



# CITY OF ASHLAND



## TREE COMMISSION AGENDA January 9, 2020

### 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 December 5, 2019 regular meeting minutes.

### III. PUBLIC FORUM

Open to guests.

### IV. LIAISON REPORTS

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

### V. TYPE I REVIEWS

**PLANNING ACTION:** PA-TREE-2019-00091

**SUBJECT PROPERTIES:** 1005 C St.

**OWNER/ APPLICANT:** Micah Lieberman

**DESCRIPTION:** This is a request for a tree removal permit to remove two trees that were previously identified for protection during planning action for additional development of three cottages (see file PA-T1-2018-00039). The two trees in question are a box elder and an apple tree. During the excavation process to form the foundation it was determined that the box elder, due to a drafting error, was not on the plan, and that the location of the apple tree was erroneous.

**COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-3 **MAP:** 39 1E 09 AD; **TAX LOT:** 2000

**PLANNING ACTION:** PA-T1-2019-00085

**SUBJECT PROPERTY:** 468 Helman Street

**APPLICANT:** Kerry KenCairn, KenCairn Landscape Architecture

**OWNER:** Lynne Scionti

**DESCRIPTION:** A request for a Land Partition to create two lots from the property located at 468 Helman Street. The application also includes a request for Tree Removal Permits for the removal of four trees – a group of three Cedar trees (Trees #1-#3) at the outer edge of the Helman Street right-of-way, and a 30-inch diameter Oak tree (Tree #4) near the existing garage. The project landscape architect notes that the Cedars are in poor condition and overgrown and that the Oak is in poor condition and challenged by the impacts of previous construction and paving.

**COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5; **ASSESSOR'S MAP:** 39 1E 04CA; **TAX LOT:** 3600

**VI. TYPE II REVIEWS**

**PLANNING ACTION:** PA-T2-2019-00012  
**SUBJECT PROPERTIES:** 945 Tolman Creek Road  
**OWNER/APPLICANT:** Sean Darrell/Rogue Planning & Development  
**DESCRIPTION:** The application is request for a three-unit/four-lot Outline and Final Plan subdivision approval and Site Design Review permit to allow the construction of a three-unit Cottage Housing Development for the property at 945 Tolman Creek Road. The existing structure is proposed to be divided into two units, and a third 400 square foot cottage unit is to be constructed at the rear of the property.  
**COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5; **ASSESSOR'S MAP:** 39 1E 14CA; **TAX LOT:** 800

**VII. STREET TREE REMOVAL PERMITS**

**PLANNING ACTION:** PA-TREE-2019-00089  
**SUBJECT PROPERTY:** 537 Prim St.  
**OWNER/APPLICANT:** Scott Mowry  
**DESCRIPTION:** A request for Street Tree removal of two pines that are growing very close to a third tree. One of the two pines that is requested for removal has a significant lean over the roadway.  
**COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **MAP:** 39 1E 05 CA; **TAX LOT:** 905

**PLANNING ACTION:** PA-TREE-2019-00090  
**SUBJECT PROPERTY:** 642/644 E Main  
**OWNER/APPLICANT:** Ashland Condo Assoc.  
**DESCRIPTION:** A request for Street Tree removal of two dead maples.  
**COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **MAP:** 39 1E 09 AC; **TAX LOT:** 90000

**VIII. DISCUSSION ITEMS**

**PLANNING ACTION:** PA-A-2019-00088  
**SUBJECT PROPERTIES:** The Ashland Village Subdivision  
**OWNER/ APPLICANT:** AVHHA  
**DESCRIPTION:** The purpose of this ministerial planning action is to memorialize the current state of street trees in the Ashland Village Subdivision, to identify trees that need to be planted, and to reiterate that any future tree removals would be required to receive the appropriate permits. What we are hoping to achieve with this administrative acknowledgment is to document the current situation, while providing flexibility moving forward for any removals that may be required in the future and ensuring that appropriate species are selected for mitigation.  
**COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-5  
**MAP:** 39 1E 09 AA; **TAX LOT:** 5600 & 5500  
and  
**MAP:** 39 1E 09 BB; **TAX LOT:** 3700 thru 3746

- Tree of the Year – Nominations.

**IX. ADJOURNMENT**

**Next Meeting:** February 6, 2019

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



# CITY OF ASHLAND



Ashland Tree Commission  
**DRAFT** Minutes  
December 5, 2019

## Call to Order

Commission Chair Chris John called the meeting to order at 6:00 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland, Oregon, 97520.

<b>Commissioners Present:</b>	<b>Council Liaison</b>
Chris John	Steven Jensen- Absent
Russell Neff	
Cat Gould	<b>Parks Dept Liaison</b>
Asa Cates	Peter Baughman
<b>Commissioners Not In Attendance:</b>	<b>Staff Liaison</b>
ALL PRESENT	Aaron Anderson

## Approval of Minutes

*Commissioners Simpson/John m/s to approve the minutes of November 7, 2019. Voice Vote: All AYES. Motion passed.*

## Public Forum

There was no one in the audience wishing to speak.

## Liaison reports

**Council Liaison** - Councilor Jensen was absent so no report was given.

**Parks & Recreation Liaison** – Baugman reported that the Lithia hillside fuel reduction is nearing completion.

**Community Development Liaison** – Liaison Anderson gave an update on Tree of the Year.

## Type I Reviews

**PLANNING ACTION:** TREE-2019-00087

**SUBJECT PROPERTIES:** 1065 Siskiyou Blvd.

**OWNER/ APPLICANT:** William O Jones / Canopy Tree

**DESCRIPTION:** This is a request for a Tree removal permit to remove one (1) large siberian elm (*Ulmus pumila*). The tree is approximately 32-inches DBH and fifty-feet in height. The application includes a report from an ISA certified arborist indicating that the tree is in significant decline as exhibited by 30% crown die-back and the decay, sloughing bark and mushroom growth. The tree is identified as a hazard based on the large diameter branches that are dead and the decay at the trunk. **COMPREHENSIVE PLAN DESIGNATION:** Commercial;

**ZONING:** C-1 **MAP:** 39 1E 10 CC; **TAX LOT:** 5400

After staff presented the application the Tree Commission deliberated, discussing the type of mushroom and the evident rot at the base of the trunk. Cates remarked that the tree ought to be removed as soon as possible. Discussion was had about if this should be removed under an emergency permit. Neff pointed out that it has withstood the most recent storm, but it should come down.

*Cates/Simpson m/s to approve TREE-2019-00087 with the condition of approval that it be replaced with one large stature deciduous tree. Voice vote: ALL AYES. Motion Passed.*

**PLANNING ACTION:** PA-T1-2019-00083

**SUBJECT PROPERTY:** 1320 Oregon St.

**OWNER/APPLICANT:** Verity Construction

**DESCRIPTION:** A request for Physical and Environmental Constraints Review Permit for Hillside Development to build a new 2,062 square foot single family home at 1320 Oregon Street. The application includes a request for a variance to side-yard setback based on the narrow property configuration, and an exception to street standards to seek relief from the installation of park row and sidewalk. The application includes a requires to remove one 8-inch DBH pine tree that is in the building envelope. The application includes a report prepared by a geotechnical engineer with demonstrable expertise in development of Hillside Lands. **COMPREHENSIVE PLAN**

**DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **MAP:** 39 1E 15 BB; **TAX LOT:** 8700

After staff presented the application the Tree Commission deliberated. There was much discussion concerning the trees on the adjacent properties. Simpson noted they were only proposing a single tree that was fairly small. John expressed concern about the protection measures on the adjacent properties

**Cates/Simpson m/s to approve PA-T1-2019-00083 with a recommendation that particular attention be paid to following the tree protection plan as written specifically regarding notes (#13) addressing root pruning. Voice Vote: All AYES. Motion passed.**

### **Type II Reviews**

None to review

### **Street Tree Removal Permits**

**PLANNING ACTION:** TREE-2019-00089

**SUBJECT PROPERTY:** 537 Prim St.

**OWNER/APPLICANT:** Scott Mowry

**DESCRIPTION:** Request for Street Tree removal of two pines that are growing very close to a third tree. One of the two pines that is requested for removal has a significant lean over the roadway. **COMPREHENSIVE PLAN**

**DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **MAP:** 39 1E 05 CA; **TAX LOT:** 905

After staff presented the application the Tree Commission discussed if the two trees needed to be removed. Cates mentioned that he felt ok approving the removal of the one that was leaning, however felt that removing the second one was unnecessary. Neff agreed that removal was unnecessary.

**Simpson/Neff m/s to deny TREE-2019-00089. Voice Vote: ALL AYES. Motion passed.**

### **Discussion Items**

Tree of the Year nominations.

### **Adjournment**

*Meeting adjourned at 7:01PM*

**Next Meeting:** January 9, 2020

*Respectfully submitted by Regan Trapp*

Micah Lieberman  
944 Kestrel Pkwy, Ashland, OR 97520  
Cell: 781-697-7529, Email: [micah.lieberman@gmail.com](mailto:micah.lieberman@gmail.com)

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December 13<sup>th</sup>, 2019

City of Ashland  
Community Development Department  
59 Winburn Way  
Ashland, OR 97520

**Re: Tree Removal for 1005 C Street**

We are in process of prepping for foundations at our project at 1005 C Street. We need to **remove two trees**, both problematic and **too close to the foundation**. We cannot move forward with the construction until the trees are removed.

In the **original and approved Tree Protection Plan (SEE PAGES 10-11 for reference)** the trees are color coded and under each we had offered a plan. In the approved plan we also stated we wanted to try to save as many trees as possible, unless they were deemed problematic. We described that we would be using discretion once we saw the true situation in three dimensions on the ground. In our approved application and tree plan we stated:

*Some of the decisions and actions on the trees will be decided during construction as we intend to preserve as many trees as possible, but would like the flexibility to remove a tree if deemed necessary by the project contractor and sub-contractors.*

Now that we are **on site we discovered that due to a drafting error the location of the two smaller Box Elders along the fence is inaccurate and, more importantly, the most problematic tree, a medium Box Elder, is not even included on the site plan**. This minor error led to some confusion for our excavation people and tree fence placement people, which we discovered now that we have dug out the foundations. So, the details of the drawings are not exact but the wording in our original tree plan hopefully offers a good summary and shows the spirit of our intentions.

**Here is the summary of what we need to accomplish** (5 items) in order, some items are just notes/updates and will help everyone understand the story.

