CITY OF ASHLAND

TREE COMMISSION
REGULAR MEETING
August 5, 2021
AGENDA

I. CALL TO ORDER
6:00 p.m. via ZOOM

II. APPROVAL OF MINUTES
A. Tree Commission regular meeting of July 8, 2021 regular meeting minutes.

III. LIAISON REPORTS
- Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

IV. TYPE I REVIEWS

PLANNING ACTION: PA-TREE-2021-00158
SUBJECT PROPERTY: 2181 Birchwood St.
OWNER/APPLICANT: Geri Esposito and Jack Defonatine
DESCRIPTION: A request to remove two Linden trees at the property located at 2181 Birchwood St. One tree is located in the front of the home approximately 8.5' from the foundation, the other is located along the side of the house and is 3.5' from the house. The applicant lists a number of reasons to request the removal including that the trees are a nuisance but also that their location to the foundation of the house is likely to cause 'issues with the foundation.'
COMPREHENSIVE PLAN DESIGNATION: Multi Family Residential; **ZONING:** R-2; **MAP:** 39 1E 11 CC; **TAX LOT:** 1700

PLANNING ACTION: PA-TREE-2021-00159
SUBJECT PROPERTY: 1320 Oregon St.
OWNER/APPLICANT: Verity Construction
DESCRIPTION: A request to approve a modification to an earlier land use approval to acknowledge the removal of a tree that was scheduled for protection during a Physical and Environmental Constraints Review Permit for Hillside Development (see PA-T1-2019-00083). During the inspection for the Certificate of Occupancy staff noted that the tree had been removed. This process is to document the removal and to ensure that a proper mitigation tree is planted.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5; **MAP:** 39 1E 15 BB; **TAX LOT:** 8700

PLANNING ACTION: PA-TREE-2021-00160
SUBJECT PROPERTY: 1675 Ashland St.
OWNER: Columbiacare Rogue Ridge Apartments LLC
APPLICANT: Kerry KenCairn
DESCRIPTION: A request for approval to remove a single bigleaf maple (acer macrophyllum) at the property address as 1675 Ashland St. The tree had previously been approved for protection associated with the Site Design Review approving the Columbiacare housing project (Identified as Tree #5 on the approved plans). The application states that the tree is 13' from the edge of the building footing but the canopy overhangs the building envelope and would be in conflict with the 3rd floor.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1;
MAP: 39 1E 10 DC; **TAX LOT:** 9201

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).

V. TYPE II REVIEWS

PLANNING ACTION: PA-T2-2021-00029
SUBJECT PROPERTY: 822 Oak Street
APPLICANT/OWNER: Suzanne Zapf for Overlook Drive, LLC
DESCRIPTION: A request for Outline and Final Plan approval for a five-lot/four-unit Performance Standards subdivision for the properties located at 822 Oak Street. The application also includes requests for: a Variance to allow a private driveway to serve four units (**AMC 18.4.6.040.C.1**) where dedication of a public street is typically required; a Conditional Use Permit to modify a non-conforming development where the required driveway separation is not provided for an avenue **(AMC 18.4.3.080.C.3.a)**, an Exception to Street Standards to not install city standard street frontage improvements along Oak Street, and a Street Tree Removal Permit to remove three Oak trees.
COMPREHENSIVE PLAN DESIGNATION: R-1-5; **ZONING:** Single Family Residential; **ASSESSOR'S MAP**: 39 1E 04CA; **TAX LOT:** 200 & 201

PLANNING ACTION: PA-T3-2021-00003
SUBJECT PROPERTY: 192 North Mountain Avenue
OWNER: The Hodgins Family Trust
The Mary G. Walter Living Trust
APPLICANT: KDA Homes, LLC
DESCRIPTION: A request for annexation of 7.9 acres and Outline Plan approval for a 52-unit residential subdivision for the property located at 192 North Mountain Avenue. With annexation, 7.9 acres of the ten-acre property would be brought into the city with R-1-5 Single Family Residential zoning, and the entire ten-acres would be subdivided to create 52 residential lots and eight common areas. The application also includes requests for an Exception to Street Standards to not install a parkrow planting strip with street trees on the proposed bridge over Beach Creek; a Limited Activities & Uses Permit to install a bridge over Beach Creek in order to provide street connectivity to North Mountain Avenue; and a Tree Removal Permit to remove four of the site's 25 trees.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING: Existing** – City R-1-5 & County RR-5**, Proposed –** City R-1-5; **ASSESSOR'S MAP:** 39 1E 10; **TAX LOT #'s:** 800

