, LLC Phone 541.482.252 E-Mail ALLbutlers@charter.net

Address PO Box 1145 City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Architect Name Matt Small XIS Phone 541.488.8200 E-Mail matt@kistlersmallv

Address 66 Water Street, Suite 101 City Ashland Zip 97520

Title Arborist Name Chris John Phone 541.631.8000 E-Mail canopyarborcare.c

Address 157 Max Loop City Talent Zip 97540

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. 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 at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Chris John
Applicant's Signature

5.3.19
Date

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.

Charles Z. Deen
Property Owner's Signature (required)

5-3-2019
Date

[To be completed by City Staff]

Date Received _____ Zoning Permit Type _____ Filing Fee \$ _____

OVER ►►

May 6, 2019

Derek Severson
City of Ashland - Planning Division
51 Winburn Way
Ashland, OR 97520

Re: Park Square Apartments
880 Park Street
Minor Modification Application

Site Information

ADDRESS: 880 Park Street
MAP AND TAX LOT: 39 1E 15AD, Tax Lot 3402

Description of Modification

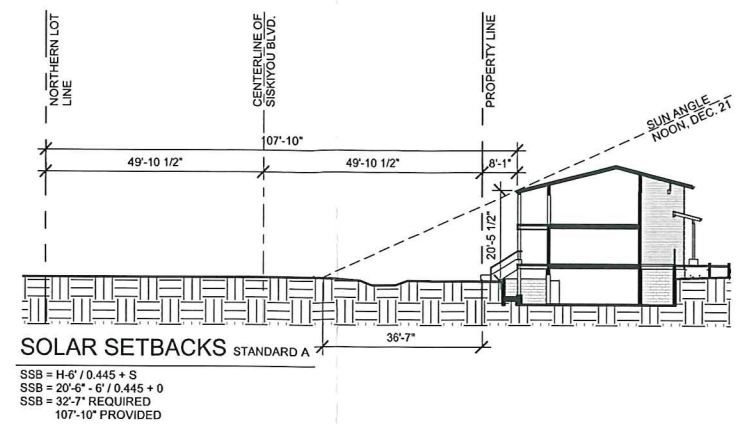
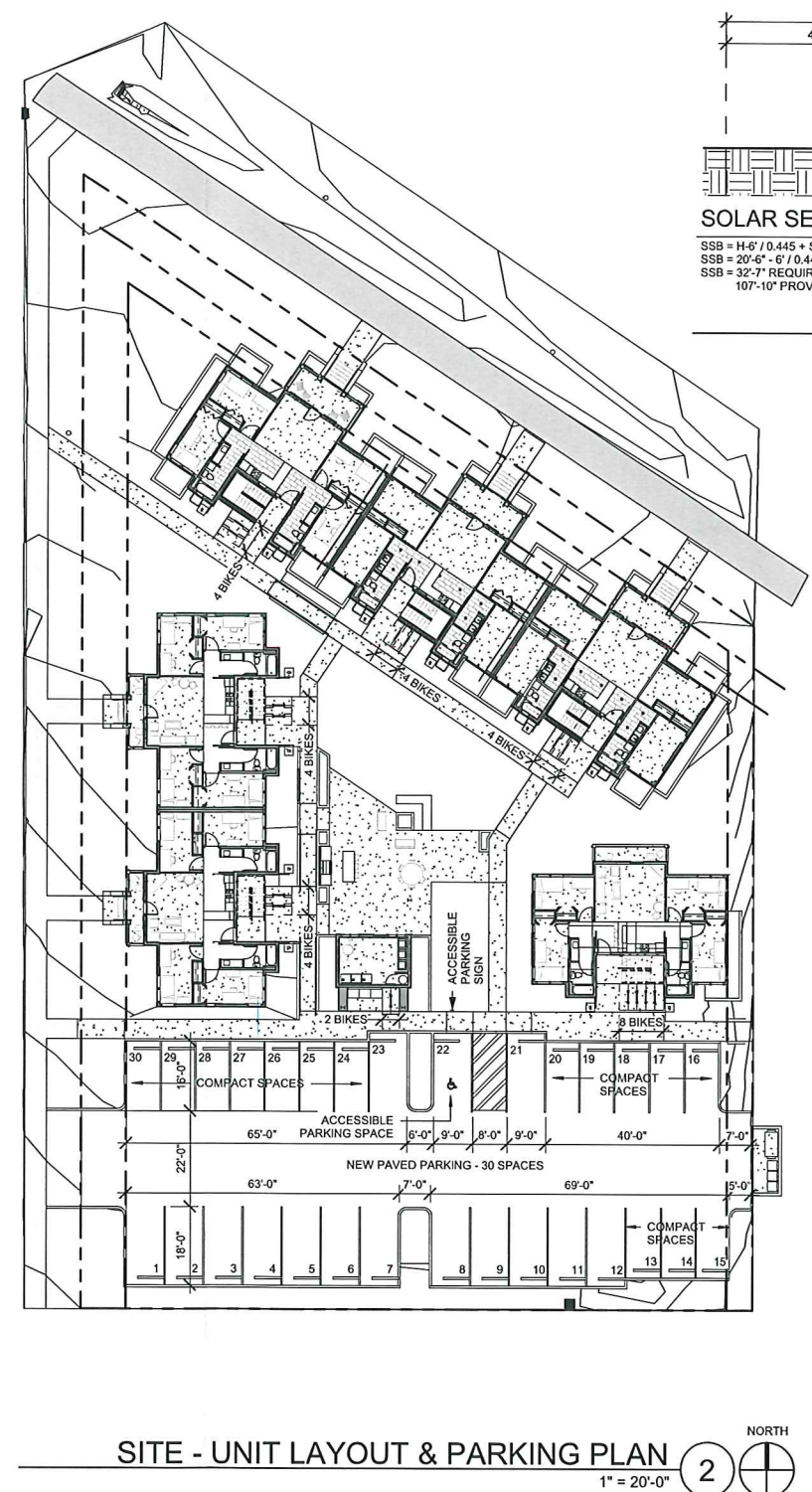
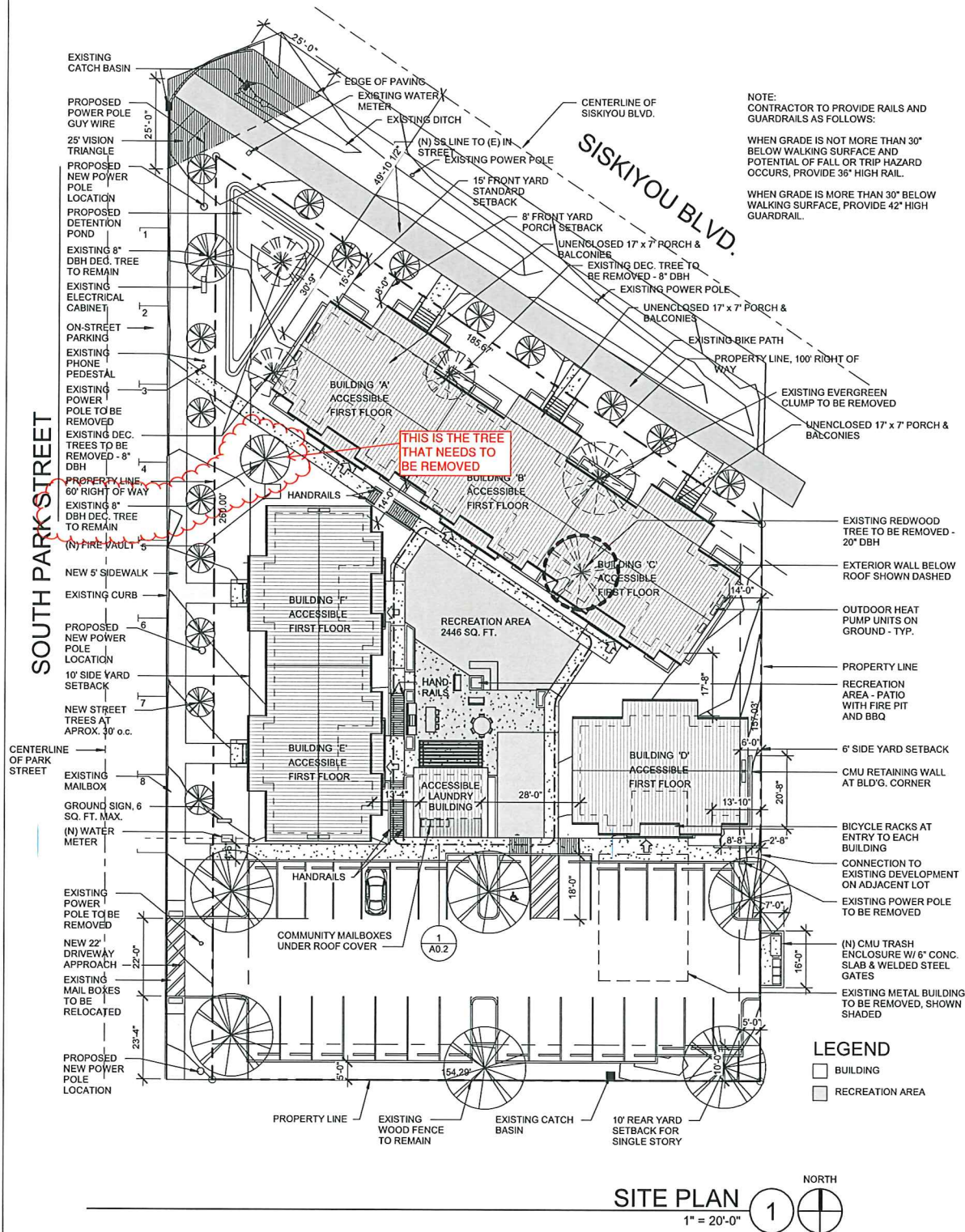
With the start of site excavation it has become apparent that the 8" DBH Dec tree that was scheduled to remain near Park Street will not survive the excavation required for the buildings, utilities and adjacent fire vault. In addition, the proposed finish grade at the base of the tree is roughly 2 – 3 feet above the existing finish grade at the tree's base. We are requesting permission to remove the tree; we have obtained an arborist's report that confirms the likely hood of survival of the tree.

It is worth mentioning that the tree is not considered a unique or an especially significant tree.

Proposed Mitigation

There is little space for additional trees on site and therefore we are proposing to increase the 1 ½" caliper of the four parking lot Zelkova trees to 1 ¾".

Attachments: 11x17 print of the Site Plan, Arborist's Report, Zoning Application, Filing Fee



SOLAR SETBACK DIAGRAM 1" = 20'-0" 3

VEHICLE PARKING PROVIDED		BICYCLE PARKING PROVIDED	
PARKING STALL TYPE	COUNT	RACK TYPE	COUNT
(ASHLAND ADA) 9' x 18'	1	SHELTERED	30
(ASHLAND COMPACT) 8' x 16'	15		
(ASHLAND STANDARD) 9' x 18'	14		
			30

PER ASHLAND LAND USE ORDINANCE, TABLE 18.4.3.040, MULTI-FAMILY: 3-BEDROOM OR GREATER UNITS REQUIRES 2.00 SPACES PER UNIT.

AREA SCHEDULE - RECREATION SPACE

RECREATION SPACE TYPE	COUNT	TOTAL AREA
DECK	6	470 SF
OPEN RECREATION SPACE (COURTYARD)	1	2446 SF
PATIO	3	276 SF
PORCH	6	461 SF
		3653 SF

PER ASHLAND LAND USE ORDINANCE, TABLE 18.2.5.030.A, 8% OF SITE TO BE RESERVED FOR OUTDOOR RECREATION SPACE. 1.35% DENSITY BONUS PER 18.2.5.080 SUBSECTION F.3.b TO BE ADDED. 9.35% OF SITE TO BE RESERVED FOR OUTDOOR RECREATION SPACE.