1)

**LOCATION OF TWO SMALL BOX ELDERS**

**Please make note that the location of the two smaller Box Elders along the fence in the plan is not accurate.** This is not too important but it helps the understanding of the overall puzzle. The existing plans and pictures in approved application were just simple drawings in Word placed on top of the site plan. For the **two Box Elders along the fence on the west side of the lot** (labelled in the tree plan as "existing box elders along fence, 5 in and 7 in in diameter") we listed the two small, multi-trunk trees but they are **not placed correctly in the tree plan**. They are described correctly but they are placed about **8 feet off**. In the updated picture we place them more accurately (**SEE ORIGINAL AND UPDATED IMAGES BELOW ON PAGE 2**). From our original approved tree plan:

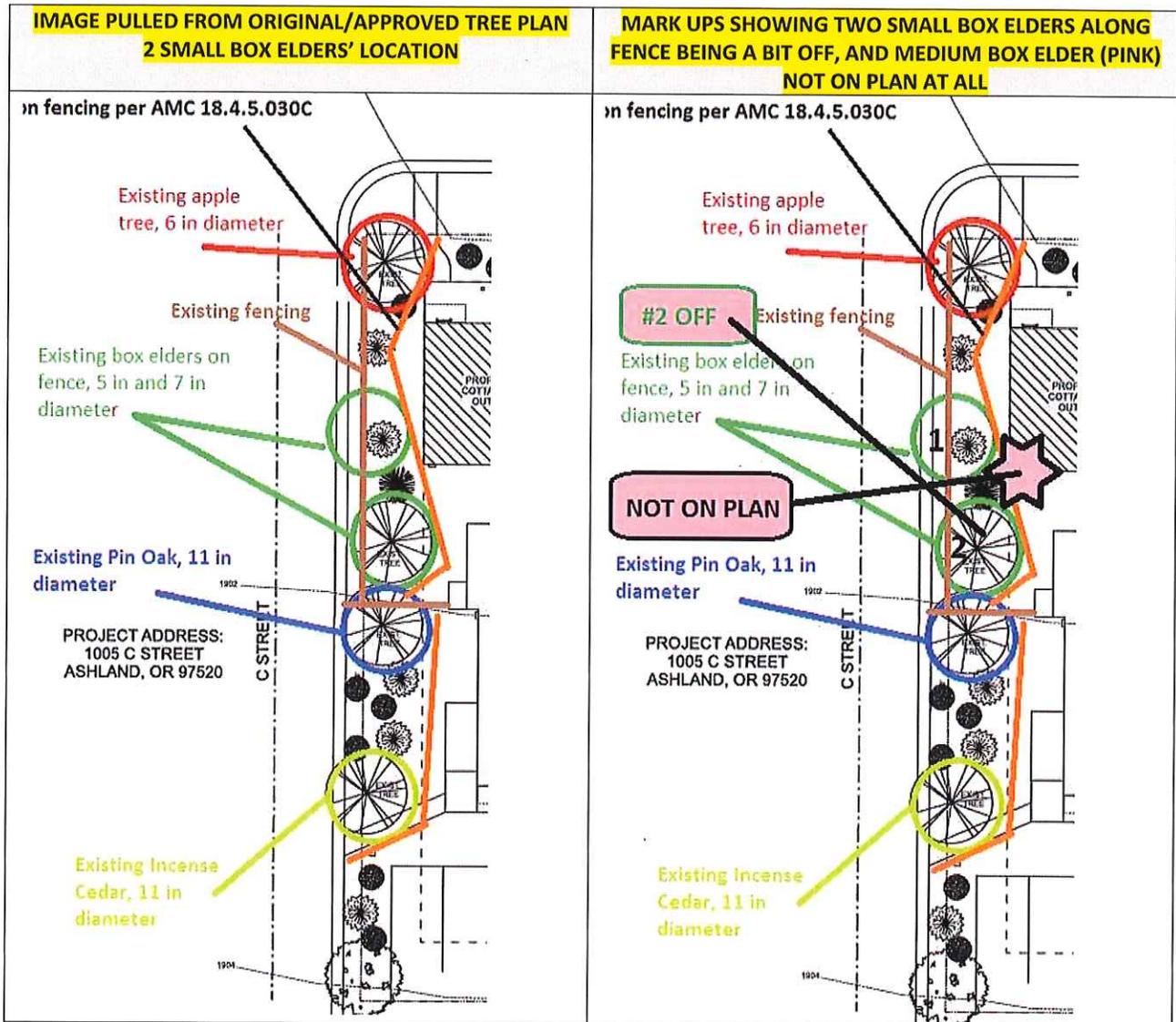
*Two Box Elders (5" and 7" DBH) along C Street and fence, along west side. They have been trimmed back already. Box Elders are not desirable trees and are considered "junk trees". However, we want to keep these two in place. No special measures are required for them, though we will protect with protection fencing per AMC 18.4.5.030 C.*

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Because we are now in the process of building and we see everything on the ground, I want to add these two trees along the fence to the permit request as well. We intend to save them, but if a problem I don't want to have to do another permitting process. They are kind or raggedy and due to size and species they are not significant trees. We may be better off with superior plant species when we do the landscaping. So, I am now adding the two smaller Box Elders along the fence to this permit request.

2)  
**A MEDIUM BOX ELDER IS NOT ON THE SITE PLAN**

Due to a drafting error there is a medium Box Elder that is NOT IN THE TREE PLAN and is the tree that is on the foundation of Cottage #1. This tree is not part of the original tree protection plan. There has been some confusion for workers and others because when referring to the "Box Elders" in the plan, they are supposed to be the two small Box Elders along the fence and not this medium Box Elder close to Cottage #1. (SEE ORIGINAL AND UPDATED IMAGES BELOW).



3)  
**TREE FENCE ANGLE AND LOCATION AROUND BOX ELDERS**

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Please make note that the drawing of the tree fence is slightly different than the reality on the ground. The two smaller Box Elders are the ones that are supposed to be enclosed in the plan, while the fence is currently in front of the incorrect medium Box Elder that does not exist on the plan. The installer did his/her best to read the plan. The fence works to protect the tenant's child from the construction and gives him a separate play area, so it is serving a good function, but the medium Box Elder was not the tree designated to be behind it. This is confusing if just glancing at the situation on site. I had to look at original tree plan wording to figure this out. Once the foundation started to be excavated in its entirety the oversight became more obvious (the medium Box Elder is IN THE FOUNDATION).

4)

#### REMOVE SMALL APPLE TREE

We would like to remove the small apple tree on the corner. It is too close to Cottage #1 and is near the end of its life. For the small apple tree on the northwest corner in our original approved application we stated:

*Small apple tree (6" DBH) on northwest corner. This will likely have to be removed if too close to Cottage #1. We want to keep it in place if we can. If upon construction, it is deemed problematic due to its location on fence line, we will have it removed and replace with superior species.*

Now that we are into the project, we have decided to remove this tree as stated in original plan. It is, in fact, too close to Cottage #1 and is near the end of its life as well.

5)

#### REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN

For the last item, and the one that is the biggest problem and created a lot of the confusion, there is a medium Box Elder that is not in the tree plan and is the tree that is on the foundation of Cottage #1. We must remove this medium Box Elder not on plans promptly. It is sitting on our foundation (where the stem wall should be dug). We still must excavate another 10-13 inches over toward the west property line and the tree is in the path of construction. This is a tree that was not included on site plan by draftsmen, so it was left out and is now causing us a surprise. The excavation team did their best to dig around it but as they continued to do their best to line up with the plans they just gradually were on top of this tree. It was not in the right place because it was not supposed to be there at all. The excavator cut some of the roots and the damaging of this Box Elder was not intentional. On the positive side, it is a species of tree we would rather replace with something superior (e.g., hornbeam) in a proper location away from foundations and eaves. We need to remove it in order to continue the project safely. I consider it a hazard that threatens the existing house and street possibly. We have contacted our arborists, and both agree that it should be removed and it is better to do it now before the buildings are started and create obstacles. Now that the ground is getting saturated and softer and the winds are upon us the tree could fall into the existing house, the street or the neighbor. So, this is the one for which we are requesting an Emergency Tree Removal Permit, something that is time sensitive and I apologize for the request so close to the holidays. It is not falling over, yet, but I don't want to wait. In addition, we need to remove it in order to be able to maintain the approved project's units and not lose the square footage and density on the approved site plan. This tree is not part of the original tree protection plan.

## RESPONSE TO CRITERIA

### 18.5.7.040 Approval Criteria



**A. Emergency Tree Removal Permit.** An Emergency 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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1. If the condition of a tree presents an immediate danger of collapse, as defined in part 18.6, and represents a clear and present hazard to persons or property, an emergency tree removal permit may be issued and the payment of a fee may be waived. The Staff Advisor may require the applicant to hire an arborist to review the evidence to ascertain whether the tree presented an immediate danger of collapse.

**APPLICANT RESPONSE TO CRITERIA:**

**PER #5 ABOVE, REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

This tree is the biggest problem and created a lot of the confusion. This is a **medium Box Elder that is not in the tree plan** and is the tree that is **on the foundation of Cottage #1**. The excavation team did their best to dig around it but as they continued to do their best to line up with the plans they just gradually were on top of this tree. It was not in the right place because it was not supposed to be there at all. The excavator cut some of the roots and the damaging of this Box Elder was not intentional. **We need to remove it in order to continue the project safely.** I consider it a **hazard that threatens the existing house and street possibly.** We have contacted our arborists, and both agree that it should be removed and it is better to do it now before the buildings are started and create obstacles. **Now that the ground is getting saturated and softer and the winds are upon us the tree could fall into the existing house, the street or the neighbor.** So, this is the one for which we are requesting an **Emergency Tree Removal Permit**, something that is time sensitive and I apologize for the request so close to the holidays. It is not falling over, yet, but I don't want to wait. The decision is the City's, of course.



**B. Tree Removal Permit.**

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

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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](#).

**APPLICANT RESPONSE TO CRITERIA:**

**PER #5 ABOVE, REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

This tree is the biggest problem and created a lot of the confusion. This is a **medium Box Elder that is not in the tree plan** and is the tree that is **on the foundation of Cottage #1**. The excavation team did their best to dig around it but as they continued to do their best to line up with the plans they just gradually were on top of this tree. It was not in the right place because it was not supposed to be there at all. The excavator cut some of the roots and the damaging of this Box Elder was not intentional. **We need to remove it in order to continue the project safely.** I consider it a **hazard that threatens the existing house and street possibly.** We have contacted our arborists, and both agree that it should be removed and it is better to do it now before the buildings are started and create obstacles. **Now that the ground is getting saturated and softer and the winds are upon us the tree could fall into the existing house, the street or the neighbor.** So, this is the one for which we are requesting an **Emergency Tree Removal Permit**, something that is time sensitive and I apologize for the request so close to the holidays. It is not falling over, yet, but I don't want to wait. The decision is the City's, of course.



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.

**APPLICANT RESPONSE TO CRITERIA:**

We understand the City may require us to mitigate for the remove of the hazard tree.

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2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

**NOTE TO STAFF:**

**I am submitting the medium Box Elder under both criteria (as Hazard and Not a Hazard) and will let you decide where it best fits. My assessment may not match yours, but I wanted to offer info under both umbrellas.**

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

**APPLICANT RESPONSE TO CRITERIA:**

**REMOVE SMALL APPLE TREE**

We would like to remove the small apple tree on the corner. It is too close to Cottage #1's foundation and is near the end of its life. The roots and the canopy will impede the concrete foundation and porch on the ground and the eaves above. We would be wise to remove it while we have an open work zone, no buildings and easy access. We would be better off planting a superior and narrower species near location but a bit further away from the structure as part of the new landscaping.

**REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

This tree is the biggest problem and created a lot of the confusion. There is a medium Box Elder that is not in the tree plan and is the tree that is on the foundation of Cottage #1. We have to remove this medium Box Elder not on plans promptly. It is sitting on our foundation (where the stem wall should be dug). We still must excavate another 10-13 inches over toward the property line and the tree is in the path of construction. This is a tree that was not included on site plan by draftsmen, so it was left out and is now causing us a surprise. The excavation team did their best to dig around it but as they continued to do their best to line up with the plans they just gradually were on top of this tree. It was not in the right place because it was not supposed to be there at all. The excavator cut some of the roots and the damaging of this Box Elder was not intentional. On the positive side, it is a species of tree we would rather replace with something superior (e.g., hornbeam) in a proper location away from foundations and eaves. We need to remove it in order to continue the project safely.