VI. STREET TREE REMOVAL PERMITS

VII. OLD BUSINESS

VIII. DISCUSSION ITEMS

IX. ADJOURNMENT

Next Meeting: September 9, 2021

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
July 8, 2021

Call to Order

Commission Chair Chris John called the meeting to order at 6:02 pm via Zoom

Commissioners Present:	**Council Liaison**
Christopher John	Stephen Jensen - Abscent
Asa Cates	
Vacancy (3)	**Park Liaison**
Eric Simpson	Peter Baughman
Vacancy (5)	
Cat Gould	**Staff Present:**
Vacancy (7)	Derek Severson: Planner
Commissioners Not In Attendance:	

Approval of Minutes

Commissioners Cat Gould / Chris John m/s to approve the minutes of June 3, 2021. Voice Vote: All Ayes. Motion passed

Public Forum

Peter Finkle: regarding Ashland Tree of the Year. Spoke to cooperation and more promotion with media.

Commission generally supportive of Peter Finkle's proposal and Asa offered to be available as a resource.

Liaison reports

Council Liaison - Not present
Parks & Recreation Liaison – Water issues for parks. Dry areas and low ponds levels. Prioritizing water use to keep trees alive
Community Development Liaison – **1145 Siskiyou Mitigation** - They suggested that staff work with the applicant to have two large stature mitigation trees planted either in the parking lot or in the parkrow along Siskiyou, recognizing that there needed to be some flexibility in placement to insure vision clearance and to maintain visibility of the applicant's sign. They also said if anything could be done to reduce the amount of asphalt on site that would be beneficial.

TYPE I REVIEWS

PLANNING ACTION: PA-TREE-2021-00156
SUBJECT PROPERTY: 1065 Siskiyou Blvd.
OWNER: Jones William Rev Living Trust
APPLICANT: Canopy Tree Care

DESCRIPTION: A request for approval to remove a single tree identified as a Siberian elm that is located along the northeast property line. The application includes an arborist report and photos showing the tree is direct contact with the eve of a building with the base approximately 18" from the edge of the foundation. The application states that the tree is in moderate health but based on the location of the tree and the growth potential it will continue to cause an increasing amount of damage to the building.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **MAP:** 39 1E 10 CC; **TAX LOT:** 5400

Recommended approval, with Asa noting that in a previous site visit for another tree on the same property he had noted a mushroom infestation at the base of this tree. They felt that given the growth potential and location, approving removal of this tree was a "no brainer."

Commissioners Asa Cates / Cat Gould m/s to approve the application as submitted. Voice Vote: All Ayes. Motion passed

PLANNING ACTION: PA-T1-2021-00153
SUBJECT PROPERTY: 1500 East Main Street
APPLICANT: Ashland School District
OWNERS: State of Oregon/Southern Oregon University (owner)
ScienceWorks Hands-On Museum (lessee)
DESCRIPTION: A request for a Conditional Use Permit to allow the installation of modular classroom buildings as a temporary use on the lawn in front of the ScienceWorks Hands-On Museum building at 1500 East Main Street. The temporary installation will house Walker Elementary School operations while the school campus is undergoing a major renovation, and will include 14 classroom buildings, six office trailers, three restroom buildings and a tent to serve as a gym, as well as an access road and accessible pathways connecting the temporary campus to the ScienceWorks parking lot and to Campus Way. The temporary classrooms would be in use beginning in September 2021 and would remain in place until Walker Elementary School construction is complete in March of 2023.
COMPREHENSIVE PLAN DESIGNATION: Southern Oregon University; **ZONING:** SO; **MAP:** 39 1E 10BD; **TAX LOT #:** 4100

Commission commended this one for not seeking to remove trees and recommended approval as is with the further recommendation that trees be monitored throughout the project. (There was discussion of requiring supplemental water, however the feeling was that the trees were established and likely tapped into groundwater, and since stormwater was remaining on-site they didn't feel supplementary water was needed.)