ZONING INFORMATION

BASE ZONE: MULTI-FAMILY RESIDENTIAL - (R-3)

OVERLAY ZONES: NONE

SPECIAL DISTRICTS: NONE

MAP & TAX LOT: 39 1E 15AD 3402

ACERAGE: 0.74 ACRES (32,199 SF)

BUILDING INFORMATION

BUILDING AREA/STORIES:	AREA	STORIES	ADA
BUILDING A	3267	3	Y
BUILDING B	3345	3	Y
BUILDING C	3345	3	Y
BUILDING D	2230	2	Y
BUILDING E	2230	2	Y
BUILDING F	2230	2	Y
LAUNDRY BUILDING	204	1	Y

TOTAL BUILDING SQUARE FOOTAGE: 16,697 SF

NUMBER OF DWELLING UNITS: 15 FOUR-BEDROOM

SITE INFORMATION

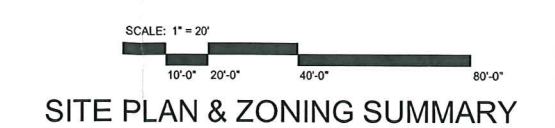
PERCENTAGE OF COVERAGE:	BUILDINGS PARKING SIDEWALKS PATIOS LANDSCAPING	21% 25% 15% 5% 34%
PERCENTAGE OF IMPERVIOUS SURFACE:		66%

RECREATION AREAS:

REQ'D:	PROVIDED:
9.35% (3011 SF)	18.9% (6111 SF)
COURTYARD	7.6%
PATIOS / PORCHES / DECKS	11.3%
LANDSCAPING	34%

UNIT ACCESSIBILITY

* ALL GROUND FLOOR UNITS TO COMPLY WITH ICC A117.1 TYPE B DWELLING UNITS WITH OPTION A BATHROOMS



kistler + small + white architects

66 WATER STREET
SUITE 101
ASHLAND, OR 97520
TEL: 541.488.8200

REVISED SINCE PERMIT SET

THESE DRAWINGS SHALL BE USED FOR: CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT

CONSTRUCTION SET

REGISTERED ARCHITECT
MATTHEW J. SMALL
4573
ASHLAND, OREGON
STATE OF OREGON

**PARK SQUARE
NEW APARTMENTS**

TUDOR PROPERTIES LLC
880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

SITE PLAN & PARKING PLAN

PROJECT NO.: 17-004
ISSUE DATE: 2.6.19
SHEET:

A0.1

CANOPY^{LLC}

The Care of Trees

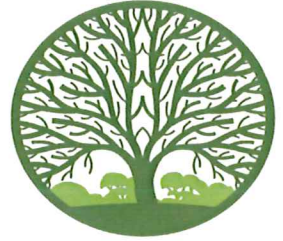
canopyarborcare.com

157 Max Loop

Talent, OR 97540

(541) 631-8000

CCB 199334



May 4, 2019

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

RE: Ash tree at 880 Park street

It is my understanding that an ash tree identified on the development plans at 880 Park Street is very close to the corner of the approved building plans. I have been told that the establishment of said corner will necessitate adding 2 feet -3 feet of fill to the tree protection zone. Trees generally experience negative impacts of increased fill depths over 3 inches. Excess fill to the root zone inhibits their ability to access needed oxygen and other nutrients. This tree would be severely impacted by the addition of the anticipated fill and its survival would be doubtful.

Sincerely,

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



NOTICE OF APPLICATION

PLANNING ACTION: TREE-2019-00066

SUBJECT PROPERTY: 1970 Ashland Street

OWNER/APPLICANT: RDH Holdings, LLC

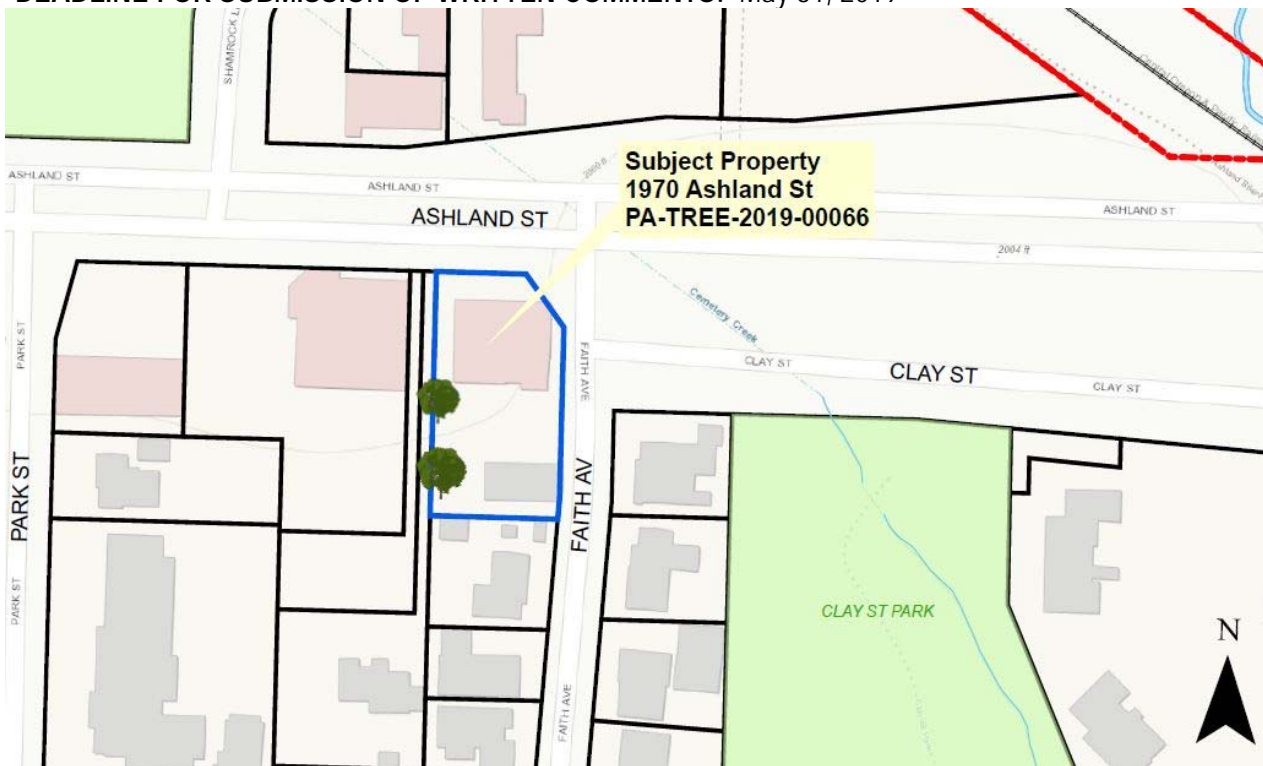
DESCRIPTION: A request for a Tree Removal Permit to remove two mature Elm trees along the western edge of the property. The larger of the two trees is already causing visible damage to the retaining wall, and it is likely that the other tree will soon cause damage as well. **COMPREHENSIVE PLAN DESIGNATION:**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

ZONING: E-1 / R-1-5; **ASSESSOR'S MAP #:** 391E 15AA; **TAX LOT:** 3300

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 17, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: May 31, 2019



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson in the Ashland Planning Division at 541-488-5305.

TREE REMOVAL PERMIT

18.5.7.040.B

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - 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.
 - 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.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - 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.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - 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 or 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.
 - 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.



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

ZONING PERMIT APPLICATION

FILE # TREE-2019-0006

DESCRIPTION OF PROJECT Tree removal on private property (2 trees)

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ☒ NO

Street Address 1970 Ashland St.

Assessor's Map No. 39 1E 15AA 3300 Tax Lot(s) 3300

Zoning E-1

Comp Plan Designation _____

APPLICANT

Robby & Danette Harfst

Name RDH Holdings, LLC Phone 541-840-1569 E-Mail robby@harfstassoc.com

Address 900 Hamilton Rd City Jacksonville Zip 97530

PROPERTY OWNER

Name RDH Holdings, LLC Phone 541-840-1569 E-Mail robby@harfstassoc.com

Address 900 Hamilton Rd City Jacksonville Zip 97530

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. 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 at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant's Signature

Date

5/3/19

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.

Property Owner's Signature (required)

Date

5/3/19

(To be completed by City Staff)

Date Received

5/7/19

Zoning Permit Type

I

Filing Fee \$

30⁰⁰

OVER ►►

Date: May 6, 2019

To: Ashland Planning Division

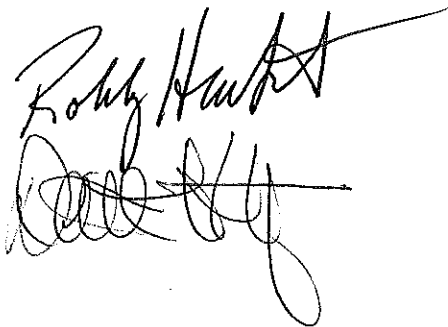
From: Robby and Danette Harfst

Re: 1970 Ashland Street

Tree removal permit

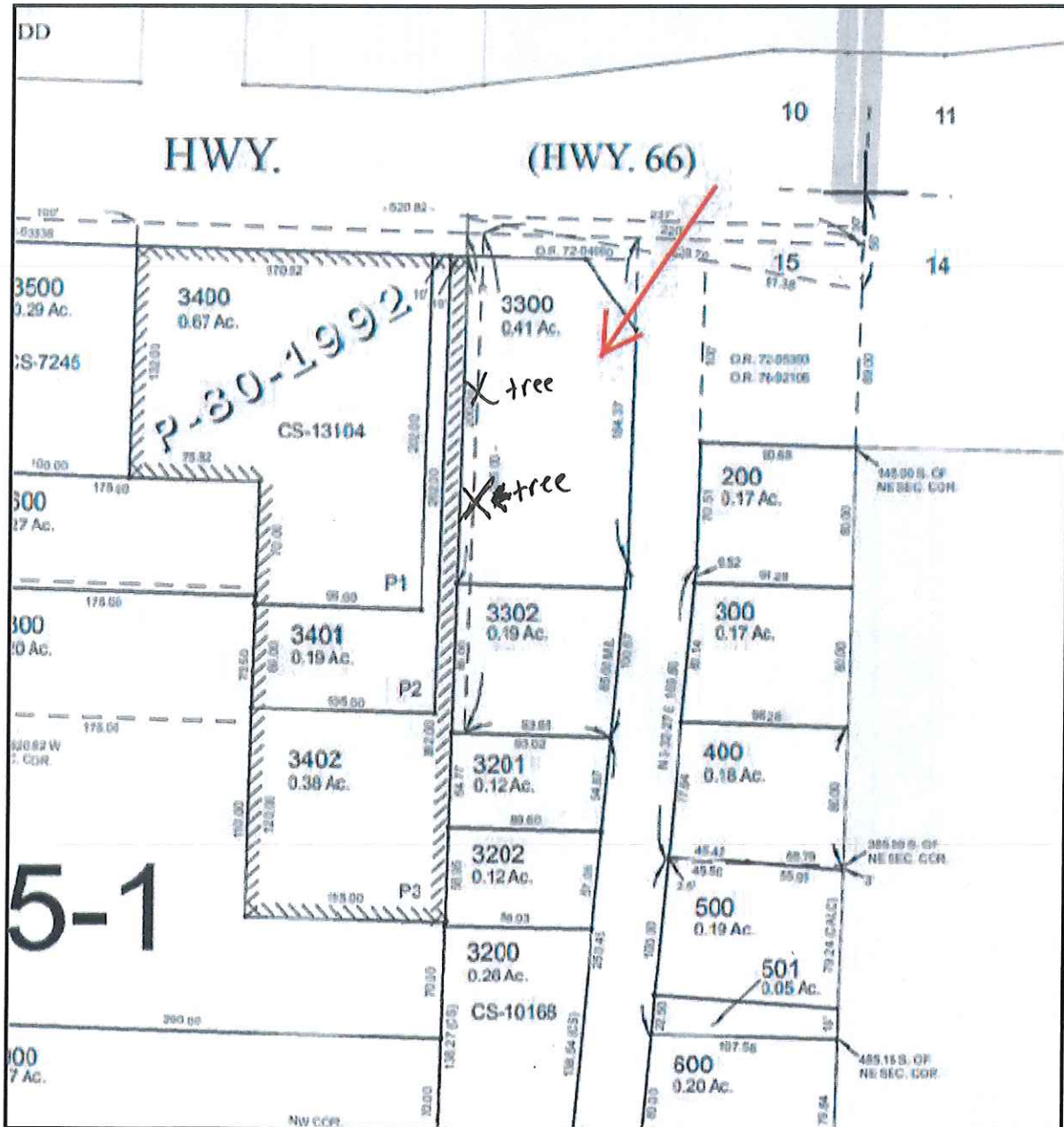
We are applying for a permit to remove two elm trees on our property close to the west boundary. The larger tree is causing damage to the retaining wall, as shown in one of the enclosed photos. The smaller tree, if left in place, will likely do the same in time. If left unattended, these trees will cause substantial damage to the retaining wall. We would like to remove the trees before this happens. Let us know if you have further questions.