**REMOVE TWO SMALL BOX ELDERS ALONG FENCE**

We are not sure if we will remove them, but we want to add the two small Box Elders along the fence to this permit request. We intend to save them, but if a problem I don't want to have to do another permitting process. They are kind of raggedy and due to size and species they are not significant trees. We may be better off with superior plant species when we do the landscaping. So, I am now adding the two smaller Box Elders along the fence to this permit request. Their canopies and future root zone may be too close to Cottage #1's foundation and eaves. Per our arborists and our experience, we would be better off planting a superior and narrower species near location as part of the new landscaping.

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.

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**APPLICANT RESPONSE TO CRITERIA:**

**REMOVE SMALL APPLE TREE**

The removal of the small apple tree will not have a significant negative impact on erosion, soil stability, flow of surface water, protection of adjacent trees, or existing windbreaks. The lot is a flat lot and the location of the tree is down on flattest corner of the lot near the gravel corner and fence.

**REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

The removal of the medium Box Elder will not have a significant negative impact on erosion, soil stability, flow of surface water, protection of adjacent trees, or existing windbreaks. The current location of this tree will be under the foundation of Cottage #1 and does not impact adjacent trees negatively. It is not a heritage tree or benefitting the local landscape. We planted a new/young ornamental pear in a superior location and that and other new landscaping to be installed will mitigate its loss as well.

**REMOVE TWO SMALL BOX ELDERS ALONG FENCE**

The removal of the two small Box Elders along the fence will not have a significant negative impact on erosion, soil stability, flow of surface water, 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.

**APPLICANT RESPONSE TO CRITERIA:**

**REMOVE SMALL APPLE TREE**

The removal of the small apple tree will not have a significant negative impact on the tree densities and canopies. The tree is fairly small both in width, canopy and height. There are two trees on the alley I just had pruned back and saved from removal. They were not included on tree plan and they are along back parking lot separating neighbor's parking from ours. By working around them, trimming them back to avoid the heavy equipment, and preserving them we have already offset by two the loss of the old apple tree. That math is not as exciting to me as the fact that we will be planting new and superior species in our landscaping, both as shrubs and trees. The landscaping in front of the existing house was installed by us and was a big improvement. We will be improving the overall canopy and green coverage on the lot to match the upgraded landscaping. The lot away from the existing house is currently fairly bare outside of where our new landscaping is. Lastly, there is no alternative to removing the tree because in its existing location it is too close to foundation/structure and no reasonable alternative exists to allow the property to be used as permitted in the zone.

**REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

The removal of the medium Box Elder will not have a significant negative impact on the tree densities and canopies. The tree is not in an ideal location as it relates to the structures as well as to the other trees. There are two trees on the alley I just had pruned back and saved from removal. They were not included on tree plan and they are along back parking lot separating neighbor's parking from ours. By working around them, trimming them back to avoid the heavy equipment, and preserving them we have already offset some of the tree loss. In addition, we will be planting new and superior species in our landscaping, both as shrubs and trees. The landscaping in front of the existing house was installed by us and was a big improvement. We will be improving the overall canopy and green coverage on the lot to match the upgraded landscaping. The lot away from the existing house is currently fairly bare outside of where our new landscaping is. Lastly, there is no alternative to removing the tree because in its existing location it in the foundation and no reasonable alternative exists to allow the property to be used as permitted in the zone.

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Though I am a lover of trees this Box Elder is a problematic and short-lived species and we will be adding better specimens in the new landscaping. There will be more plant life on the lot after the project is completed than there is today. We are losing a Box Elder and an apple tree. We will be gaining more with the landscaping upgrades.

**REMOVE TWO SMALL BOX ELDERS ALONG FENCE**

The removal of the two small Box Elders along the fence will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. We will be improving the overall canopy and green coverage on the lot to match the upgraded landscaping. The two trees are not significant in size or species and we likely better off with new, superior species of plant.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

**APPLICANT RESPONSE TO CRITERIA:**

**REMOVE SMALL APPLE TREE**

The removal of the small apple tree and the medium Box Elder are necessary to retain the intended density and site plan. In the case of the both the medium Box Elder and the old apple tree, they are infringing on the foundation of Cottage #1 and the units cannot be built and construction cannot proceed with them in place. The goal of the City and the goal of this project is to increase density in town with small rental units. The lot is being maximized to the limit so we cannot move things around to accommodate the two trees.

**REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

The removal of the small apple tree and the medium Box Elder are necessary to retain the intended density and site plan. In the case of the both the medium Box Elder and the old apple tree, they are infringing on the foundation of Cottage #1 and the units cannot be built and construction cannot proceed with them in place. The goal of the City and the goal of this project is to increase density in town with small rental units. The lot is being maximized to the limit so we cannot move things around to accommodate the two trees.

**REMOVE TWO SMALL BOX ELDERS ALONG FENCE**

We are not sure if we will remove them, but we want to add the two small Box Elders along the fence to this permit request. We intend to save them, but if a problem I don't want to have to do another permitting process. They are kind or raggedy and due to size and species they are not significant trees. We may be better off with superior plant species when we do the landscaping. Their canopies and future root zone may be too close to Cottage #1's foundation and eaves. They are also hanging into street/right of way. Per our arborists and our experience, we would be better off planting a superior and narrower species near location as part of the new landscaping.

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.

**APPLICANT RESPONSE TO CRITERIA:**

**REMOVE SMALL APPLE TREE**

The removal of the small apple tree will not have a significant negative impact on the overall landscape or project and we will mitigate/offset its loss. The tree is fairly small both in width, canopy and height. There are two trees on the alley I just had pruned back and saved from removal. They were not included on tree plan and they

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are along back parking lot separating neighbor's parking from ours. By working around them, trimming them back to avoid the heavy equipment, and preserving them we have already offset by two the loss of the old apple tree. That math is not as exciting to me as the fact that we will be planting new and superior species in our landscaping, both as shrubs and trees. The landscaping in front of the existing house was installed by us and was a big improvement. We will be improving the overall canopy and green coverage on the lot to match the upgraded landscaping you see in front of house.

#### **REMOVE MEDIUM BOX ELDER THAT IS NOT ON THE PLAN**

**The removal of the medium Box Elder will not have a significant negative impact on the overall landscape or project and we will mitigate/offset its loss.** The tree is not in an ideal location as it relates to the structures as well as to the other trees. There are two trees on the alley I just had pruned back and saved from removal. They were not included on tree plan and they are along back parking lot separating neighbor's parking from ours. By working around them, trimming them back to avoid the heavy equipment, and preserving them we have already offset some of the tree loss. In addition, we will be planting new and superior species in our landscaping, both as shrubs and trees. The landscaping in front of the existing house was installed by us and was a big improvement. We will be improving the overall canopy and green coverage on the lot to match the upgraded landscaping you see in front of house. Though I am a lover of trees this Box Elder is not a great species and we will be adding better specimens. The number of trees on the lot will be greater in 1 year than it is today. We are losing a Box Elder and an apple. We will be gaining more with the landscaping upgrades.

#### **REMOVE TWO SMALL BOX ELDERS ALONG FENCE**

**We are not sure if we will remove them, but we want to add the two small Box Elders along the fence to this permit request.** We intend to save them, but if a problem I don't want to have to do another permitting process. **The removal of the two small Box Elders along the fence will not have a significant negative impact on the overall landscape or project and we will mitigate/offset its loss.** They are kind or raggedy and due to size and species they are not significant trees. We may be better off with superior plant species when we do the landscaping.

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# ORIGINAL TREE PLAN

Micah Lieberman  
944 Kestrel Pkwy, Ashland, OR 97520  
Cell: 781-697-7529, Email: [micah.lieberman@gmail.com](mailto:micah.lieberman@gmail.com)

January 28<sup>th</sup>, 2019

City of Ashland  
Community Development Department  
Attn: Fotini Kaufman, Associate Planner  
59 Winburn Way  
Ashland, OR 97520

## Re: Application; Tree Protection Plan Addendum for 1005 C Street

As illustrated in the Tree Protection Plan attached, the locations, species and sizes of existing trees are shown. They are color coded. For tree work we use Canopy LLC. Our current landscape plan shows where new trees will be planted and better species have been chosen. None of the existing trees are larger than 12 inches in diameter and none are species are unique or should be considered significant. Some of the decisions and actions on the trees will be decided during construction as we intend to preserve as many trees as possible, but would like the flexibility to remove a tree if deemed necessary by the project contractor and sub-contractors.

**RED** = Small apple tree (6" DBH) on northwest corner. This will likely have to be removed if too close to Cottage #1. We want to keep it in place if we can. If upon construction, it is deemed problematic due to its location on fence line, we will have it removed and replace with superior species.

**GREEN** = Two Box Elders (5" and 7" DBH) along C Street and fence, along west side. They have been trimmed back already. Box Elders are not desirable trees and are considered "junk trees". However, we want to keep these two in place. No special measures are required for them, though we will protect with protection fencing per AMC 18.4.5.030 C.

**BLUE** = Tall, thin Pin Oak (11" DBH) in front of existing house, on west side. No special measures are required for this tree because it is not near the construction. However, we will protect with protection fencing per AMC 18.4.5.030 C.

**LIGHT GREEN** = Incense Cedar (11" DBH) in front of house near the existing driveway and walking path, on west side. This tree is a volunteer that was allowed to grow. We have trimmed it back and want to keep it. No special measures are required for this tree because it is not near the construction. However, it is on top of the water meter and if this is a problem, we will have it removed and replaced with another conifer. However, we will protect with protection fencing per AMC 18.4.5.030 C.

**BURGUNDY** = Plum tree (4" to 6" DBH) on alley on the southeast corner of the lot. This will likely have to be removed if too close to Cottage #3. We want to keep it in place if we can. If upon construction, it is deemed problematic due to its location on fence line, we will have it removed and replace with superior species. However, we will try and protect during construction with protection fencing per AMC 18.4.5.030 C.

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## 18.5.7.040 Approval Criteria

### B. Tree Removal 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 18.3.10.

***The 30" Oak tree is in poor health, probably due to being up against the garage structure and having its roots covered buy asphalt for so many years. The tree is not in good enough shape to warrant preserving it as part of this proposed lot split and ultimate development. The removal of the oak will allow the property to be developed as an additional home site, and therefore more in keeping with desired density standards of the zone.***

***The three evergreens that are in the removal request are scrubby and suffering from long term lack of attention. These trees do not comply with current street trees standards, do not provide any shade to the street nor aesthetic or protective experience for pedestrians.***