Commissioners Asa Cates / Eric Simpson m/s to approve the application as submitted and monitor tree health. Voice Vote: All Ayes. Motion passed

TYPE II REVIEWS

PLANNING ACTION: PA-T2-2021-00028
SUBJECT PROPERTY: 364 Walker Avenue (Walker Elementary School)
1751 Homes Avenue (Hunter Park)
APPLICANT: HMK Company
OWNERS: Ashland School District
City of Ashland/Ashland Parks & Recreation Commission
DESCRIPTION: A request for Site Design Review approval for a 22,450 square foot, single-story addition to Walker Elementary School at 364 Walker Avenue. As part of the proposal, the parking lot and drop-off lane would be relocated and expanded, with access to be taken via Hunter Court (the driveway serving Hunter Park) and a new courtyard would be created. The application also includes requests for a Conditional Use Permit to modify the School District's Master Sign Permit Program (PA#2012-00899) to allow new signage for Walker Elementary School in conjunction with the proposed addition, and Tree Removal Permits to remove 14 significant trees. An existing 9,700 square foot classroom will be demolished in conjunction with the proposal.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-5; **MAP:** 39 1E 10; **TAX LOT #:** 3500 (*Hunter Park*) & 3600 (*Walker Elementary School*)

Commission recommended approval with the further recommendation that the applicants include 3-4 large stature at maturity native (or native-like*) conifers in their planting plan to mitigate the conifers being removed. They specifically recommended incense cedar or giant sequoia, noting that this site is one of the few sites large enough to allow conifers to be planted under the new fire rules. (*They said that sequoias are not native, but with climate change they soon will be.)

Commissioners Chris John / Cat Gould m/s to approve the application as submitted with the recommendation that three to four native or native-like large-stature-at-maturity conifers be provided to mitigate the confers be removed (trees #21 – 25).

Discussion: John noted that this site is one of the few they've seen large enough to allow mitigation with conifers because of the new wildfire planting limitations. Commissioners discussed that Incense Cedar or Giant Sequoia would be appropriate selections, and further noted that while sequoias are not native they soon will be with climate change.

Voice Vote: All Ayes. Motion passed

STREET TREE REMOVAL REVIEWS

PLANNING ACTION: PA-TREE-2021-00155
SUBJECT PROPERTY:. 469 Walnut St
OWNER/APPLICANT: Eric & Cassandra Toews
DESCRIPTION: A request for a Street Tree Removal Permit to remove a 12-inch diameter at breast height (DBH) Douglas Fir. The Electric Department has indicated that the tree is in the right-of-way and is in conflict with the electric service for the property, and without relocating the electrical service legally-required safe clearances cannot be maintained. The Electric Department has indicated they would assist with the removal.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5;
MAP: 39 1E 05CA; **TAX LOT:** 302

Commission recommended approval as submitted based on the Electric Department's recommendation.

Commissioners Cat Gould / Asa Cates m/s to approve the application as submitted based on Electric Department recommendation. Voice Vote: All Ayes. Motion passed

Discussion Items

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Adjournment: Chair Chris John adjourned meeting at 7:46p.m. **Next Meeting: August 5, 2021**