Thank you.

Two handwritten signatures are present. The top signature is 'Robby Harfst' in a cursive script. Below it is a second signature, which appears to be 'Danette Harfst', also in a cursive script.

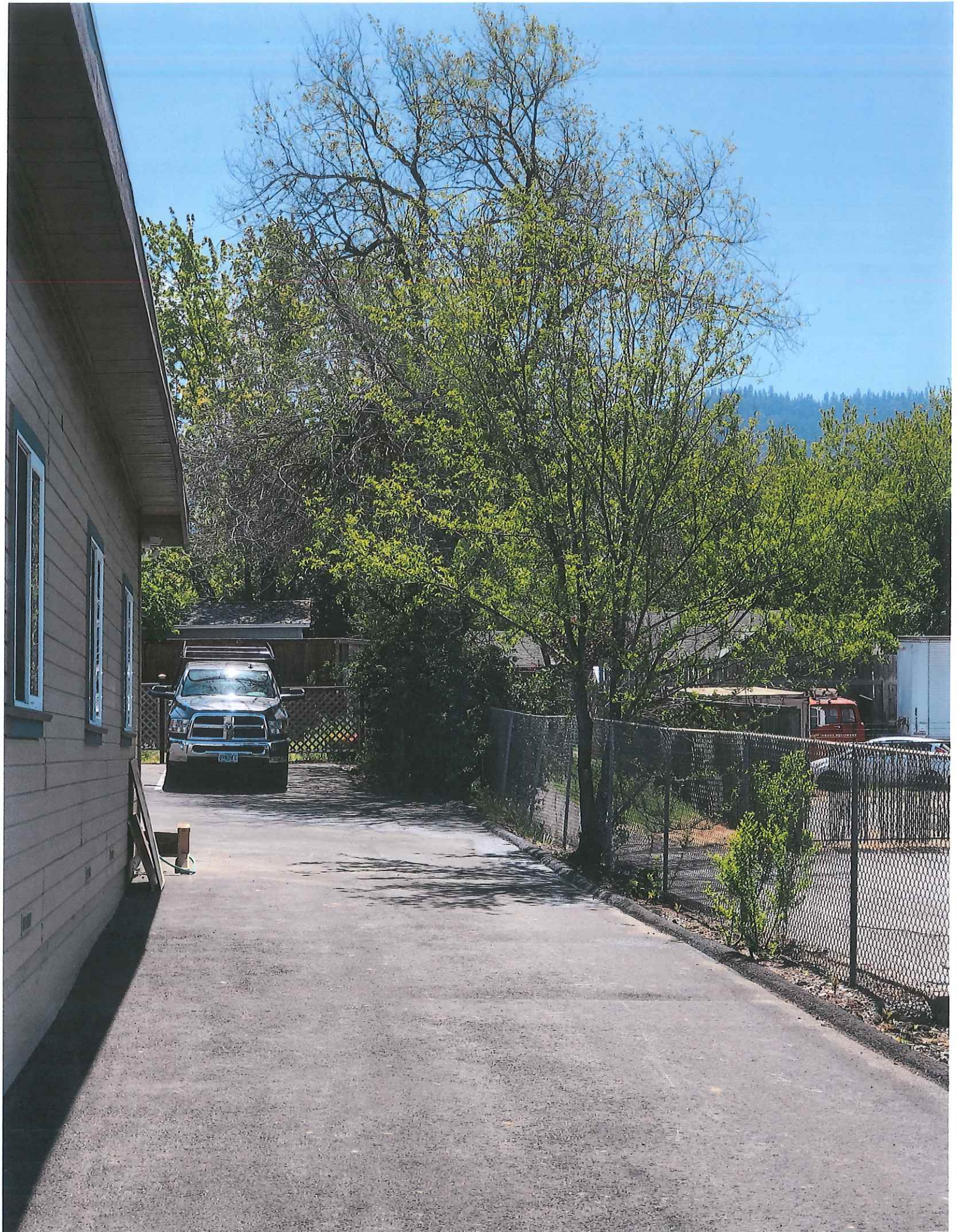


PLAT MAP













NOTICE OF APPLICATION

PLANNING ACTION: TREE-2019-00067

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

OWNER/APPLICANT: 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."

DESIGNATION: Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP #:** 391E09BA; **TAX LOT:** 10500

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 21, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 4, 2019



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson in the Ashland Planning Division at 541-488-5305.

TREE REMOVAL PERMIT

18.5.7.040.B

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - 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.
 - 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.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - 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.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - 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.
 - 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.



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

ZONING PERMIT APPLICATION

FILE # File-201-00067

DESCRIPTION OF PROJECT Removal of 3 trees from commercial property

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ☒ NO

Street Address 199 E. Main St., Ashland OR 97520 (corner 1st St & Main St.)

Assessor's Map No. 39 1E 391E09BA Tax Lot(s) 10500

Zoning ? Commercial C-1-D Comp Plan Designation ?

APPLICANT

Name Charles Garland Phone 541-499-5767 E-Mail gpcg96@yahoo.com

Address 2180 Duncan Dr. City Medford Zip 97504

PROPERTY OWNER

Name Gerald/Cherie Garland Phone NA E-Mail NA

Address 2180 Duncan Dr. City Medford Zip 97504

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. 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 at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Charlie Garland
Applicant's Signature

5/16/19
Date

RECEIVED
MAY 16 2019
City Of Ashland

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.

Property Owner's Signature (required)

Date

[To be completed by City Staff]

Date Received 5/16/19 Zoning Permit Type Tree Filing Fee \$ 30.00

OVER ►►

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

RECEIVED
MAY 16 2019
City Of Ashland

Re: Zoning Permit Application for removal of 3 trees

May 9, 2019

To Whom It May Concern,

My name is Charles Garland. I am writing to request a permit to remove 3 trees at the commercial property located at 199 E. Main Street in Ashland. The property is on the south-east corner of First and Main Streets, and houses Zoey's Café and Soundpeace. The property is currently titled in the name of my parent's Trust, The 1994 Garland Family Trust. My father, Gerald Garland, is deceased (8/17/2015) and my mother, Cherie Garland, now lives in an Alzheimer's Care facility in Medford. My sister and I are the Trustee's for the Trust and have Power of Attorney for all matters related to their trust and will. If necessary I can provide proof of this in connection with this request.

The three trees we're requesting permission to remove include the following:

1.) One large Beech tree located on the south end of a strip of land behind the building between 199 E. Main Street and the building at 11 N. First Street. Arborist Zac Smith from Arborsmith Tree Pros examined the tree on 4/28/19 and says it doesn't have enough living foliage to support the tree and is dying. His email to me is attached to this request. I have also included pictures of the tree that were taken on May 8, 2019.

2.) Two large Italian or Columnar Cypress trees located on the south-east corner of the building, facing First Street. The two trees have trunks between 11-13 inches in diameter at the base, measure 34-35 inches in circumference and are between 30 and 40 feet tall. The trunks are about 6.5 inches from the foundation and stucco wall of the building. The Cypress on the right/east has lifted the concrete slab between the sidewalk and stairs approximately 2 inches. The foliage of the two trees is smack up against the building a width of approximately 2 feet from the base of the wall all the way to the roof line. The trees also drop a lot of foliage on the flat roof of the building which necessitates cleaning of the roof and drains. I have included pictures of the two trees taken on May 8, 2019.

The two Columnar Cypress are planted in a planter between the exterior wall of the building and the sidewalk on First Street. The planter is approximately 36" wide, with rock bordering the sidewalk to control the soil, which has built up over time. The trees were there when my parents purchased the building in 1998. They were

likely part of a landscaping permit that was granted by the City of Ashland approximately 30 years ago.

In December of last year, we were advised by a property inspector for Hanover Insurance Group, our insurance carrier for the building, that the two Columnar Cypress trees on First Street were "intruding on the foundation of the building" and lifting the concrete slab at the base of the stairs leading up to the walkway behind the building. They advised that this presents a trip and fall hazard and that these two mature trees are deemed a fire hazard when planted so close to a structure. They still insured the building, but advised that the trees be removed.

If granted permission, we would have a professional tree service remove the three trees. We would have the two Cypress trees cut off below the soil line. Given problems with transients behind the building, we would prefer not to replace the dying Beech tree. If we were asked to replace the two Cypress with something, we would suggest shrubs, ground cover or a rock scape in place of the trees given the proximity of this narrow planter to the sidewalk. We are open to your suggestions.

Thank you for your consideration of this request. I look forward to your reply.

Sincerely,

Charlie Garland

Charlie Garland
2180 Duncan Dr.
Medford, OR 97504
541-499-5767

RECEIVED
MAY 16 2019
City Of Ashland

ARBORIST

On Apr 28, 2019, at 6:53 PM, arboristtreepros@gmail.com wrote:

Hey Charlie I was able to go by and take a look at those trees. The beech tree between the two buildings shouldn't be any problem to remove it's not a hundred percent dead but there's not enough foliage alive on it to support the tree. So, for the wording for the tree removal regulations in Ashland we should be able to remove it without a permit. The two Italian cypress trees on the other hand are healthy and because that area is zoned commercial any tree over a 6 in diameter 4 1/2 feet above the ground requires a permit. I would have to do a certified Arborist report and state some legitimate reasons why we need those trees removed in order to get the city to approve it. The only real hazard that I see is possibly the fire hazard of a cypress tree being so close to the building. But from my experience with the city that won't be enough to get them to Grant the application personally I think they'll recommend that you just clean some of the Dead out and prune the back from the building as much as possible. The Cypress on the right is lifting the sidewalk, and I cant help but think its damaging your foundation.

Sent from my Sprint Phone.

----- Reply message -----

From: "Charles Garland" <gpcg96@yahoo.com>
To: "arboristtreepros@gmail.com" <arboristtreepros@gmail.com>
Subject: Tree removal estimate from Charlie Garland
Date: Fri, Apr 26, 2019 11:45 PM

Great. Thank you Zack.

Charlie

Sent from my iPad

On Apr 25, 2019, at 8:02 AM, "arboristtreepros@gmail.com" <arboristtreepros@gmail.com> wrote:

Hi Charlie,

I will try to get out there this weekend and shoot you a price. Have a great day!

-Zac

----- Reply message -----

From: "Charles Garland" <gpcg96@yahoo.com>
To: <arboristtreepros@gmail.com>
Subject: Tree removal estimate from Charlie Garland
Date: Wed, Apr 24, 2019 5:39 PM

Hi Zack,

You probably don't remember me. Last year you pruned trees at our house in Medford for me, as well as a Plum tree in front of Zoey's/Soundpeace on the corner of First and Main in Ashland.

I was wondering if you could give me an estimate for the removal of 3 trees at the same 199 E. Main Street address in Ashland? The trees I'm talking about removing include an apparently dead tree at the east end of the building (between the two buildings) in the space where the trash cans are kept off of First Street. The other two are the very tall Italian Cypress(?) trees on the southeast corner of the building, facing 1st Street. We've been advised by our insurance company that

RECEIVED
MAY 16 2019
City Of Ashland

the two are "intruding on the foundation" and a fire hazard and a trip hazard due to the raised concrete slab at the stairs and should be removed.

If you are able to remove the trees, I'd like the Italian Cypress taken off at or below ground level. Hopefully you have time to go by sometime in the next few weeks to look at them and let me know what it would cost to have them removed. We're not in a big hurry, but I think the one tree is dead and may be a fire or falling hazard? Let me know what your think about the 3 trees.

Look forward to hearing from you.