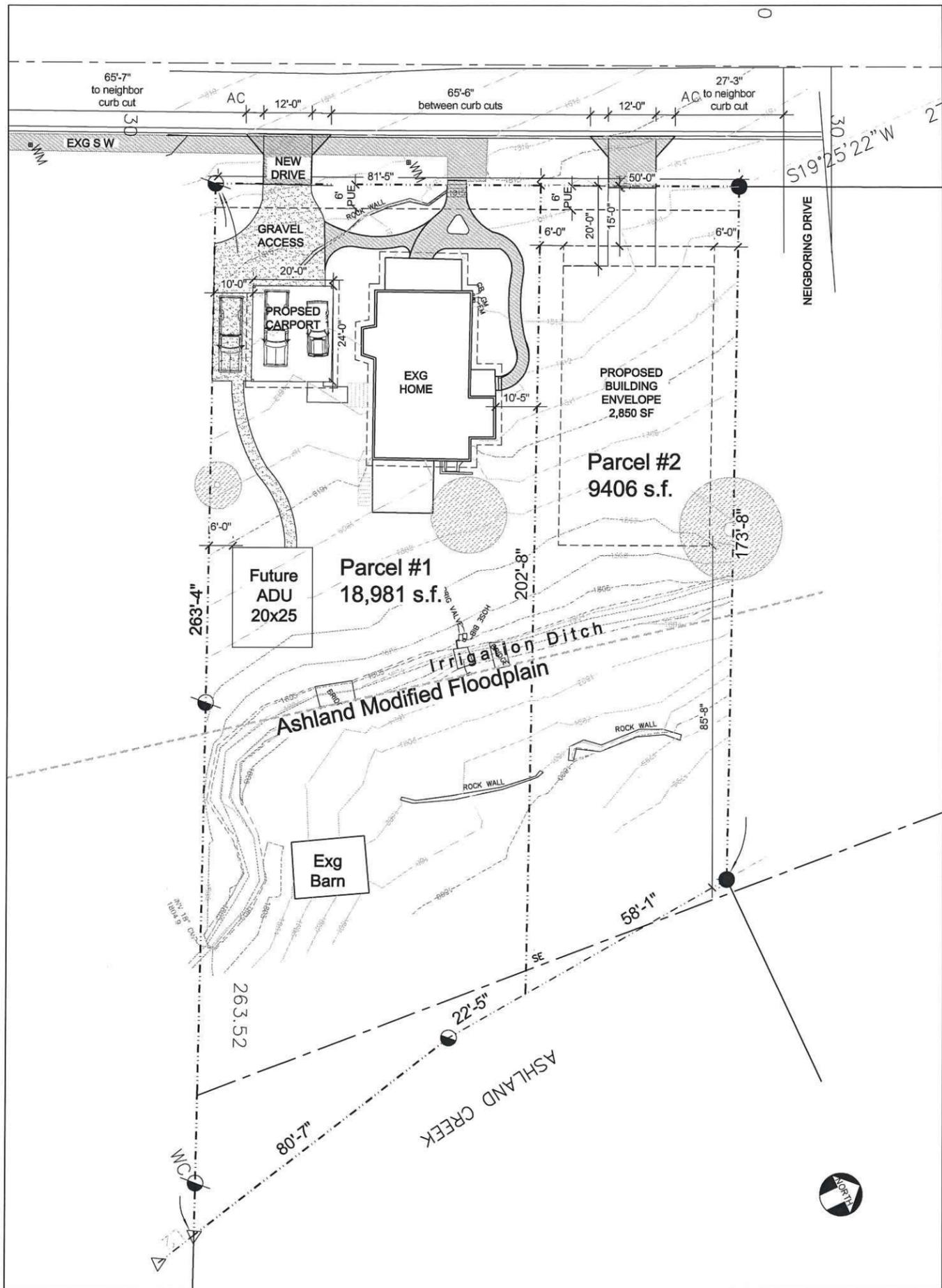
b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

***The 30" Oak Tree is adjacent to a building that will be torn down. The tree has roots buried by asphalt, it does not provide any environmental relationships other than habitat.***

***The three evergreens do not provide any environmental relationships.***

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.

***The removal of these trees will not significantly alter the tree density or diversity in this neighborhood. There are many trees within 200 feet in all directions. The primary tree cover is within the Ashland Creek zone where tree cover is extremely dense. See attached aerial photo with trees proposed for removal identified.***



**PROPOSED LOT #1 COVERAGE**  
 TAX LOT 39 1E 04 CA 3600A  
 PROPOSED LOT SIZE: 18,981 SF

EXISTING	
HOUSE:	1,622 SF
DRIVEWAY AND PAVING:	1,375 SF
GARAGE:	524 SF
BARN (IN FLOODPLAIN)	264 SF
NEW CARPORT	480 SF
ADDITIONAL ACCESS PAVING	910 SF
FUTURE ADU	500 SF
PROPOSED TOTAL LOT COVERAGE	5,675 SF
PROPOSED TOTAL COVERAGE	29.8%
ALLOWABLE LOT COVERAGE PER ZONE:	50.0%

**PROPOSED LOT #2 COVERAGE**  
 TAX LOT 39 1E 04 CA 3600B  
 PROPOSED LOT SIZE: 9,406 SF

EXISTING	
BUILDING ENVELOPE:	2,850 SF
DRIVEWAY AND PAVING:	240 SF
PROPOSED POTENTIAL LOT COVERAGE	3,090 SF
PROPOSED TOTAL COVERAGE	32.8%
ALLOWABLE LOT COVERAGE PER ZONE:	50.0%

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 DEC 04 2013  
 City Of Ashland



DRAWN BY:  
 INITIALS  
 SCALE  
 1" = 32'

**SCIONTI RESIDENCE**  
 468 HELMAN STREET  
 ASHLAND, OREGON 97520

JOB NO. 1930  
 REVISION DATE

**SITE PLAN**

ISSUE DATE:  
 12.2.19

**L 1.0**



There are two, large stature conifer trees on the property. A 41-inch diameter at breast height (DBH) Sequoia tree is present near the south property line within the mutual access easement from Tolman Creek Road. A 20-inch DBH Ponderosa Pine tree is found to the rear of the residence. The property to the north that fronts on Barbara Street has trees are on the north side of the six-foot tall, solid panel fence that separates the two properties.

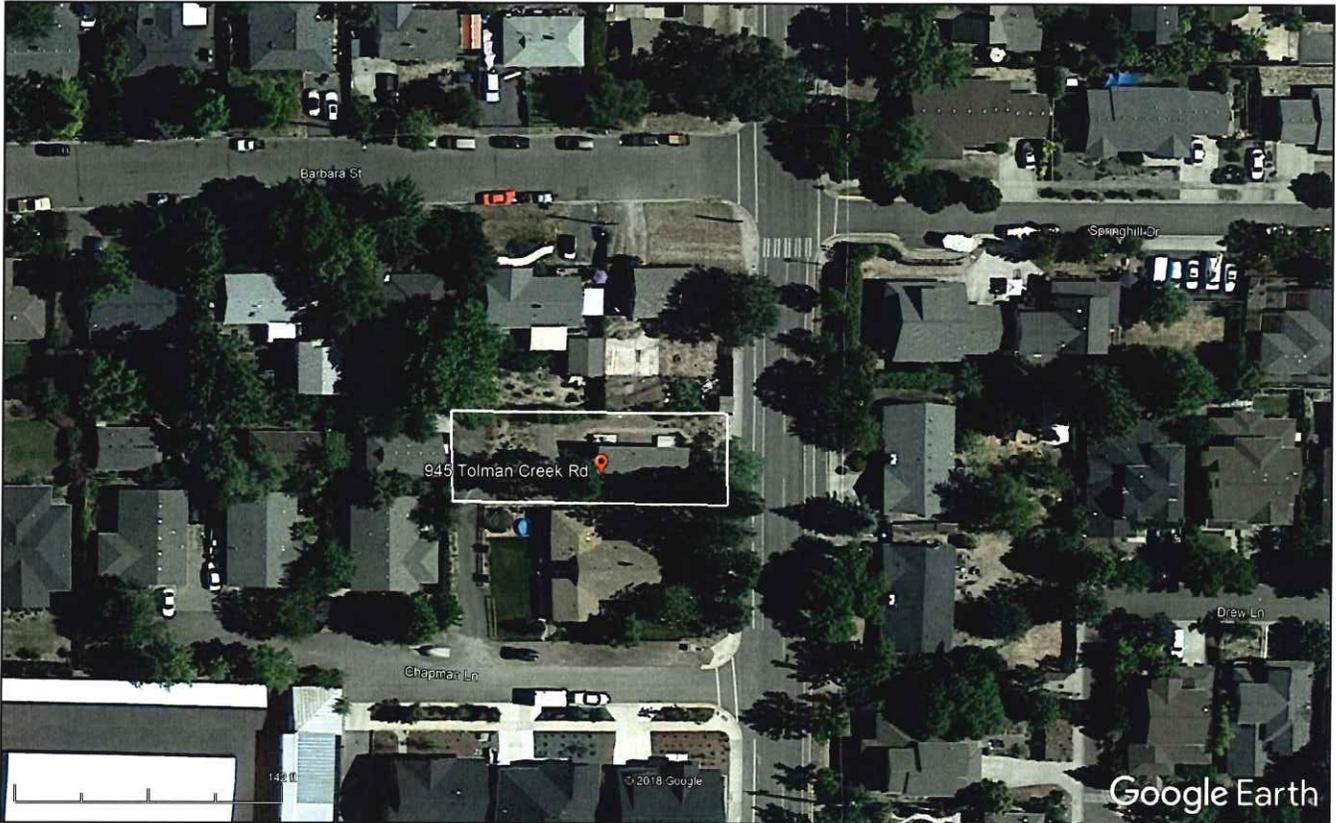


Figure 3: 2018 Aerial Photograph (Google Earth Pro)

**Proposal:**

The request is for a three-unit, four lot, Performance Standards Subdivision for the purposes of developing the Tolman Creek Cottages. The existing residence would become a two-unit cottage through the conversion of the existing guest house to a dwelling unit. A third cottage is proposed to be constructed at the rear of the property.

There are two large areas of common open space provided and large private open spaces. The large conifer trees on the site are proposed for preservation.

structure is proposed to provide roof drainage that will go to a 24-foot X 8-foot water garden feature in the common open space. The overflow will then connect to the storm drain system. The rain garden feature is proposed to address the low-impact development standards for on-site stormwater retention / detention and treatment. The property is served by an 18-inch storm drain line in Tolman Creek Road. There is adequate capacity for the additional impervious area.

**Paved Access:**

Tolman Creek Road is an improved City of Ashland street. Tolman Creek Road was improved with curb, gutter, sidewalk and parking bays along the frontage of the property. The property has a legal ingress/egress access easement that extends from Chapman Lane, an improved City of Ashland Street. The driveway provides access to the existing parking area. The driveway area is proposed to be concreted or asphalt surface. There are no changes to the street improvements proposed.

**Fire Protection:**

The property is served by Ashland Fire and Rescue. Fire Station #2 is approximately one mile from the subject property. There is a fire hydrant located approximately 75-feet to the south of the subject property on the same side of the street at the intersection of Tolman Creek Road and Chapman Lane. None of the proposed cottage housing units are more than 150-feet from where a fire truck or emergency vehicle would park. A fire truck turnaround will not be necessary. The structures are not more than 24-feet in average height and a fire truck work area will not be required.

**Police Protection:**

The property is serviced by Ashland Police Department (APD), the proposed development will not have an impact on the ability of the APD to serve the property or the general citizenry of Ashland.

c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.

**Finding:**

The two large stature trees on the site are the existing natural features. The trees are identified on the site plan and they have been included in the open spaces and unbuildable areas. The 20-inch Ponderosa Pine tree is within the common area open space. The Sequoia Tree is not within the area of construction impacts. Both trees will have six-foot tall, chain link fence that encircles the dripline of the trees.

### 18.3.10.100

#### Development Standards for Wildfire Lands

3. Approval Criteria. The hearing authority, in consultation with the Fire Code Official, shall approve the Fire Prevention and Control Plan upon demonstration of compliance with the standards required by this chapter.

#### Finding:

The property consists of a 7,500 square foot, urban single-family residential parcel. There are two large stature conifer trees on the property. There is a 41-inch DBH Sequoia tree near Tolman Creek Road. In approximately the middle of the parcel there is a 20-inch pine tree. The remaining yard area consists of primarily lawn areas. There are no overgrown or weedy conditions that would violate fire fuel reduction codes found on the property. There are no existing shrubs or small stature trees on the site that are on the City of Ashland Prohibited Plant List. Due to the limited land area and that the property has had fuel modification through the implementation of weeding, mowing, watering the property.