Respectfully submitted by Liz Hamilton

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

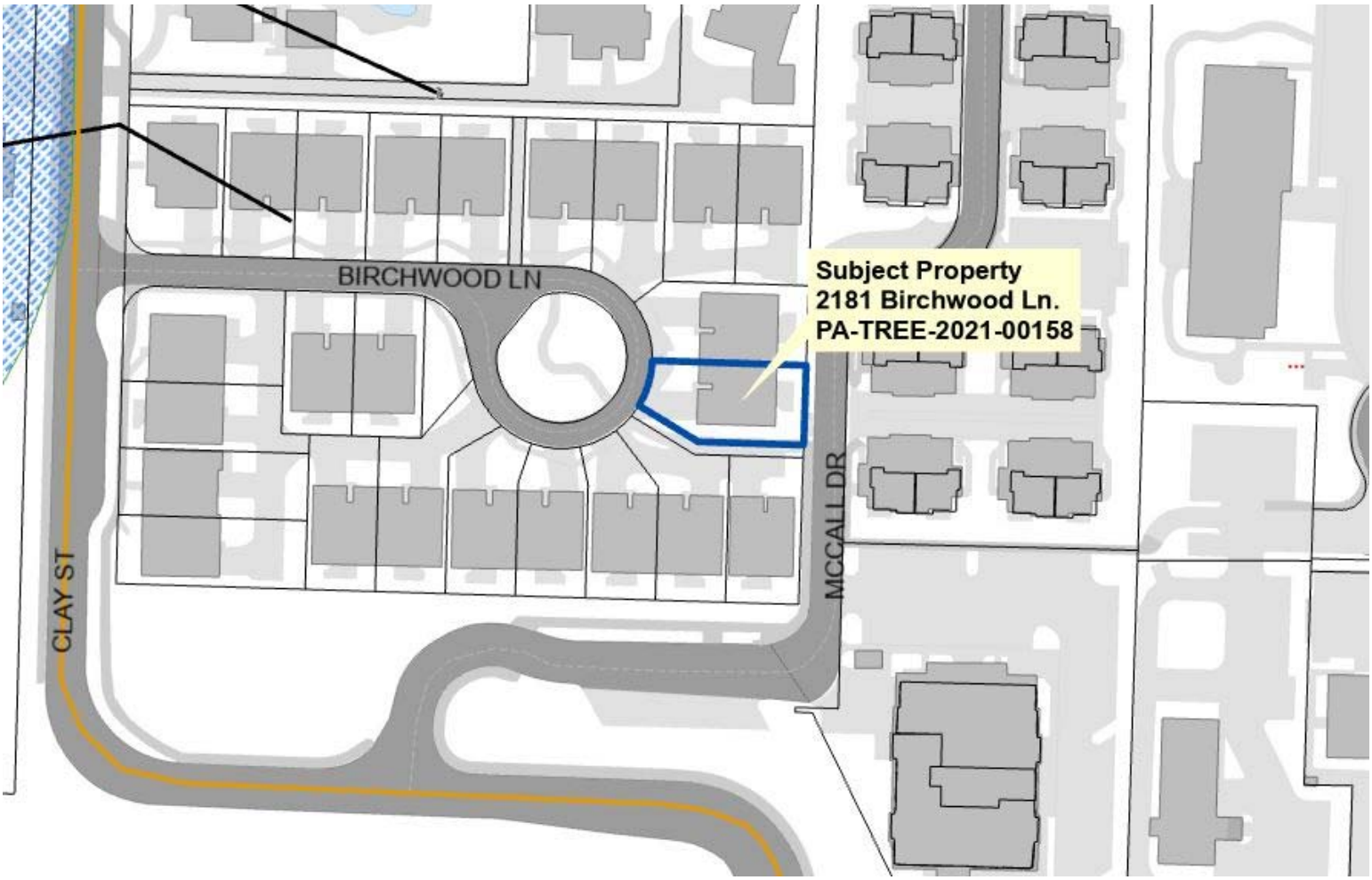
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: TREE-2021-00158
SUBJECT PROPERTY: 2181 Birchwood Ln
OWNER/APPLICANT: Geri Esposito and Jack Defonatine
DESCRIPTION: A request to remove two Linden trees at the property located at 2181 Birchwood St. One tree is located in the front of the home approximately 8.5' from the foundation, the other is located along the side of the house and is 3.5' from the house. The applicant lists a number of reasons to request the removal including that the trees are a nuisance but also that their location to the foundation of the house is likely to cause 'issues with the foundation.' COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP #: 391E11CC; TAX LOT: 1700

NOTE: The Ashland Tree Commission will review this Planning Action at an electronic public hearing on Thursday, August 5, 2021 at 6:00 PM. See page 2 of this notice for information about participating in the electronic public hearing.

NOTICE OF COMPLETE APPLICATION: July 27, 2021
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: August 10, 2021



OVER

Tree Commission Meetings

Notice is hereby given that the **Tree Commission** will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the **Tree Commission** meeting virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website https://www.ashland.or.us/calendar.asp .

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to **PC-public-testimony@ashland.or.us by 10:00 a.m. on Thursday, August 5, 2021 before the TC meetings.** In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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).

The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

Because of the COVID-19 pandemic, application materials are provided online and comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or planning@ashland.or.us.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at https://gis.ashland.or.us/developmentproposals/. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Any affected property owner or resident has a right to submit written comments to planning@ashland.or.us or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

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.

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

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.

Liz Hamilton

From: Aaron Anderson
Sent: Tuesday, July 20, 2021 7:48 AM
To: Geri esposito
Cc: Adam Hanks; Bill Molnar; Regan Trapp; Liz Hamilton
Subject: RE: Application for removal of two Linden Trees and list of replacement trees.