Charlie 541-499-5767

RECEIVED

MAY 16 2010

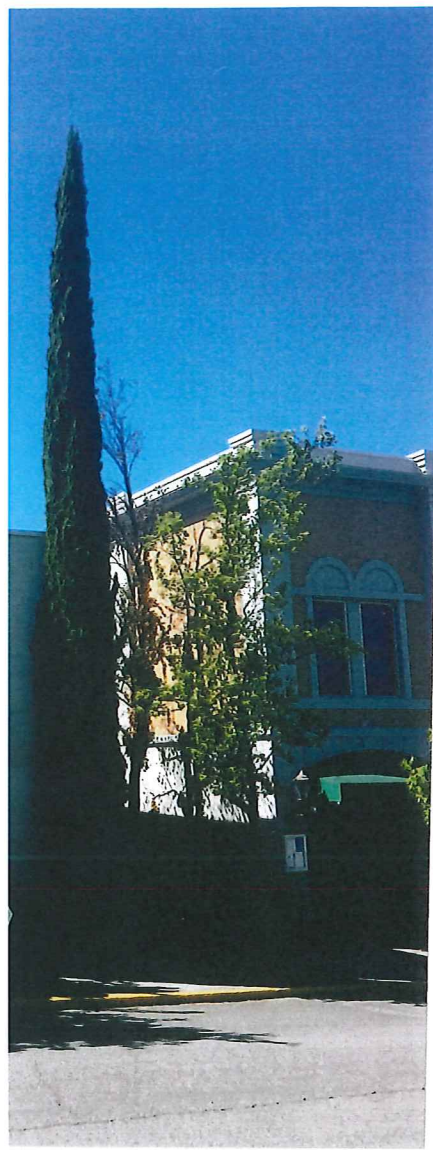
City Of Ashland

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MAY 16 2019
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MAY 16 2019
City Of Ashland



RECEIVED
MAY 16 2019
City Of Ashland



NOTICE OF APPLICATION

PLANNING ACTION: PA-T1-2019-00060

SUBJECT PROPERTY: 476 N. Laurel St.

OWNER/APPLICANT: KDA Homes, LLC

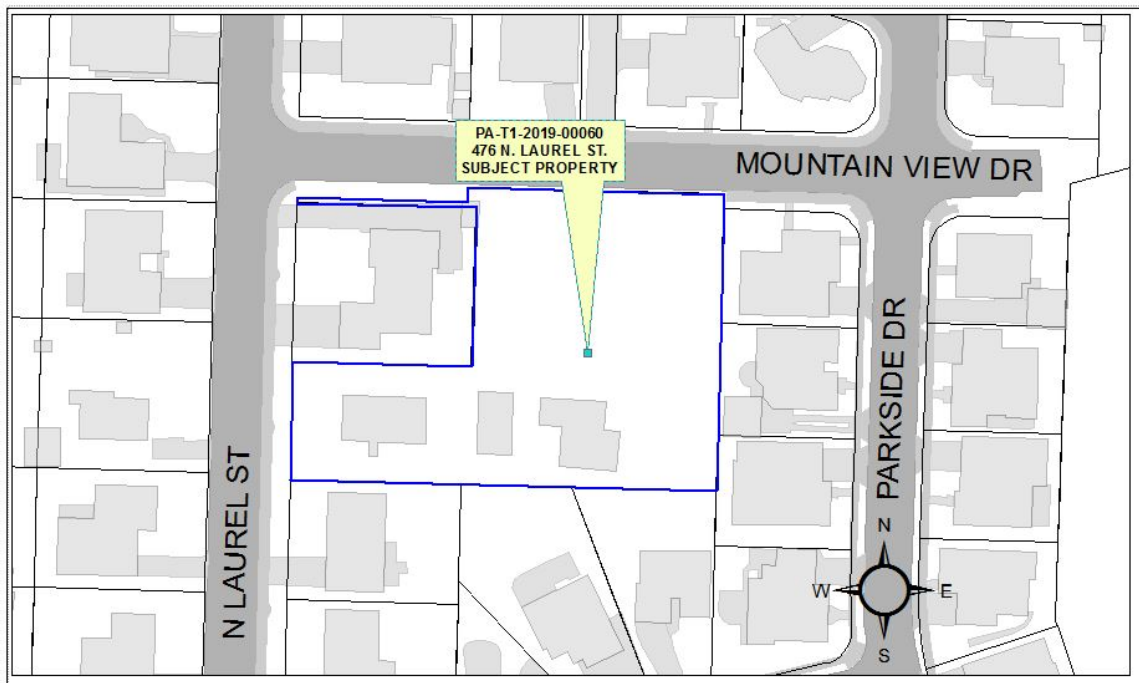
DESCRIPTION: A request for Final Plan approval for a 12-unit Cottage Housing development and 13-lot Performance Standards Options subdivision located at 476 Laurel St. [The Outline Plan, Site Design Review, Exception to Street Standards, Cottage Housing and Demolition components were approved as PA-T2-2018-0006.] **COMPREHENSIVE PLAN**

DESIGNATION: Single-Family Residential; **ZONING:** R-1-5-P; **ASSESSOR'S MAP & TAX LOTS:** 39 1E 04CB Tax Lot #8800.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: May 28, 2019

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 11, 2019



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact Derek Severson at 541-488-5305.

APPROVAL CRITERIA FOR FINAL PLAN

18.3.9.040.B.5

Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria.

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
- c. The open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the Street Standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.

Memo

DATE: June 6, 2019

TO: Tree Commission

FROM: Derek Severson, Senior Planner

RE: 476 North Laurel Street Cottage Housing Development
Street Tree Condition

Earlier this year, the Planning Commission approved an Outline Plan for a subdivision and Site Design Review for a Cottage Housing Development at 476 North Laurel Street, at the corner of North Laurel Street and Mountainview Drive. The Tree Commission did not meet in January to consider the initial request due to lack of quorum and as such did not see that proposal.

There are currently no sidewalks along the property's Mountain View Drive frontage. There is only 8.7 feet from the curb to the neighbor's property line along the first 100-feet of Mountainview, and as such a standard five-foot sidewalk and seven-foot park row planting strip are not possible; the applicant requested an Exception to Street Standards to install either a five-foot curbside sidewalk or to provide a five-foot sidewalk with a reduced 3.7-foot parkrow. An Exception was necessary because the applicant does not own the property at 478 Laurel Street, they only own the narrow 8.7-foot strip between this property and the curb, and as such there is not adequate area available to install both parkrow and sidewalk to the standards. The sidewalk and parkrow along the Mountain View frontage of the applicant's development will be improved with a standard five-foot sidewalk and full seven-foot park row planting strip with irrigated street trees, and the applicant will dedicate the necessary right-of-way to the City to fully comply with street standards along their frontage and an approximately 100-foot long, 8.7-foot wide remnant strip along the frontage of 478 Laurel Street as well.

In the absence of a Tree Commission recommendation, staff recommended and the Planning Commission concurred that the appropriate Exception was to provide the standard five-foot sidewalk with a reduced 3.7 foot parkrow width as this will provide equal transportation facilities and connectivity and is the minimum necessary to alleviate the difficulty posed by the limited available area. If trees were instead planted behind the sidewalk, they would likely adversely impact or be impacted by the proximity to the neighbor's fence and would give less of a traffic-calming/street-shading effect, so to accommodate street trees within the reduced park row planting strip width, staff proposed a treatment based on recommendations from James Urban, FASLA:



- 1) That irrigated street trees be selected from the "4 Foot Parkrow" list in the Recommended Street Trees guide and planted at a spacing of one per 30- to 50-feet within this reduced parkrow; and
- 2) That the sidewalk design in this section shall incorporate a means for channeling roots under pavement such as using two-foot diameter porous or perforated drain pipe half-filled with loose top soil and slow release fertilizer, one-inch thick aeration or drainage pads installed vertically beneath the sidewalk, or any other Tree Commission-approved alternative to increase the effective root zone beyond the narrow park row planting strip.

These recommendations were adopted as a condition of approval, with the applicant to come back to the Tree Commission with a proposal at Final Plan, which is the request before the Commission now. In working with Planning and Public Works/Engineering staff and the project Landscape Architect and Civil Engineer, the proposed solution is to incorporate aeration or drainage pads installed vertically beneath the sidewalks to provide some channels for root growth to compensate for the reduced parkrow width and to select trees more appropriate for the smaller parkrow. This is a solution James Urban has recommended on his website, as seen in the attached slides from the staff presentation to the Planning Commission, and would serve as a trial to gauge the effectiveness of this treatment for similar situations in the future. Staff and the applicant are looking for a recommendation from the Tree Commission as to whether they support a trial of this treatment.



V. **OUTLINE PLAN CONDITIONS:** In accordance with the final decision and conditions of approval of Planning Action 2018-000006, the following clarifies how these conditions have been complied with:

1. **That all proposals of the applicant shall be conditions of approval unless otherwise modified herein.**

Unless otherwise specifically addressed herein, all of the proposals represented by the applicant during the previous public hearing remain in effect. The applicants contend there are no significant differences between the Outline Plan and Final Plan.

2. **That any new addresses shall be assigned by City of Ashland Engineering Department. Street and subdivision names shall be subject to City of Ashland Engineering Department review for compliance with applicable naming policies.**

The applicants have applied for address assignments from the City of Ashland's Engineering Department and have included a preliminary plat to ensure compliance with applicable naming policies.

3. **That permits shall be obtained from the Ashland Public Works Department prior to any work in the public right of way, including but not limited to permits for new driveway approaches or any necessary encroachments.**

Any necessary permits for work within the adjacent rights-of-way will be obtained from the Ashland Public Works Department.

4. **That the parkrow along the Mountain View Drive frontage of 478 North Laurel Street shall be installed to a 3.7-foot width as proposed by the applicant. Irrigated street trees selected from the "4 Foot Parkrow" list in the Recommended Street Trees guide shall be planted at a spacing of one per 30-50 feet within this reduced parkrow, and the sidewalk design in this section shall incorporate a means for channeling roots under pavement including but not limited to using 24-inch diameter porous or perforated drain pipe half-filled with loose top soil and slow release fertilizer, one-inch thick aeration or drainage pads installed vertically beneath the sidewalk to increase the effective root zone beyond the "planting pit," or another Tree Commission-approved option. The means for channeling roots under the pavement shall be included in the civil drawings.**

CONDITION
OF
APPROVAL

All provisions noted in Condition #4 above have been identified on the project's Civil Engineering plans and/or Landscape Plans, included at exhibits with this Final Plan application.