#### Fuel Modification Area:

There is no dead or dying vegetation found on the property. No new plantings except lawn area is proposed. Excepting the significant trees, there is no existing vegetation from the city's Prohibited Flammable Plant List found on the property.

No combustible materials will be stored within five feet of the structure.

The front structure, Units #1 & 2 has been constructed. There are no chimneys on the structures. Under the guidance of a Tree Professional, the pine tree will be pruned as necessary to achieve ten feet of horizontal clearance from the tree to the proposed structure.

A Wildfire and Landscape Plan has been provided with the application.

#### Attachments:

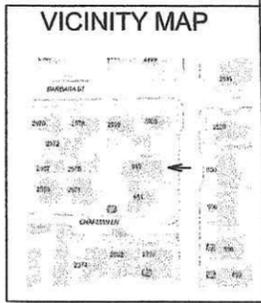
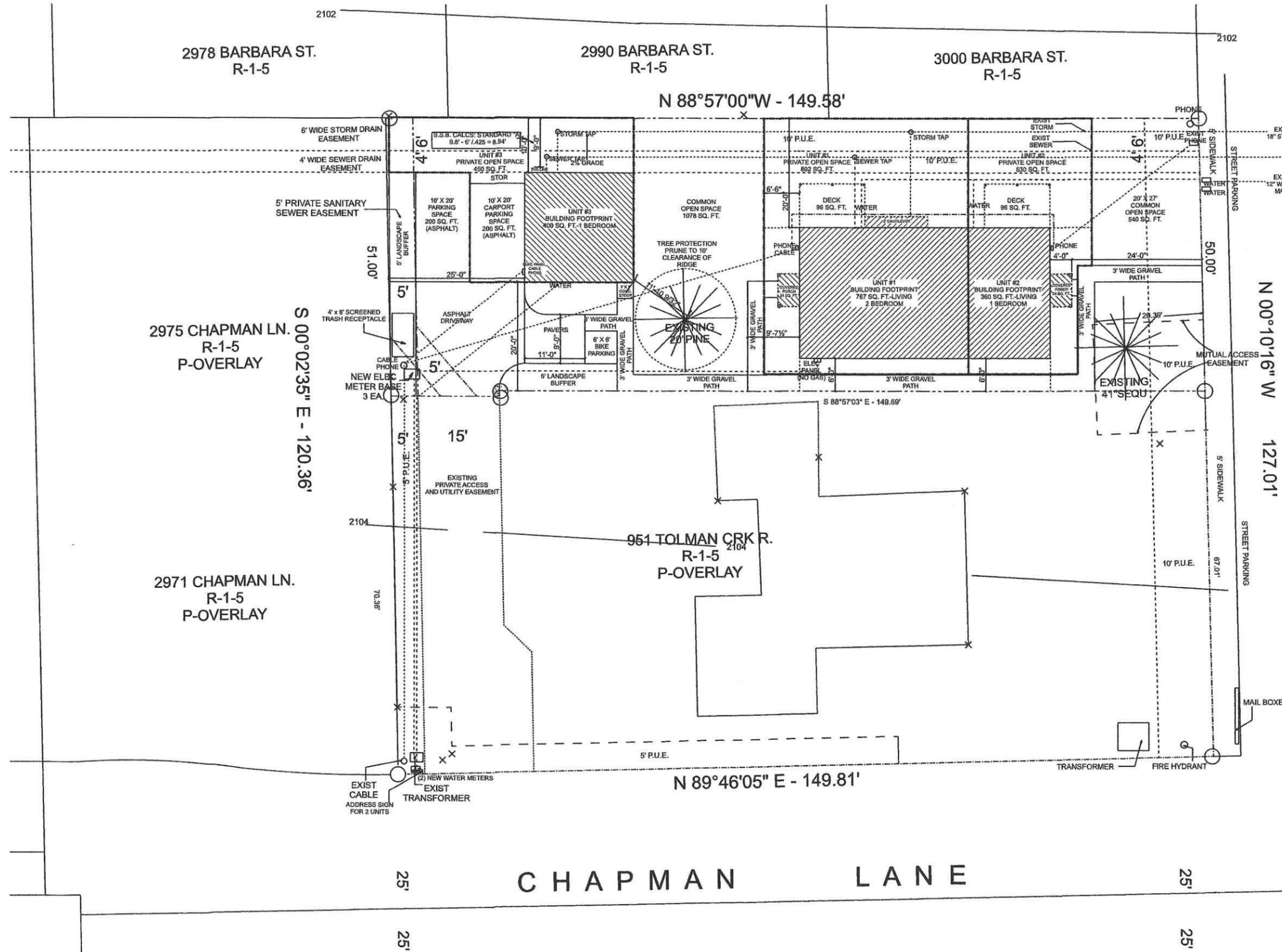
Driveway and Utility Easement  
Water Line Pressure Map  
Proposed Site Plan  
Landscape and Wildfire Plan  
Floor Plan and Elevation of Proposed Unit #3  
Survey 22777

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18



TOTAL LOT: 7500 SQ. FT.  
 STRUCTURES: 1727 SQ. FT.  
 COVERED PORCH/DECK/STOOP: 249 SQ. FT.  
 DRIVEWAY: 396 SQ. FT.-ASPHALT  
 105 SQ. FT.-PAVERS  
 PARKING: 200 SQ. FT.-ASPHALT  
 3' GRAVEL WALKWAY: 514 SQ. FT.  
 COMMON OPEN SPACE: 1618 SQ. FT.  
 PRIVATE OPEN SPACE #1: 892 SQ. FT.  
 PRIVATE OPEN SPACE #2: 530 SQ. FT.  
 PRIVATE OPEN SPACE #3: 450 SQ. FT.  
 LANDSCAPING: 4309 SQ. FT.-57%  
 MAXIMUM FLOOR AREA (FAR): 1527 SQ. FT.  
 LOT COVERAGE:(CREDIT 192 SQ. FT.-DECKING  
 2999 SQ. FT.-40%

SITE PLAN-PROPOSED  
 SCALE: 1" = 20'-0"



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DWG INDEX #:  
 A0.1 SITE PLAN SHEET 1 OF 3

SCALE: 1" = 20'-0"  
 DRAWN BY: JT  
 CHECKED BY: JT  
 DATE: 12/11/2019

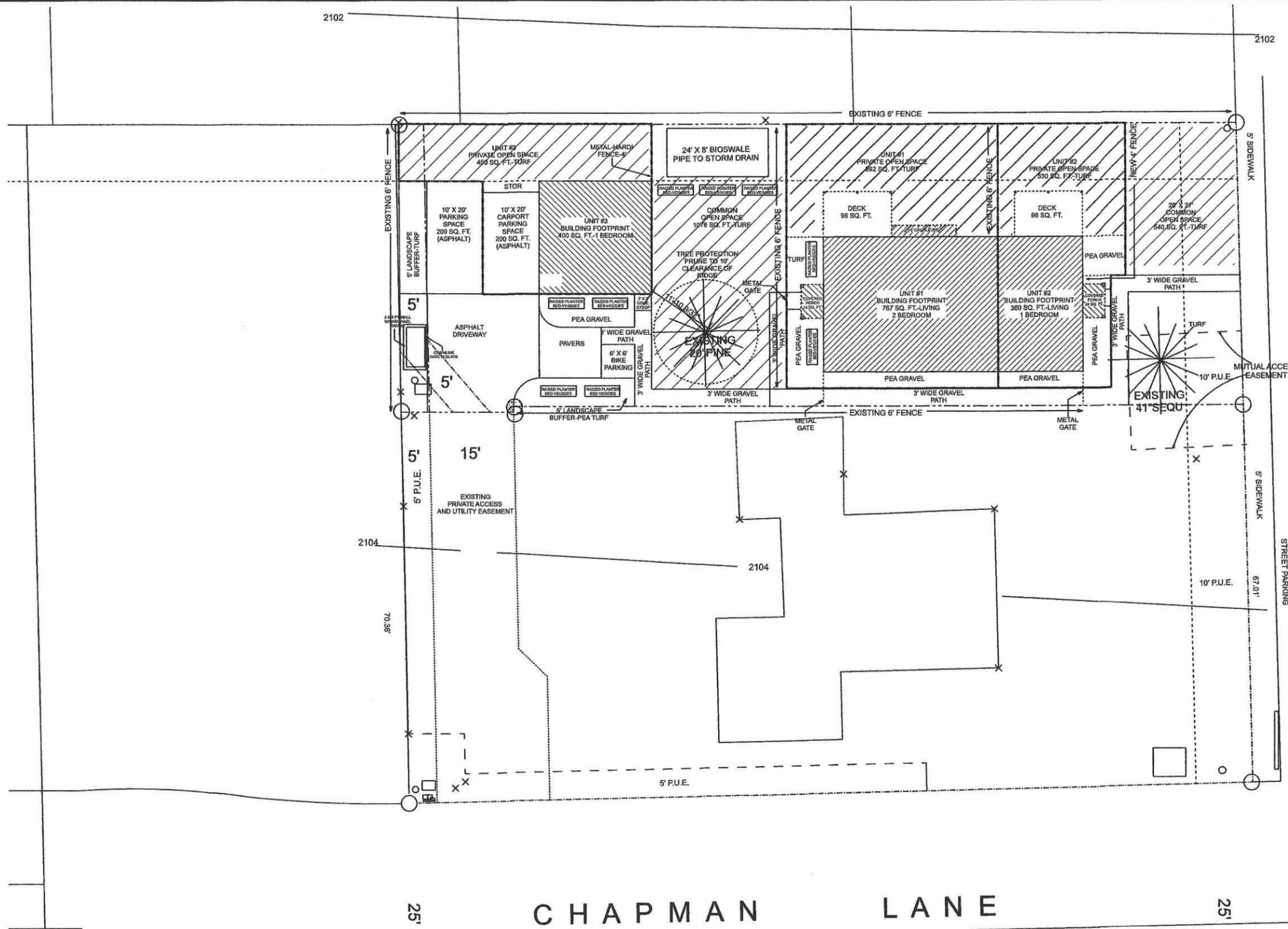
**A0.1 SITE PLAN**

P.O. BOX 8062  
 MEDFORD, OR 97501  
 800-778-2456  
 www.designresidential.biz

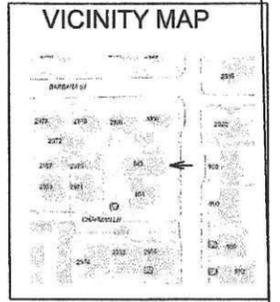
design residential

CLIENT:  
 ASHER HOMES  
 CCB 56025  
 541-210-3027

PROJECT: NEW S.F.D. @:  
 945 TOLMAN CREEK RD.  
 ASHLAND, OR 97520

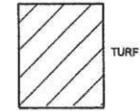


TOLMAN CREEK ROAD



TOTAL LOT: 7500 SQ. FT.  
 STRUCTURES: 1727 SQ. FT.  
 COVERED PORCH/DECK/S/STOOP: 249 SQ. FT.  
 DRIVEWAY: 398 SQ. FT.-ASPHALT  
 105 SQ. FT.-PAVERS  
 PARKING: 200 SQ. FT.-ASPHALT  
 3' GRAVEL WALKWAY: 514 SQ. FT.  
 COMMON OPEN SPACE: 1618 SQ. FT.  
 PRIVATE OPEN SPACE #1: 892 SQ. FT.  
 PRIVATE OPEN SPACE #2: 530 SQ. FT.  
 PRIVATE OPEN SPACE #3: 450 SQ. FT.  
 LANDSCAPING: 4309 SQ. FT.-57%  
 MAXIMUM FLOOR AREA (FAR): 1527 SQ. FT.  
 LOT COVERAGE:(CREDIT 192 SQ. FT.-DECKING)  
 2999 SQ. FT.-40%

NOTE: ALL TURF SRAW IRRIGATION AND ALL PLANTERBEDS DRIP



LANDSCAPE-WILDFIRE PLAN  
 SCALE: 1" = 20'-0"



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 City of Ashland

DWG INDEX #:  
 A0.2 LANDSCAPE-WILDFIRE PLAN  
 SHEET 2  
 OF 3

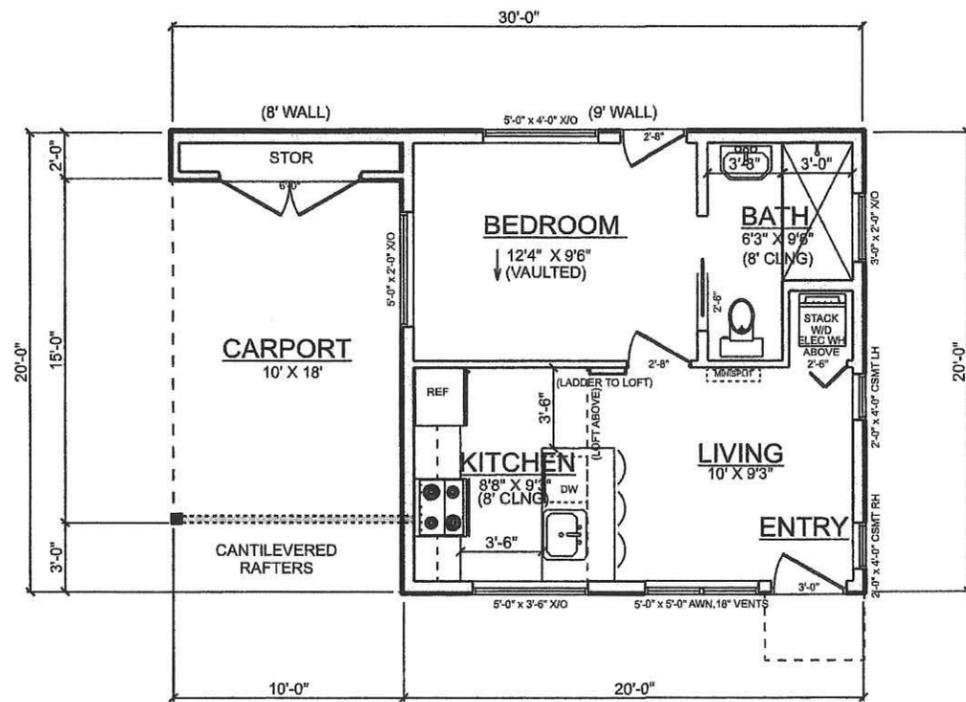
SCALE: 1" = 20'-0"  
 DRAWN BY:  
 CHECKED BY: JT  
 DATE: 12/11/2019

A0.2 LANDSCAPE-WILDFIRE PLAN  
 FILE: C:\a\p\19-0118\Project\A0.2 Landscape\A0.2 Landscape.dwg  
 PLOT: 12/11/2019 10:00:00 AM

P.O. BOX 8062  
 MEDFORD, OR 97501  
 800-778-2456  
 www.designresidential.biz  
 design residential  
 A DESIGN RESIDENTIAL COMPANY

CLIENT:  
 ASHER HOMES  
 CCB 56025  
 541-210-3027

PROJECT: NEW S.F.D. @:  
 945 TOLMAN CREEK RD.  
 ASHLAND, OR 97520



480 SQ. FT.-LIVING  
200 SQ. FT.-CARPORT  
(INCLUDING 80 SQ. FT. LOFT)

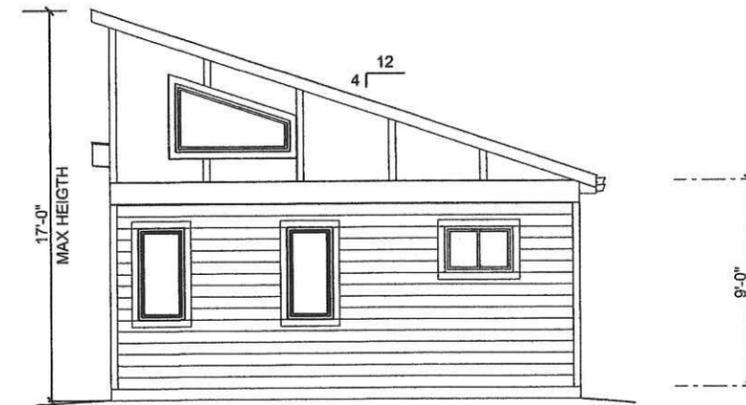
**MAIN FLOOR PLAN UNIT #3**  
SCALE: 1/8" = 1'-0"



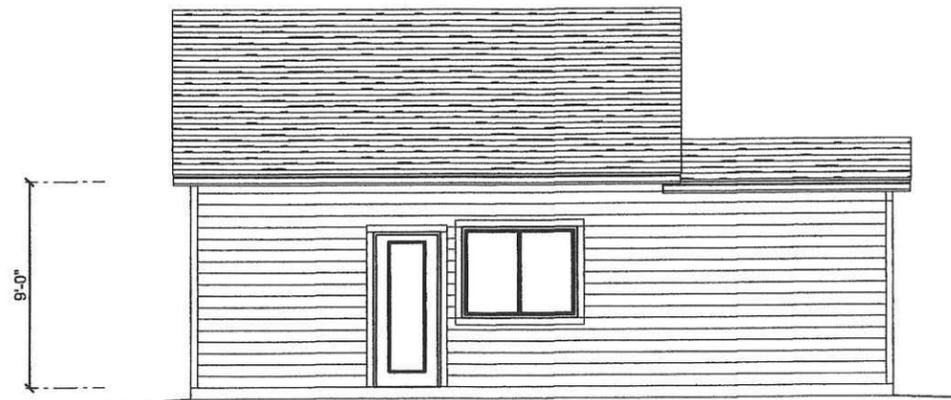
**SOUTH ELEVATION UNIT #3**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION UNIT #3**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION UNIT #3**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION UNIT #3**  
SCALE: 1/8" = 1'-0"

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DEC 10 2019  
City of Ashland

DWG INDEX #:  
A1.0 FLOOR PLAN & EXT ELEV  
SHEET 3  
OF 3

SCALE: 1/8" = 1'-0"  
DRAWN BY:  
CHECKED BY: JT  
DATE: 12/11/2019

**A1.0 FLOOR PLAN & EXT ELEV**  
FILE: C:\design\residential\new\Project\A1.0\A1.0.dwg

P.O. BOX 8062  
MEDFORD, OR 97501  
800-778-2456  
www.designresidential.biz

CLIENT:  
ASHER HOMES  
CCB 56025  
541-210-3027

PROJECT: NEW S.F.D. @:  
945 TOLMAN CREEK RD.  
ASHLAND, OR 97520



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

## STREET TREE REMOVAL PERMIT

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

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

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

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

### Street Tree Removal Approval Criteria

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

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

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

Type of Tree(s) TWO RED MAPLES - PLANTED 1980  
 Approximate Diameter at breast height 1-9" / 1-15" Height 20' Canopy 20'  
 Location of Tree PARKING STRIP IN FRONT OF 644 & 642 (UNITS)

**DESCRIPTION OF PROPERTY**

Street Address 620 EAST MAIN ST

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

Zoning \_\_\_\_\_ Comp Plan Designation \_\_\_\_\_

**PROPERTY OWNER**

Name ASHLANDER CONDO ASSOC Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Address 620 EAST MAIN ST City \_\_\_\_\_ Zip \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

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

Name CASPY ROLAND Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

**ARBORIST, LANDSCAPE ARCHITECT, OTHER**

Title LANDSCAPE MANAGER Name MICHAEL DAWKINS Phone 482 2903 E-Mail \_\_\_\_\_

Address 646 EAST MAIN City ASHLAND Zip 97520

Title \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

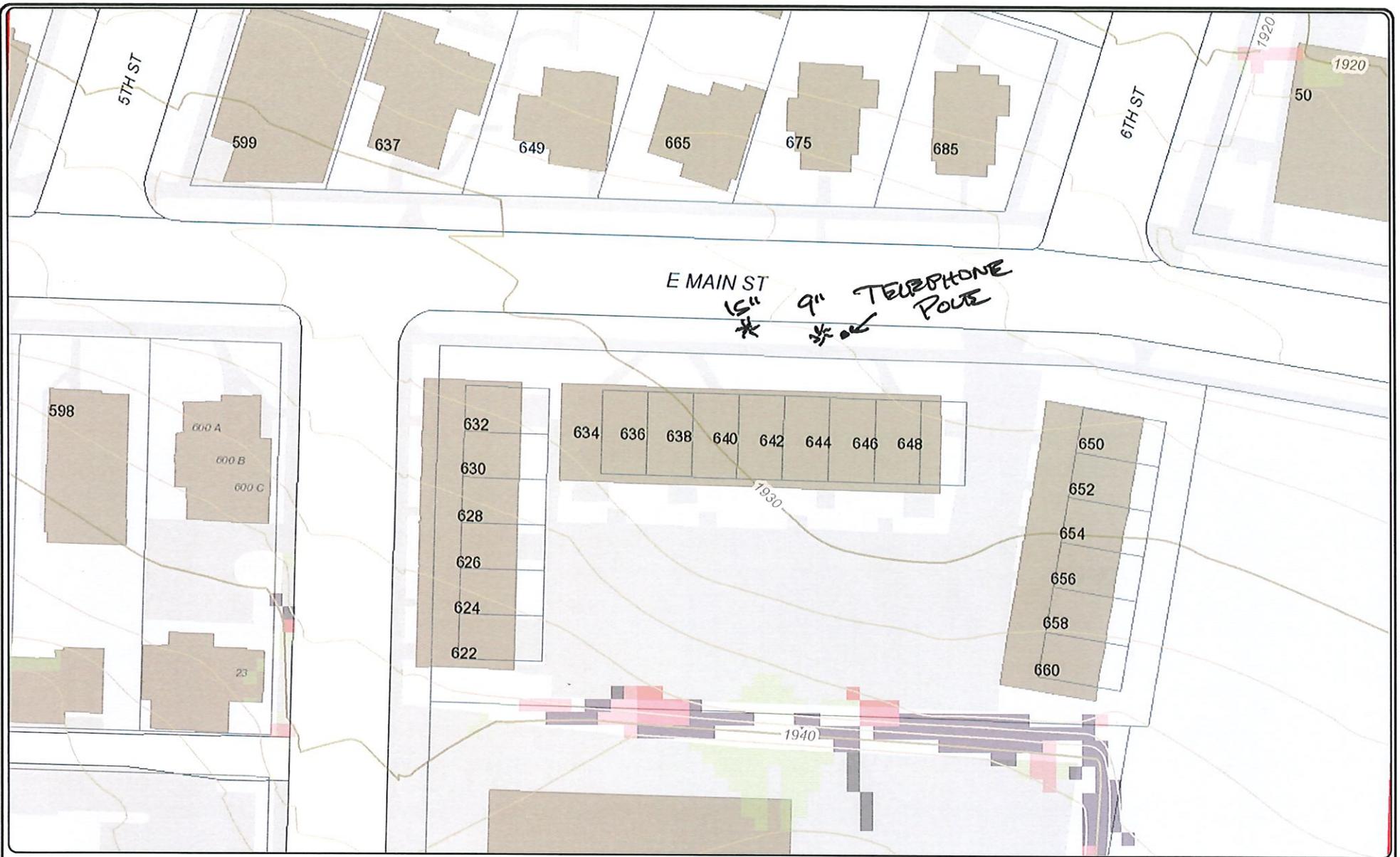
*As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner. I hereby certify that the statements and information contained in this application are in all respects, true and correct. I further understand that if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

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

Michael Dawkins \_\_\_\_\_ 12/11/19  
Property Owner's Signature (required) Date

**STAFF DECISION:**

Permit is hereby (circle one):	Approved	Approved with Conditions	Denied
Conditions of Approval	_____		
_____			
_____			
_____			
Is the tree 18" d.b.h or greater?	<input type="checkbox"/> NO	<input type="checkbox"/> YES	Has the City Administrator has been notified: <input type="checkbox"/> NO <input type="checkbox"/> YES
Community Development Director/Planning Manager Signature	Date		



## 622 - 660 E. Main St.

Date Printed: 5/2/2017



1:600

1 inch = 50 feet

Mapping is schematic only and bears no warranty of accuracy.  
 All features, structures, facilities, easement or roadway locations  
 should be independently field verified for existence and/or location.