5. **That a Tree Verification Permit shall be applied for and approved by the Ashland Planning Division prior to any site work including excavation, staging or storage of materials, or excavation permit issuance. The Tree Verification Permit is to inspect the identification of the trees to be removed and the installation of tree protection fencing for trees to be protected on adjacent properties. Standard tree protection consists of chain link fencing six feet tall and installed in accordance with the requirements of**

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8 | Page

JUN 10 2019

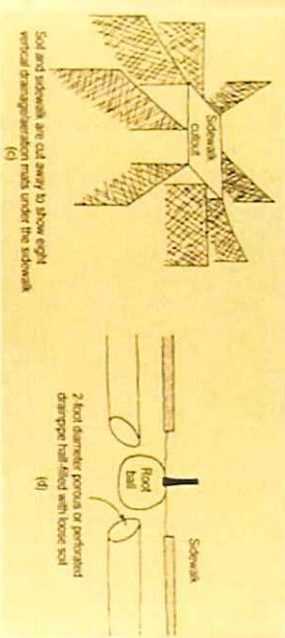
City of Ashland

The Garden Cottages

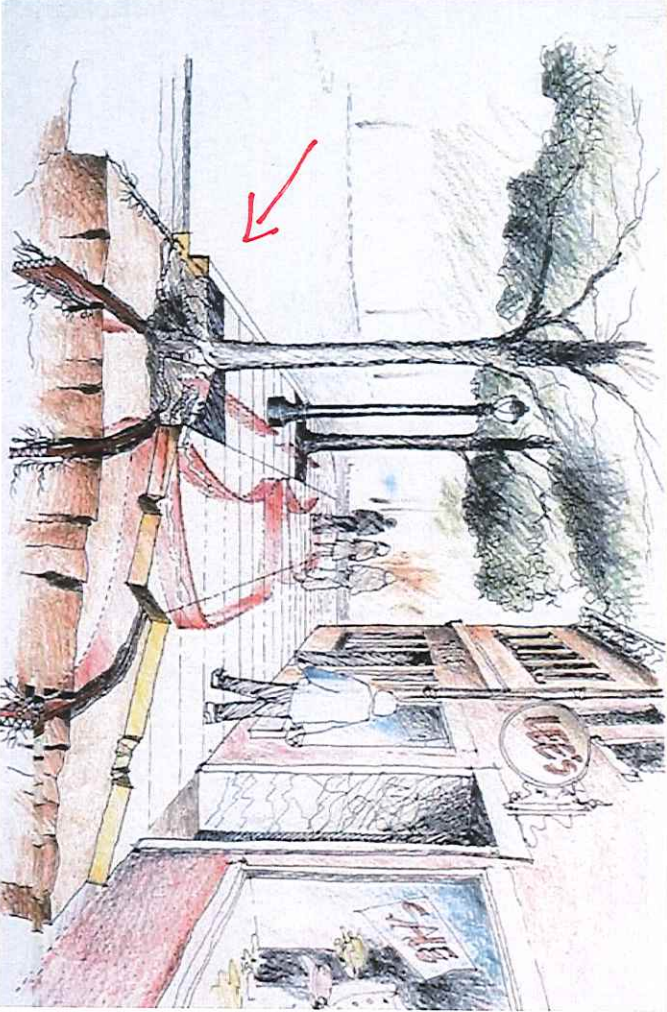
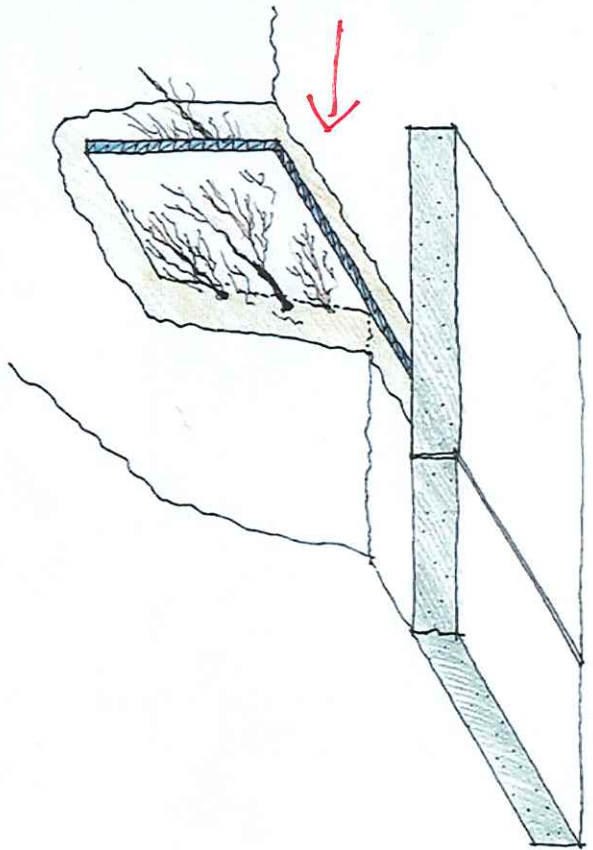
Channeling Tree Roots Under Sidewalk

Channeling roots under pavement

Tree roots can be directed to grow in channels provided for by good design



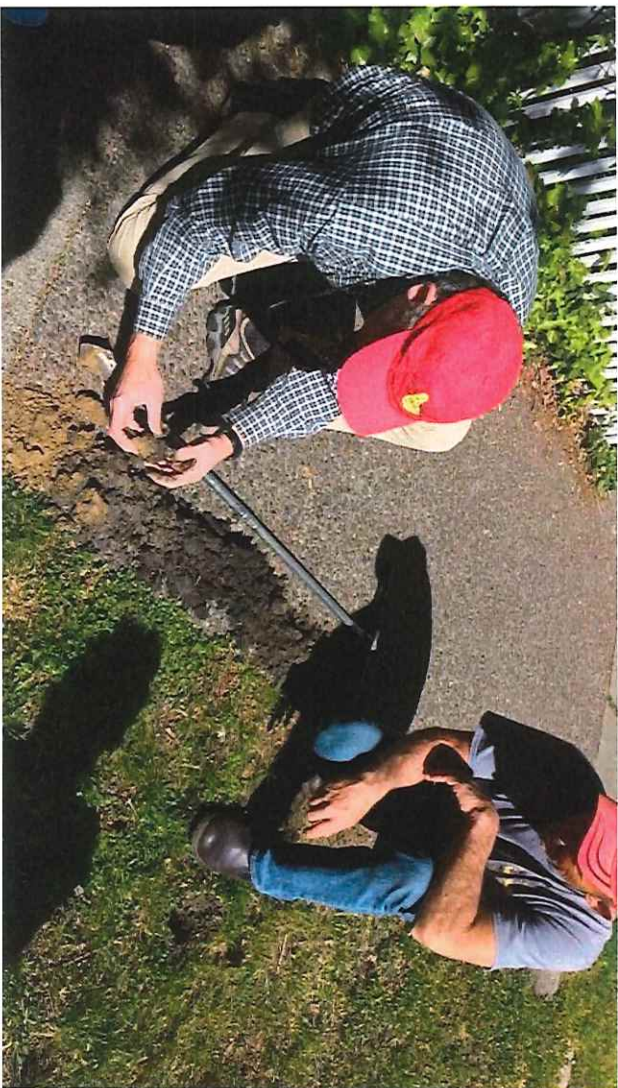
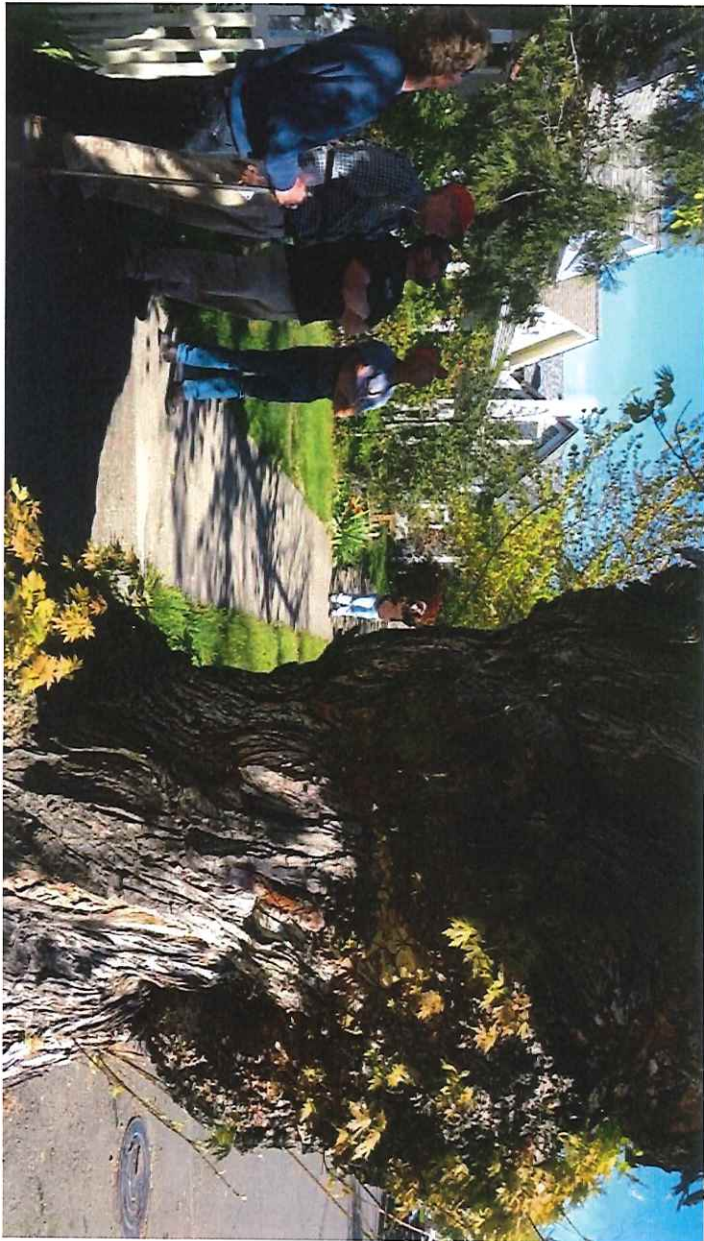
- (LEFT) One-inch thick aeration or drainage pads installed to increase the effective root zone beyond the small planting pit
- (RIGHT) Using pipes about 2 feet in diameter half filled with loose top soil and slow release fertilizer



- 4 Foot Parkrow**
- Amur Maple (*Acer ginnata*)
 - Serviceberry (*Amelanchier arborea*)
 - Upright European Hornbeam (*Carpinus betulus* var. *Fastigata*)
 - Eastern Redbud (*Cercis canadensis*)
 - Kousa Dogwood (*Cornus kousa*)
 - Smoke Tree (*Cotinus coccinea*)
 - Paul's Scarlet Hawthorn (*Crataegus laevigata*)
 - Washington Thorn (*Crataegus phaenopyrum*)
 - Goldenrain (*Koeleruteria paniculata*)
 - Crapehyrtle (*Lagerstroemia indica*)
 - Kobus Magnolia (*Magnolia kobus*)
 - Ornamental Flowering Crabapples (*Malus* spp.)
 - Sourwood (*Oxydendrum arboreum*)
 - Japanese Snowbell (*Syrax japonicus*)
 - Japanese Tree Lilac (*Syringa reticulata*)

The Garden Cottages

Tree Roots & Sidewalks...





Madara Design Inc

Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

THE GARDEN COTTAGES

N. LAUREL STREET
ASHLAND, OREGON

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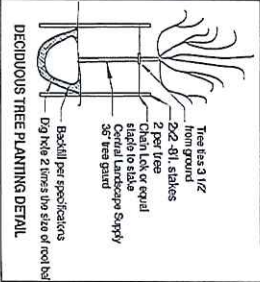
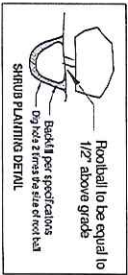
LANDSCAPE PLAN

GRADING

- [illegible]

FIRE PREVENTION AND CONTROL PLAN NOTES

1. The Whole Pained board on this sheet is considered covered as General Fuel.
2. Modification area and is labeled as below: Ashland/DC Substation 103.3, 10, 100 B.
3. All standing panel and dying vegetation shall be removed from the property and disposed of appropriately at the time of final site development. Once done there will be no native existing materials.
3. All new plantings, including trees, shrubs and ground cover throughout the site are deemed of any plant materials listed on the prohibited Flammable Plant List.
4. There are no planned structures, including fencing, that are considered to be of flammable material within 5' of any planned building. Any site fencing will be of Vinyl.



GENERAL CONSTRUCTION NOTES

This site is to be designated as a pollinator friendly site with intention of improving and enhancing pollinator habitat. With that as a focus there will be no strict adherence to organically based materials as a part of the landscape installation and maintenance. Likewise there will be a strict avoidance of non organic pest or biological pest controls during construction or subsequent maintenance throughout the life of the project.

COORDINATION WITH THE EXCAVATING CONTRACTOR, GENERAL CONTRACTOR AND CIVIL PLANS IS IMPERATIVE.

1. SITE OBSERVATION VISITS

- [illegible]

PLANTING

- Plant material to be provided in accordance with species, size and quantities indicated.
- Substrates to be made with the approval of landscape architect.
- All plant pots to be double 2/3 inch the volume of their pot base. Basket shall consist of 16 certified organic mulch/2/3 inch peat moss supplement and 16-16 certified organic fertilizer as follows:
mulch 2oz
peat moss 4oz
- Plant upright and lean to give best appearance or relationship to plants, structures and predominant existing hardscape. Trees are to be planted so as to be straight up and down without leaning away from building. Shrubs are to be supported against walls and fences.
- Seeds and seedlings to be grown in containers and transplanted into final beds.
- Seeds and seedlings to be grown in containers and transplanted into final beds.
- Irrigation system to be installed by contractor. Irrigation system to be designed to damage the least trees thereby. Sinks and dry trees immediately after this work.
- Place and compact backfill soil include carefully to avoid injury to roots, and till all soils.
- When trees are 2/3 inch tall, completely remove all staked support materials, except at least two trees.
- Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
- Replace plant material not surviving or in poor condition during guarantee period.
- Contractor shall provide maintenance services in accordance with original specifications at no additional cost to owner.
- Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others is exempt from Contractor's replacement responsibility.