 Taxlot Identified

 Building

 Taxlots

 Hydrant

 Sanitary Sewer Utility features

 Electric features

 Storm Water Utility features

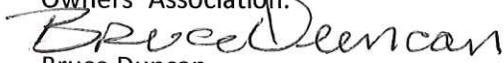
 Water Utility features

0 37.5 75 150 Feet



December 10, 2019

I authorize the submission of the Proposal for Original Site Plan change for the Ashland Village Home Owners' Association.

  
Bruce Duncan

Secretary, acting as President until January 1, 2020

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## AVHOA SITE CHANGE PROPOSAL # 2

The following proposal is respectfully submitted in hopes that our neighborhood will, in the future, find it more financially reasonable, and sustainable to comply with City regulations re: park row tree removal and replacement.

**Reasons for tree removal:** As of March, 2019, twenty-three (23) of the original trees planted, in the Ashland Village neighborhood, have been lost due to stress, disease, or windstorms.

- Trees will only be removed due to stress and/or disease, or deemed “hazardous” by a certified arborist, according to the City’s guidelines for doing such removal.
- When a tree falls, or is deemed “hazardous”, due to disease, wind, or other stress, we will take the needed steps to replace these trees. Since 2014, we have lost 16 trees, 12 of them were Raywood Ash trees (we have 19 remaining Raywood Ash in the neighborhood). The removal and replacement of these trees has been an economic burden for our neighborhood’s available funds, and we do plan to raise our annual HOA fees in January.

**Reason for altering the original plan:** We are deeply concerned about maintaining the planting of new trees, according to the current site plan, which requires that all trees be planted within 20 feet of each other. Most of the existing original trees have grown to heights of 30-40 feet, with most of the remaining Raywood Ash reaching over 40 feet. The canopies of many of these trees have reached 20- to nearly 40 feet.

- The original trees were planted at a 20 foot interval. Considering the mature size of the trees, their height, and canopy spread (pointed out to us by Aaron Anderson, Assistant Planner with the City), we feel this change is reasonable, and prudent.
- The low pressure irrigation system, Global Warming, and threats of drought years, prevent existing and newly planted trees, the water needed to sustain them if root systems are competing for this water.

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- We request that the tree, removed due to a serious hazard, at 248 N. Mountain, not be replaced as it will affect visibility at this busy intersection. See map marked: 
- We request permission to have the ability to determine, with the City's input, the need to replant, if a tree is lost on the north side of Village Green. Due to the dense canopy of the trees planted on private property, we feel as if a new tree may not thrive in that area.  

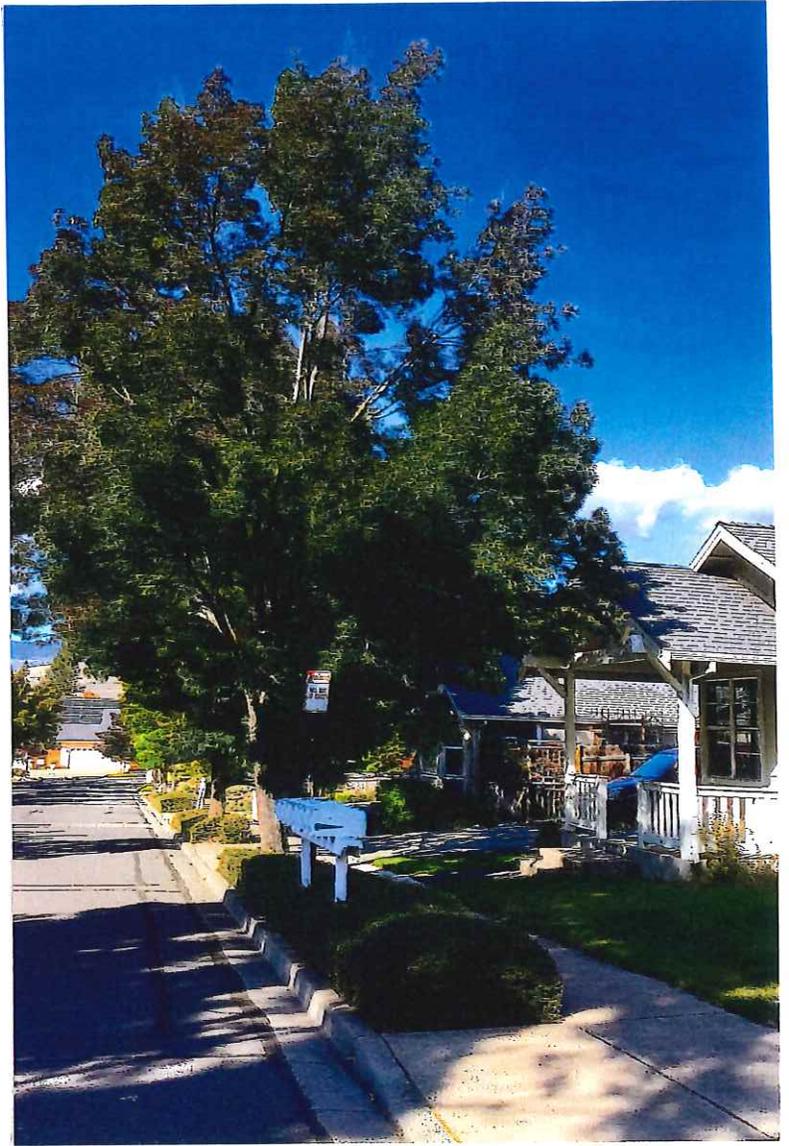
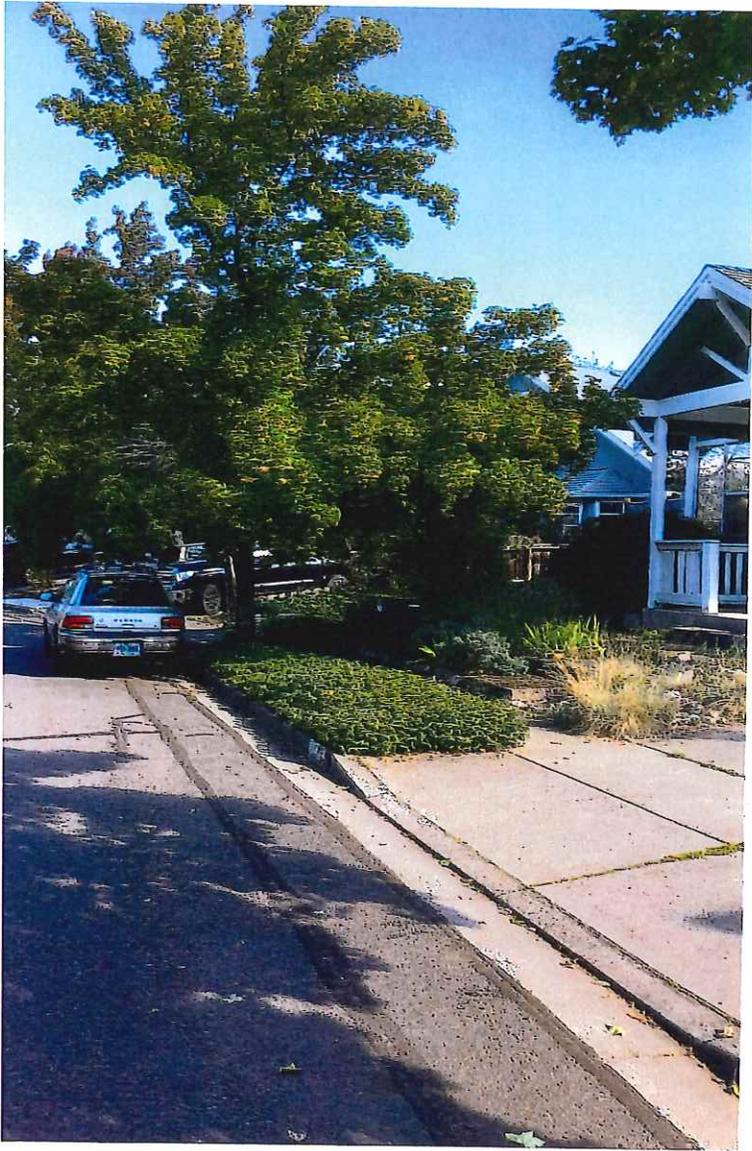
**Additional note:** Alan Campbell, co-landscape committee member, met with Julie Smitherman, Conservation Analyst, during the summer, re: the plants in our common green space. *Due to disease, we have lost nine birch trees, and Julie offered suggestions for plants to replace the lost birches. She also felt that our existing mature trees, shrubs, and lawn provide a pleasant greenspace, and, due to the existing canopy, we need not replace small trees or shrubs that may die due to attrition or deer damage.* She also offered excellent suggestions for water conservation. We therefore ask for autonomy in the selection of plants to maintain a pleasant environment for all who enjoy the area, and that we not be required to necessarily replace any plant that is lost. Presently we are considering replacing the three "birch clusters", that were lost, with a Crepe Myrtle Tree, a Dogwood Tree, and a comfortable bench.

Thank you to Derek Severson and Aaron Anderson for their assistance in helping us through this process.

Attached, please find a map, with specific colored markings to designate trees to be replanted, wide canopies, and areas where planting a new tree may affect traffic visibility.

Photos indicate wide canopies that could affect the sustainability of planting new trees.

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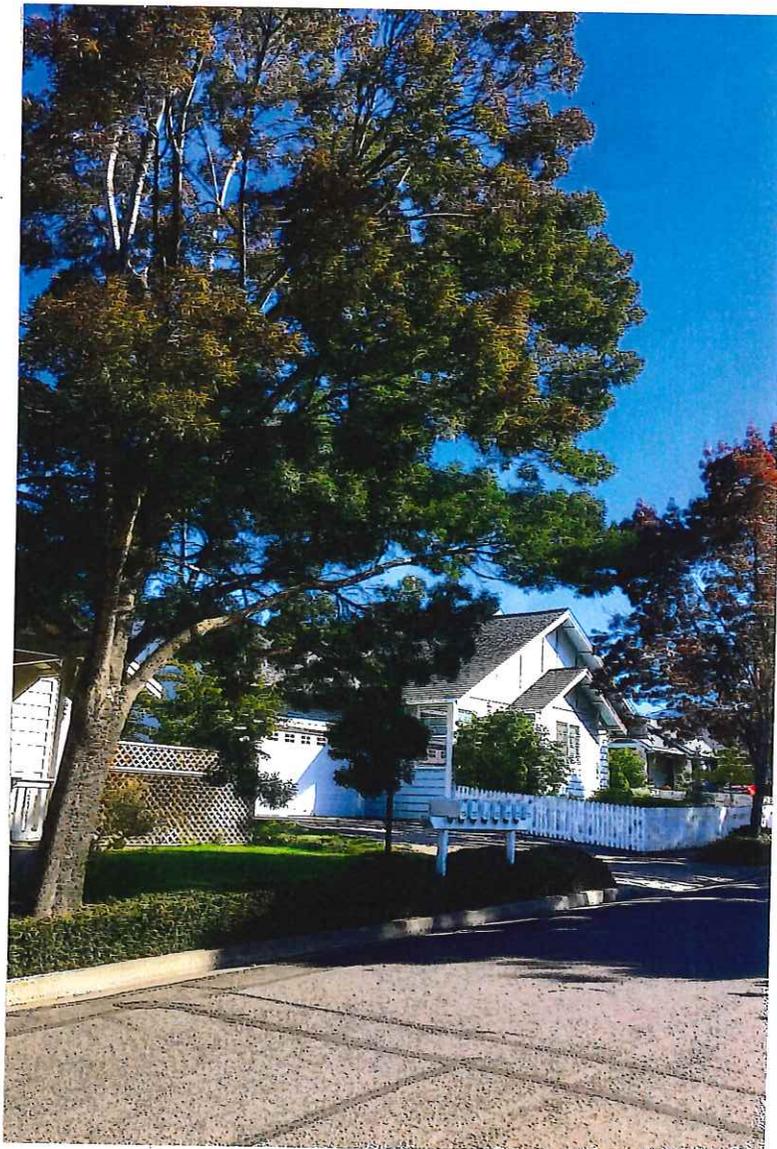
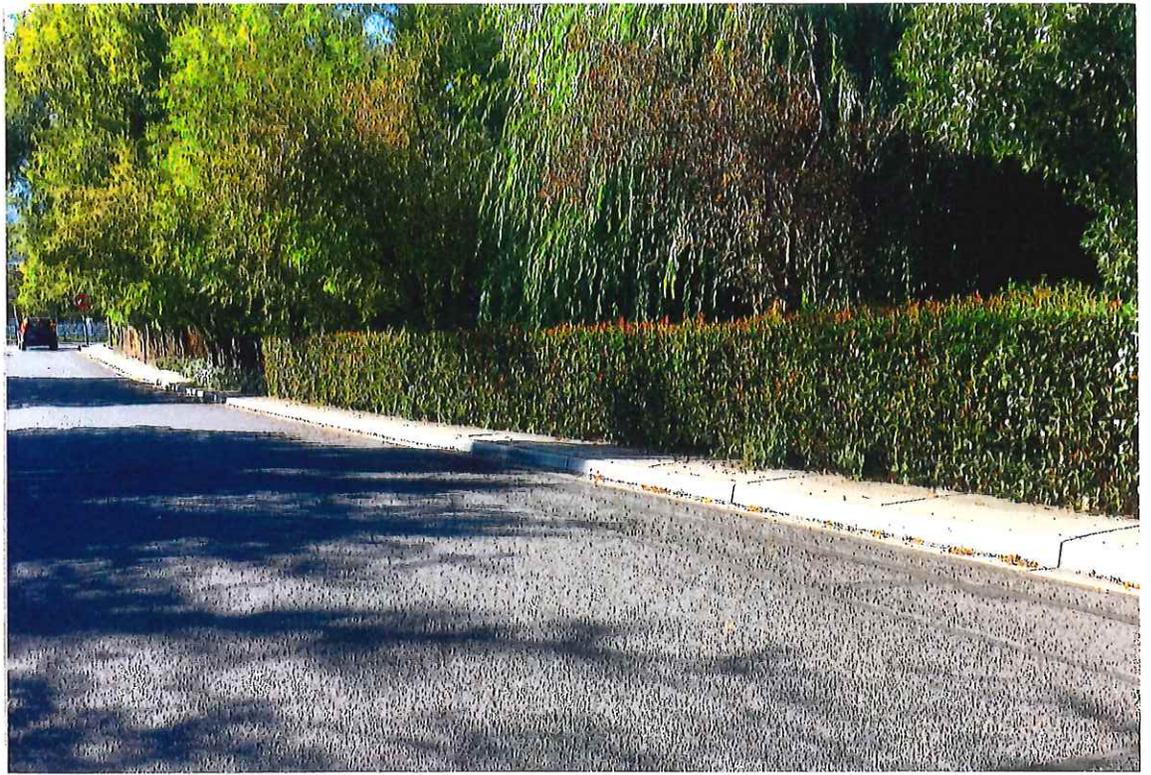
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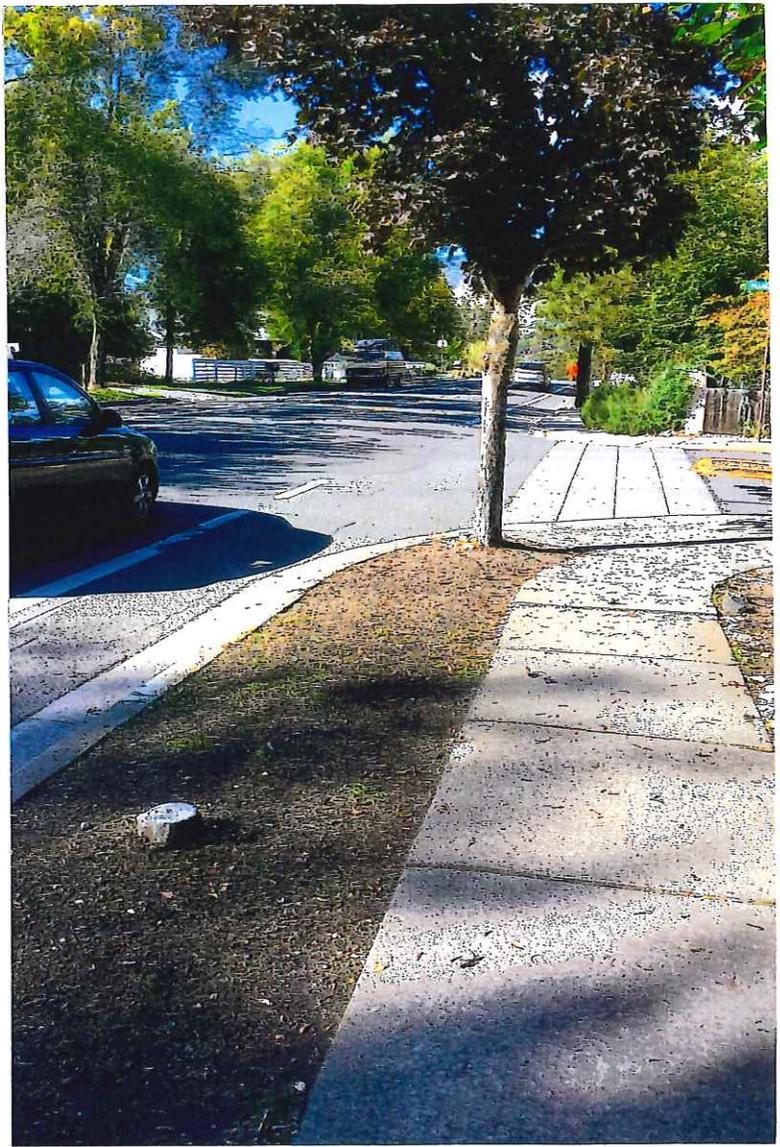
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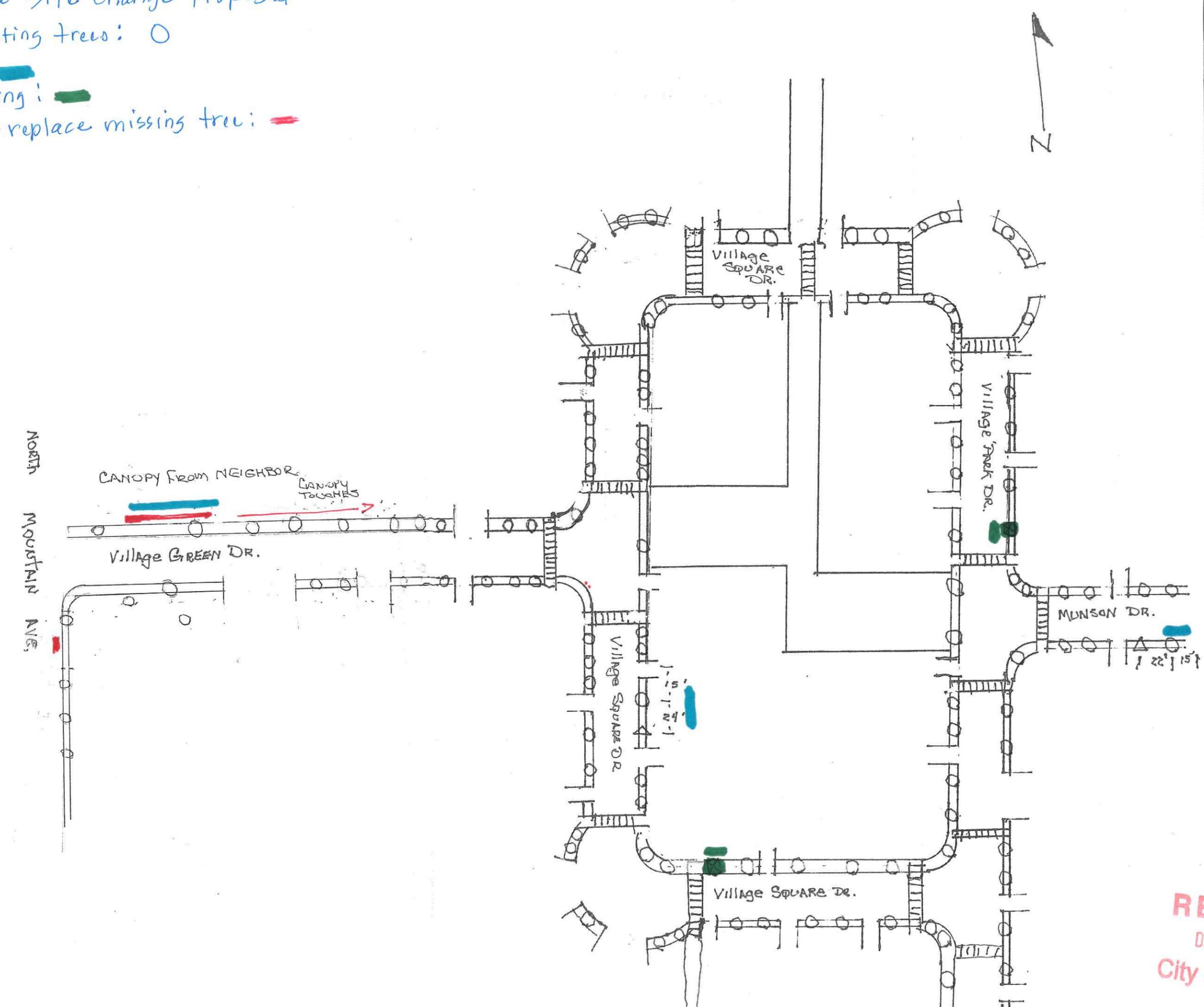
# Ashtland Village Site Change Proposal

Showing existing trees: ○

side canopy: ■ (blue)

proposed planting: ■ (green)

approval to not replace missing tree: ■ (red)



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