PLANT LEGEND

PLANT LEGEND			
Qty	Common Name	Botanical Name	Size
Grass			
15	Grass, Blue Bunny	Carex laxocarpa 'Hobby Bunny Blue'	1a
26	Grass, Fountain, Little Bunny	Peristichia leucocarpa 'Little Bunny'	1a
25	Grass, 'Honeydew'	Peristichia leucocarpa 'Honeydew'	1a
25	Grass, 'Honeydew'	Peristichia leucocarpa 'Honeydew'	1a
31	Grass, Blue	Helictotrichon sempiternum	1a
Perennial			
4	Asclepias, Hardy	Delphinium elatum	1a
11	Black Elder, Susan	Rhus typhina 'Black Elder Susan'	1a
3	Daylily, Stella	Helianthus 'Stella'	1a
38	Yarrow, Coronation Gold	Arnica montana 'Coronation Gold'	1a
Shrub, Deciduous			
13	Albion Current	Fibes albidum	3-4
12	Dogwood, 'Keweenaw'	Cornus rugosa 'Keweenaw'	3-4
3	Rose, Noctua	Rosa rugosa 'Noctua'	3-4
60	Rose, Red Drift	Rosa 'Red Drift'	2-4
Shrub, Evergreen, Broadleaf			
15	Azalea, 'Kaleidoscope'	Abelia 'Kaleidoscope'	2a
13	Gardenia, 'Cherry Hovers'	Gardenia jasminoides 'Cherry Hovers'	2a
49	Japanese, 'Daiichi Nishiki'	Camellia japonica 'Daiichi Nishiki'	1a
20	Panicle, 'Gold Star'	Panicle 'Gold Star'	2a
12	Rhododendron, 'Pim'	Rhododendron 'Pim'	2a
12	Rhododendron, 'Chionodoxa'	Rhododendron 'Chionodoxa'	2a
13	Rhododendron, 'Lemon Drop'	Rhododendron 'Lemon Drop'	2a
49	Thymus, 'Red'	Thymus serpyllium 'Coccineus'	4' pot
29	Stem, Russian	Potentilla anabaptista	2a
30	Viburnum, David	Viburnum davidii	2a
Tree, Deciduous			
1	Apple, Royal Burgundy	Pyrus sinensis 'Royal Burgundy'	1 1/2'
6	Hedera, 'Elsanum'	Celastrus scandens	1 1/2'
2	Japanese, 'Daiichi Nishiki'	Camellia japonica 'Daiichi Nishiki'	1 1/2'
3	Maple, 'Tidwell'	Acer glabrum	1 1/2'
7	Maple, 'Vireo'	Acer glabrum	4-5'
2	Oak, Forest Green	Quercus laevis 'Schmidt'	1 1/2'
3	Rhododendron, Western	Cercis canadensis	2-3'

NOTE: IF THIS SHEET IS LESS THAN 24" X 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

REDUCED WIDTH
PARK ROW



PLANNING ACTION: PA-T2-2019-00009

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

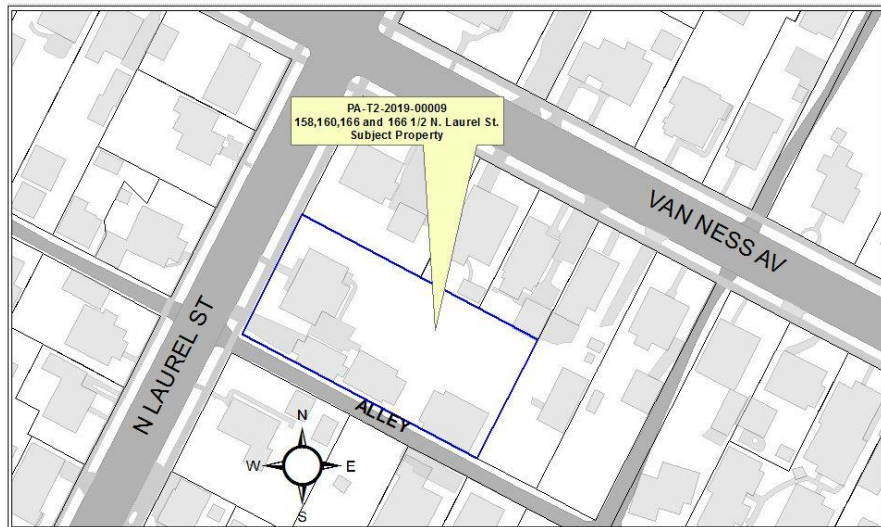
OWNER/APPLICANT: Laurel Cottages, LLC/Kim Locklin & Vadim Agakhanov

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.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, June 5, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way. The Ashland Tree Commission will also review this Planning Action on **Thursday, June 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *Tuesday, June 11, 2019 at 7:00 PM, Ashland Civic Center, 1175 East Main St.*



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 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 I).

If you have questions or comments concerning this request, please feel free to contact Senior Planner Derek Severson at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 - 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 - 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

CONDITIONAL USE PERMITS

18.5.4.050.A

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

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

A sight-obscuring fence is present on the north side property lines to screen the parking spaces from the adjacent residential property. Additionally, there is a substantial barrier of vegetated area proposed as tenant garden space and the covered bicycle parking and trash recycle structure. This structure is proposed to be setback from the property line not more than six feet, or in accordance with the necessary solar setback.

18.4.3.090 Pedestrian Access and Circulation

A continuous walkway system is proposed to extend throughout the development, and to existing public sidewalks. The walkway provides a safe, reasonably direct, and convenient walkway connection between primary building entrances and Laurel Street. The building entrances are connected to one another to the greatest extent practicable. The walkway connects the on-site parking areas, common areas, and connect to the public sidewalk on North Laurel Street.

18.4.4.030 Landscaping and Screening

The proposed landscaping plan and the irrigation plan that will be submitted with the building permits complies with the Irrigation and Water Conserving Landscaping requirements of the City of Ashland. The conceptual landscaping plan submitted with the application has been designed so that plant coverage of 50 percent after one year, and 90 percent within five years of planting is met. Two-inches of mulch will be provided in all non-turf areas after planting.

There are four street trees proposed in the park row. Irrigation will be extended to irrigate the trees.

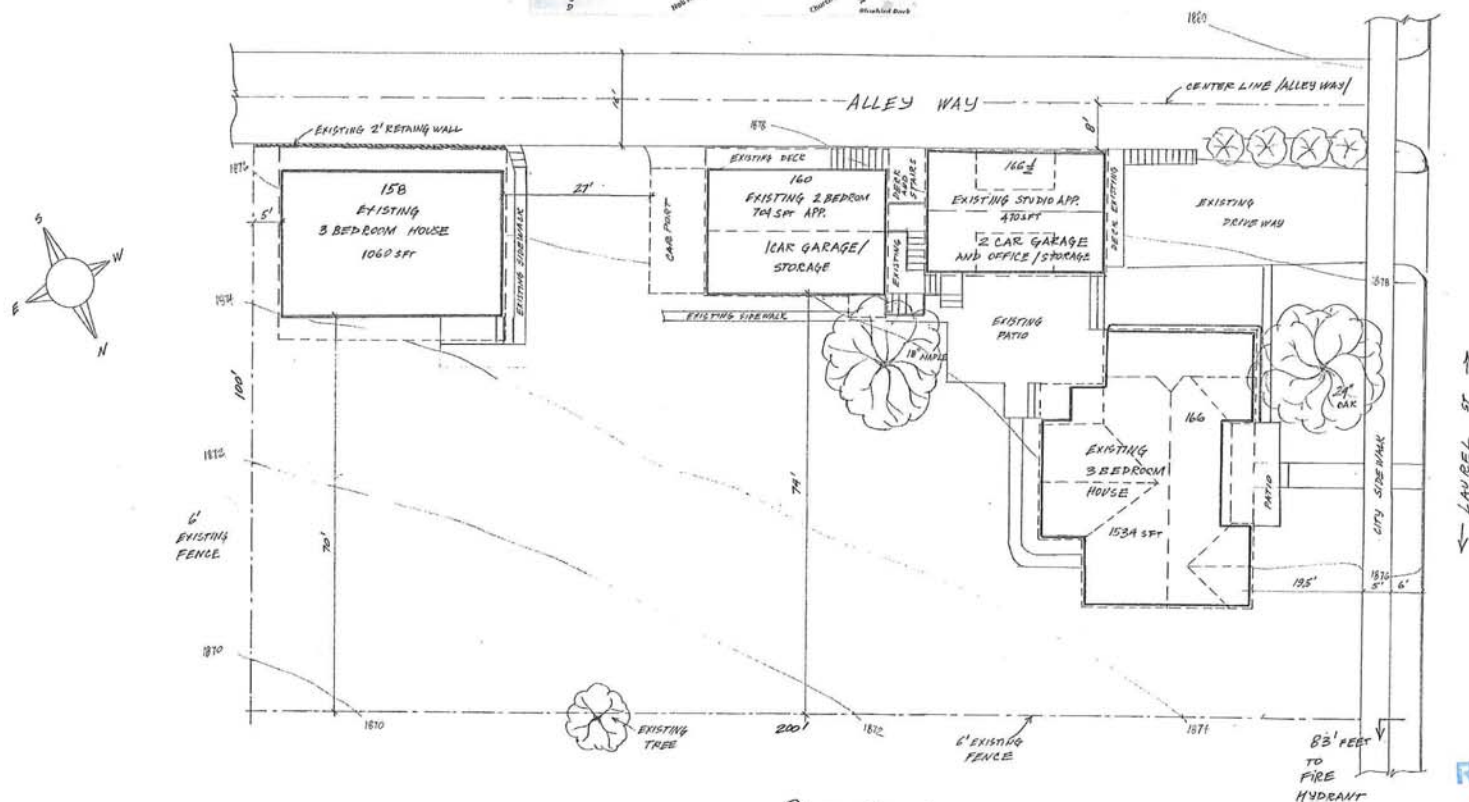
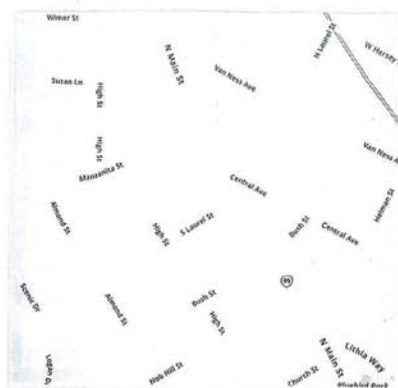
No plant materials are proposed that prevent surveillance of the open space or the porches. The new units will have recessed can light in the porch roof, or a shrouded yard light that provides down-lighting and security for the unit but will not directly illuminate adjacent properties. Any new exterior yard lighting will be shrouded in a manner to not directly illuminate adjacent properties.

Tree Preservation, Protection, and Removal

18.4.5.030 Tree Protection: *There are two trees greater than six-inches in diameter at breast height. Both trees will have six-foot fencing installed in accordance the Tree Protection Plan installed prior to site disturbance for the new construction.*

The trees along the property lines of the adjacent properties are protected by a six-foot tall solid panel fence. For the trees on the site, six-foot chain link panels are proposed to be installed at the dripline or in accordance with the tree protection plan that's has been provided with the application.

RECEIVED
MAY 10 2019
City of Ashland



166.166½.160.158 LAUREL ST ASHLAND OR 97520	REVISED
Date 4/13/8	
Scale 1"=1'-0"	
Drawn VA	
Job LRL	
Sheet 1	
Of 1 Sheet	

OWNER: K. LOCKLIN; V. AGATHANAKIS

SCALE: $1'' = 1'-0''$



Date	9/14/13
Scale	
Drawn	
Job	
Sheet	2
Of	Sheets

NOTE: 166½ EXISTING DOWN STAIRS 2 CAR GARAGE AND STORAGE/OFFICE SPACE TO BE CONVERTED TO 372 SF ONE(1) BEDROOM, ONE(1) BATH APARTMENT AND BICYCLE STORAGE SPACE 45SF AND ONE(1) CAR GARAGE SEE PROPOSED FLOOR PLAN.

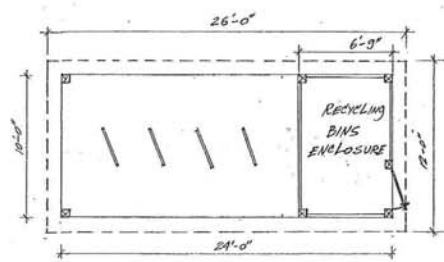
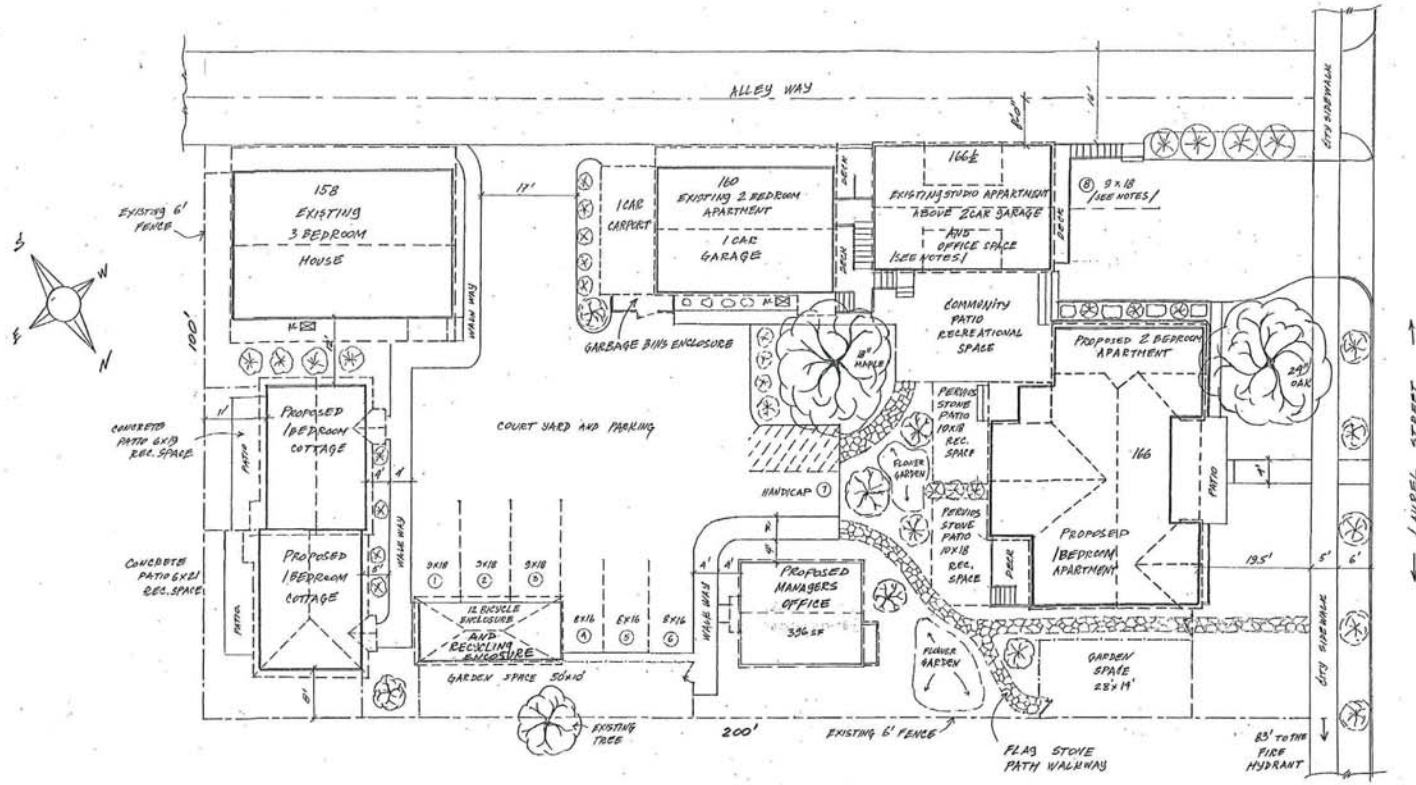
SOUTH SIDE PORTION OF THE DRIVEWAY IN FRONT OF 166½ BECOME A PARKING SPACE #8

REVISIONS	BY

OWNER: V. AGARWAL

166, 166½, 160, 158 LAUREL STREET ASHLAND

Date	4/4/19
Scale	1"=1'-0"
Drawn	KA
Job	LRL
Sheet	3
Of	Sheets



RECYCLING AND 1. BICYCLE ENCLOSURE / PLAN AND SIDE VIEWS /

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

SITE PLAN
PROPOSED
SCALE: 1"=1'-0"

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MAY 10 2019
City of Ashland

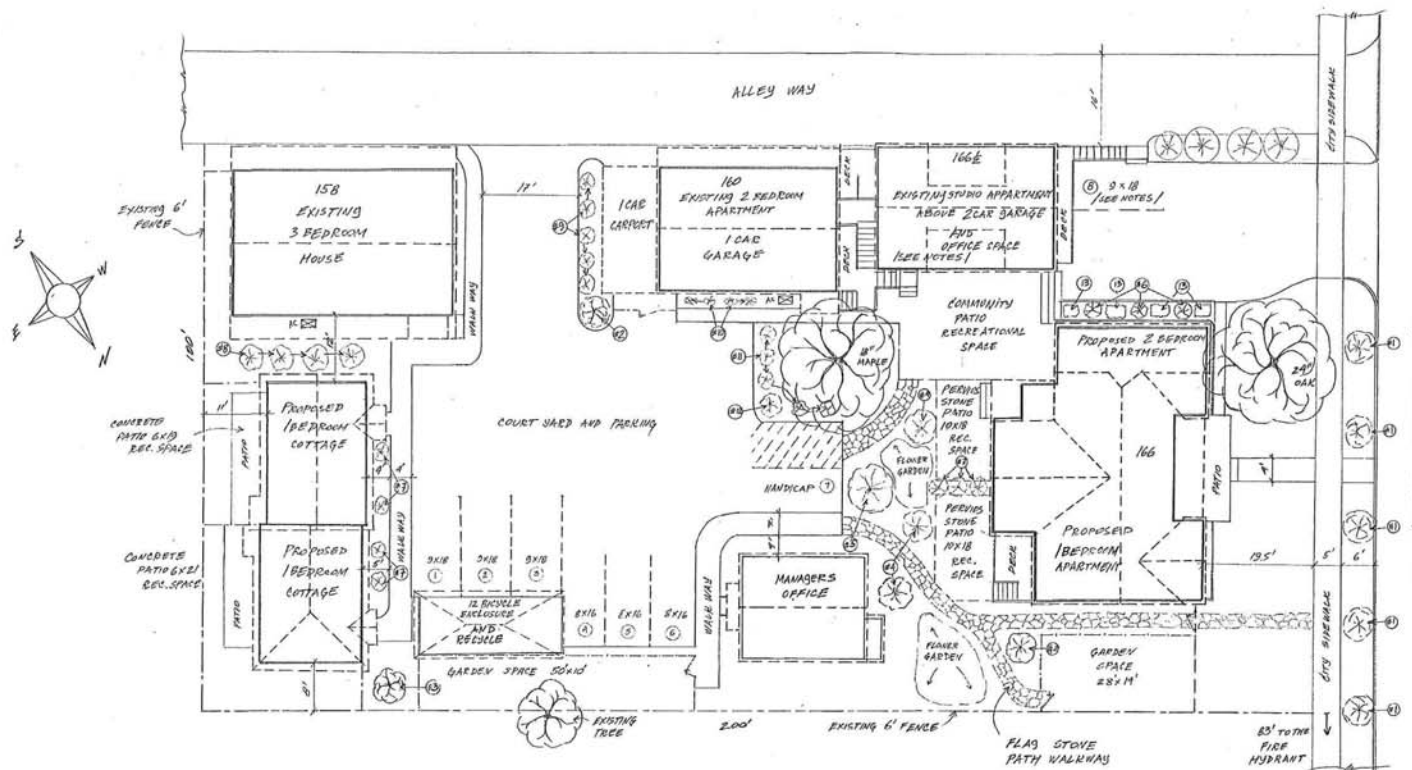
REVISIONS	BY

OWNER: V. AGARWAL

166; 166 1/2; 160; 158 LAUREL STREET ASHLAND

Date
Scale
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Job
Sheet
Of Sheets

4



TREES AND SHRUBS

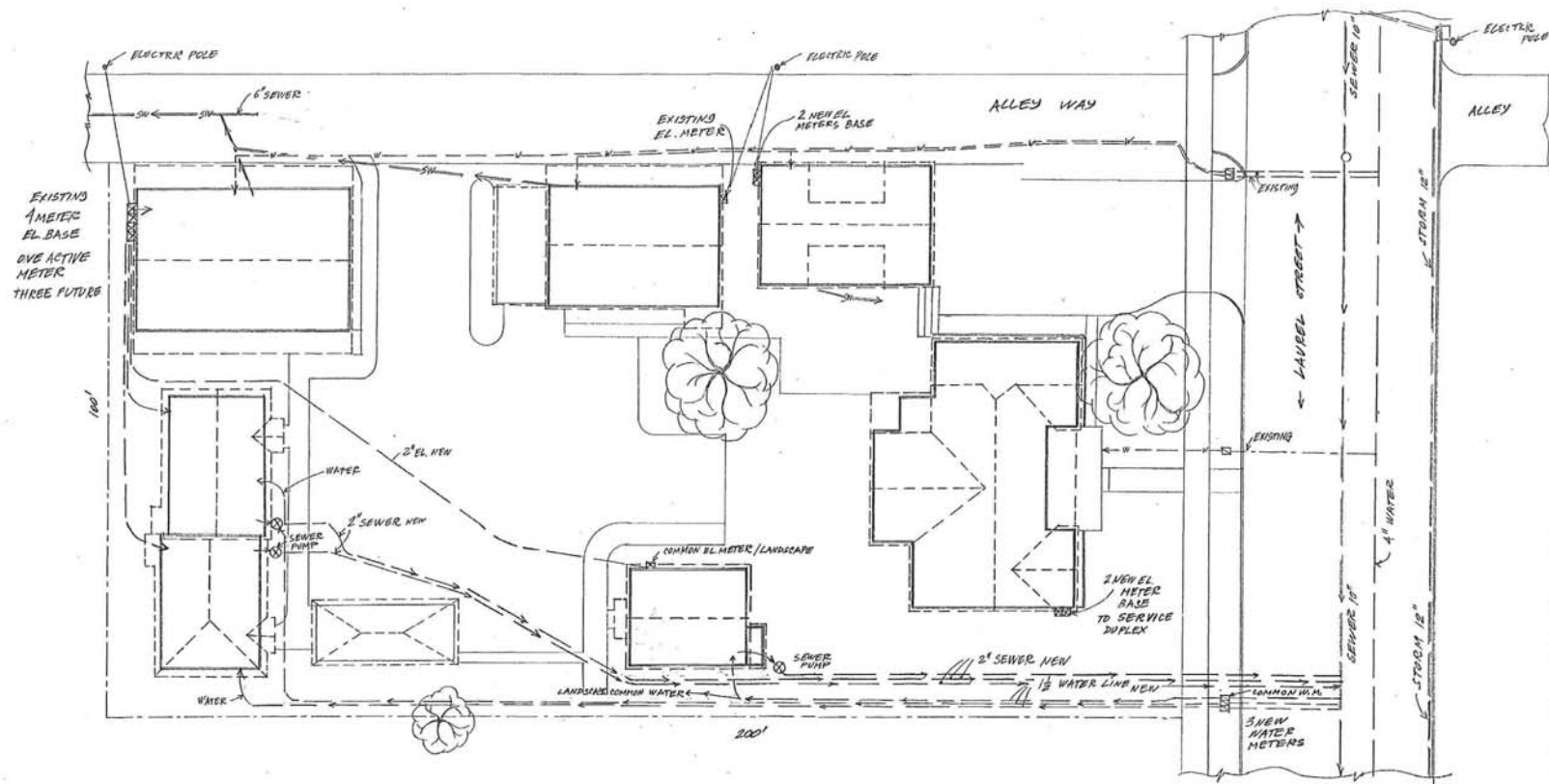
- # 1 ROYAL BURGUNDY CHERRY /PRUNUS SERRULATA/
- # 2 APOLLO MAPLE /ACER SACCHARUM/
- # 3 RUGGED CHARM MAPLE /ACER TATARICUM/
- # 4 FIRST BLUSH CHERRY /PRUNUS/
- # 5 RED ROCKET MAPLE /ACE RUBRUM/
- # 6 ITALIAN CYPRESS
- # 7 ARBORVITAE /EMERALD GREEN/

- # 8 RODODENDRON MACROPHYLLUM
- # 9 LAVENDER /HID COTE/
- # 10 AZALEA
- # 11 RODODENDRON /SEMI DWARF/
- # 12 DOG WOOD /CHEROKEE CHIEF/
- # 13 BOX WOOD

LANDSCAPE PLAN

SCALE: 1" = 1'-0"

RECEIVED
MAY 10 2019
City of Ashland



EXISTING AND PROPOSED UTILITIES

SCALE: 1" = 1'-0"

RECEIVED

MAY 10 2019

City of Ashland

REVISIONS	BY

166 LAUREL ST EXISTING AND PROPOSED UTILITIES

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Of	Sheets



PLANNING ACTION: PA-T2-2019-00008

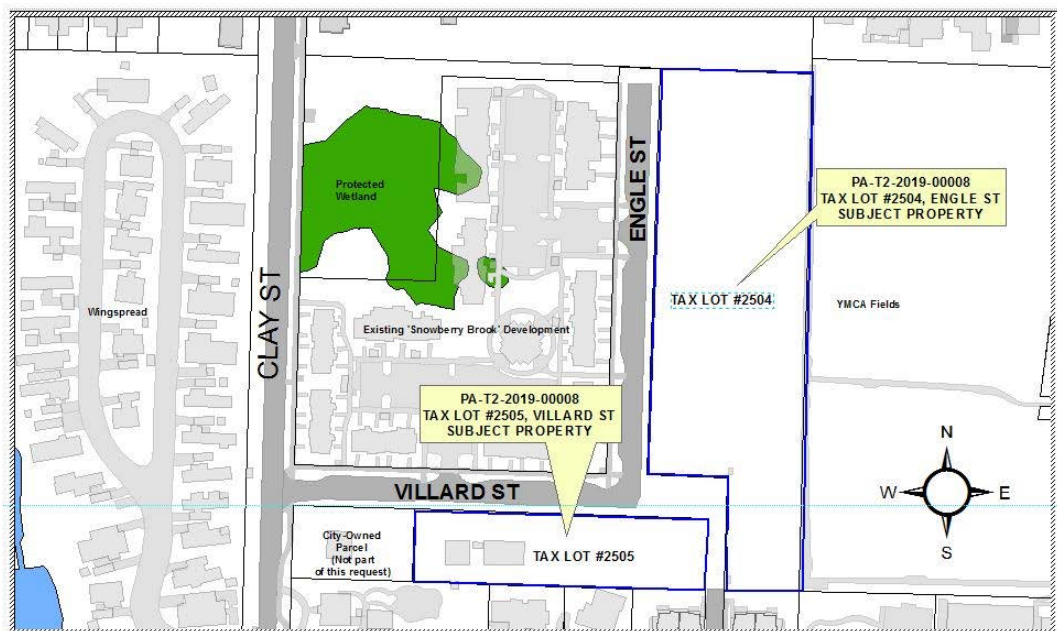
SUBJECT PROPERTY: Map 39 1E 11C Tax Lot #2504 on Engle St/Map 39 1E 11C Tax Lot #2505 on Villard St.

OWNER/APPLICANT: Housing Authority of Jackson County/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. **COMPREHENSIVE PLAN DESIGNATION:** Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 11C; **TAX LOT:** 2504 & 2505.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, June 6, 2019 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *Tuesday, June 11, 2019 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 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 I).

If you have questions or comments concerning this request, please feel free to contact Senior Planner Derek Severson at 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 - 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 - 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

TREE REMOVAL PERMIT

18.5.7.040.B

- 1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - 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.
 - 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.
- 2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - 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.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - 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.
 - 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.

Subject **Re: Snowberry II**
From tom madara <madaradesign@yahoo.com>
To <dan@hortonarchitecture.com>
Date 2019-03-23 19:29



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- P1020530 - Copy.jpg (~825 KB)
- P1020533.jpg (~966 KB)
- P1020536.jpg (~519 KB)
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Thank you Dan, I will.

I was by the site this week and reviewed the Deodore Cedar on Villard Street. Here is what I found. I am attaching some pictures and have more if appropriate.

The condition of the tree is Poor. There is massive historical damage that happened many years ago. The tree continued growing with multiple leaders, a number of which were further damaged over time. The original dominant leader was destroyed at about 18' if elevation and the tree is currently 30-35' tall. There is currently no dominant leader and the natural structure of the tree no longer exists.

There are many large lower lateral branches some of which are severely damaged. I believe the tree was never appropriately cared for.

As a further sign of damage more recently, there is a trench 18" deep approximately 3' from the East side of the trunk that cuts through the entire root zone. This further goes to the conclusion I would draw and that is that this tree is a Hazard Tree and should be removed.

Thanks,

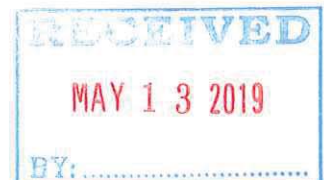
Tom Madara

Madara Design Inc

Off: 541-664-7055

Cell: 541-944-4287

www.madaradesigninc.com/





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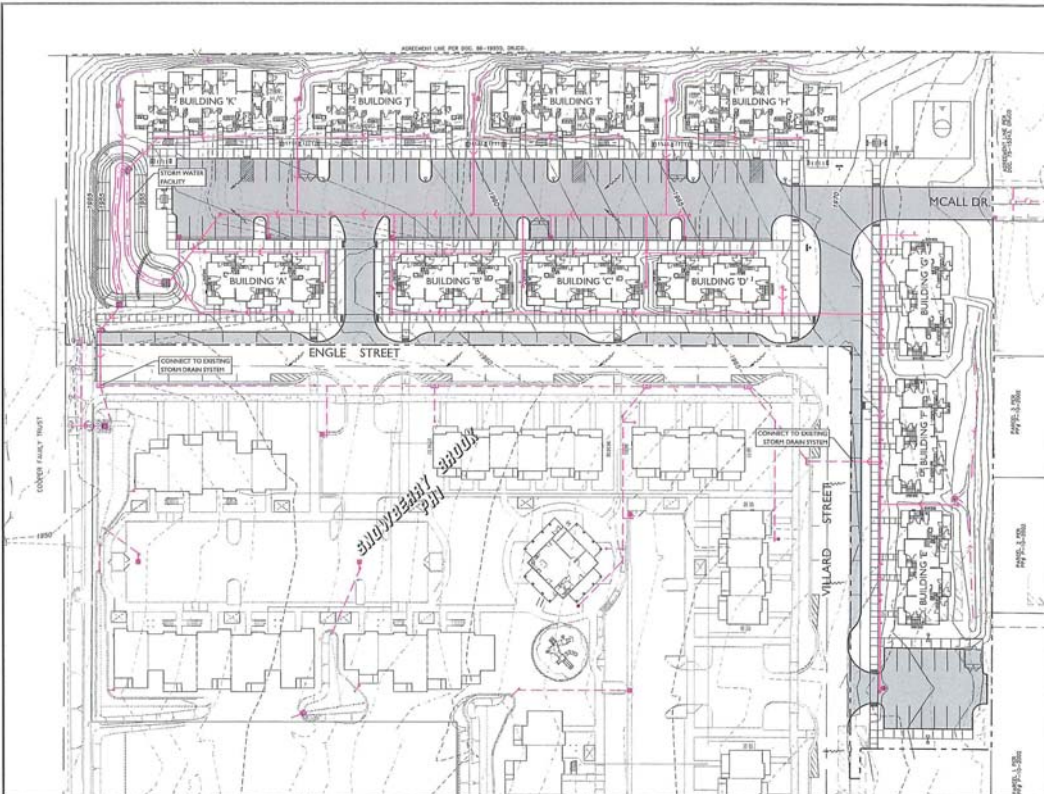
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- LEGEND**
- PROPOSED STORM HANSHOLE OR CLEANOUT
 - (C) PROPOSED CURB INLET
 - ▣ PROPOSED CATCH BASIN
 - ▣ PROPOSED DITCH INLET
 - PROPOSED STORM MAIN
 - - - EXISTING STORM MAIN
 - DRAINAGE DIRECTION



EXHIBIT C.2

CITY OF ASHLAND

SNOWBERRY BROOK II
CONCEPTUAL
GRADING & DRAINAGE PLAN

PROJECT NO.

DATE

BY

DRAWN BY: JLD/CONCEPT-049 PLOT NO. 19-18 PLOT DATE: 5/5/19



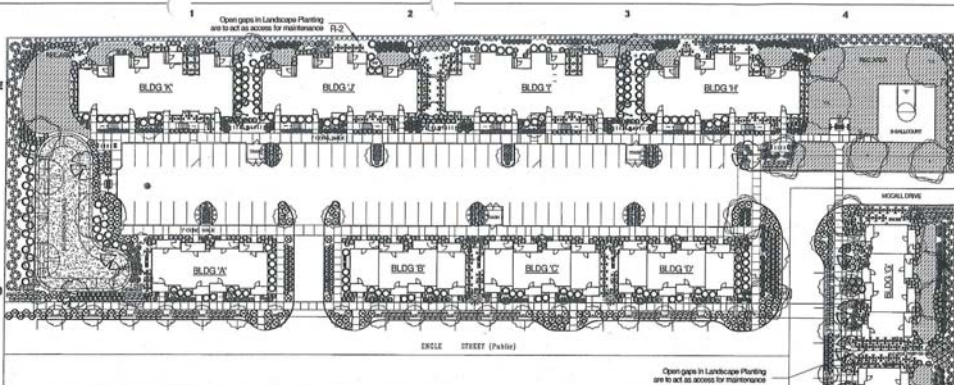
P.O. BOX 1724 - ASHLAND, OREGON 97501
PH: (531) 779-8300

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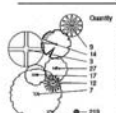
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PLANT LIST

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FIRE PREVENTION AND CONTROL PLAN NOTES

1. The White Plural school on this street is considered covered as General Fund Rehabilitation Area and is intended to follow Federal LDC Subchapter 163.31 500.03
2. All standing dead and dying vegetation shall be removed from the property and disposed of appropriately at the time of full site development. Once done there will be no native existing materials remaining.
3. All new plantings, including trees, shrubs and ground cover throughout the site are derived of any plant materials listed on the Prohibited Plantable Plant List.
4. There are no proposed structures, including fencing, that are considered to be of flammable material within 5' of any proposed building. Any site fencing will be of non-flammable material.

PLANTING

- [illegible]

GRADING

- [illegible]

TREATMENT SWALE HYDRO-SEEDING

Moderate to Dry Plantings w/ Hydro seed Mats			20 pounds per acre
Blue Wildlife	<i>Oryza glaberrima</i>	20%	
White Prairie	<i>Pennisetum polystachyon</i>	20%	
California Brome	<i>Bromus ciliaris</i>	20%	
California Oatgrass	<i>Distachlis spicata</i>	20%	
Prairie Junegrass	<i>Hordeum jubatum</i>	20%	

GENERAL CONSTRUCTION NOTES

- [illegible]

IRRIGATION DETAILS

1. An advanced digital computer system for the analysis of high resolution spectra in association with industry software. System is intended to operationalize the use of the computer in the laboratory. *Keywords:* Computer; Spectroscopy
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