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Geri,

Thank you for the application and the reasons for the tree removal request. Unfortunately the resolution of the application is too small to be able to be read. Can you please send a higher resolution copy of the application or feel free to drop it off at our office today. The Front counter is open from 9am – 1pm.

Once we receive a copy of the application that is legible we will get this entered into our system and contact you for payment or any other missing information. You application should go before the tree commission for review at their August meeting.

Please let me know if you have any questions.
Thank you

Aaron Anderson, CFM
Associate Planner
City of Ashland, Community Development
51 Winburn Way, Ashland, Oregon 97520
541-552-2052, TTY - 800-735-2900 FAX - 541-552-2050

This email transmission is official business of the City of Ashland , and it is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at (541) 552-2052. Thank you.

From: Geri esposito <gerijack@gmail.com>
Sent: Monday, July 19, 2021 8:09 PM
To: Adam Hanks <adam.hanks@ashland.or.us>
Cc: Aaron Anderson <aaron.anderson@ashland.or.us>
Subject: Application for removal of two Linden Trees and list of replacement trees.

[EXTERNAL SENDER]

Adam

My neighbor, Gina DuQuenne, suggested that you may be able to give us assistance with our application for the removal of two linden trees on our property.

We just want to remove the two linden trees which will be replaced with two trees that are on "The Birchwoods of Ashland Homeowners Association" approved tree list.
Please know that we love trees and that is why we want to replace them with trees that will be more appropriate for the space.

Our reasons for this request are listed below. I have spoken with Aaron Anderson who has been very helpful and told me I needed to get this application to him no later than July 26 if I want it to be included in the next Tree Commission meeting on August 5. We would appreciate anything you can do help make this process go smoothly.

We are requesting the removal of the two Linden trees on our property at 2181 Birchwood Lane, Ashland,Oregon. We will replace the two Linden trees with two trees that are part of "The Birchwoods at Ashland Homeowners" approved tree list.

The Birchwoods at Ashland Homeowners Association list of approved trees to plant as new trees and/or as replacement trees are:
Cercis variety 'Merlot'
Crape Myrtle varieties 'Natchez' white, 'Dynamite' red, or 'Watermelon' deep rose-red
Japanese Maple, standard green variety (Acer palmatum) or 'Bloodgood'
Dogwood variety 'Venus'
Kwanzan Cherry

These are the reasons for this request to remove the two Linden trees:

1) Linden trees are not on the City of Ashland's approved Fire-wise tree list.

2) Linden trees are shallow rooted, invasive and can cause issues with foundations.

3) Linden trees attract insects. Aphids leave sticky sap on the leaves and cottony scale insects look like fuzzy growths on the twigs and stems. Linden trees secrete sap like no other. Just one of these trees can coat your car, your lawn and your walkway in a sticky film of sap.

4) The tree in our front yard is 8 feet 6 inches (102 inches) from our house, has visible large roots and has coated our car, our plants, our walkway and our driveway with the sticky film of sap and debris. When the sap is on the driveway it is very slippery and we have slipped walking on it. In addition, when the tree sheds the debris clogs our gutters and gets all over our landscaping, entrance walkway to our house and our driveway.

5) The Linden tree on the side of our house is 3 1/2 feet (42 inches) from our house. The sticky sap goes onto the walkway on the side of the house. This walkway is used by the public as a shortcut to go to the YMCA or stores in the Albertson shopping center. We have had issues with people almost falling due to the sticky slippery sap on this path. In addition the debris and sap from this Linden tree comes over our fence and falls directly on our air-conditioner condenser. In short, these trees create a mess.

6) Linden trees grow 60 to 80 feet high.This is the wrong size tree for our small development and our smaller yard.

7) Researchers have found that the mass death of bumblebees is due partly to ineffective metabolism of linden nectar and partly to a toxin in the nectar that impairs the bees' nervous systems. Specifically, in cool morning temperatures, the energy that the bees get from nectar isn't enough for constant flight, so the bees are forced to crawl on the ground and may not be able to regulate their body temperature. Also, the linden nectar is loaded with toxic chemicals, so bees that continue feeding on it eventually die. The linden trees are just a small piece of the larger puzzle of what is causing bumblebee declines all over the world, but may point researchers working on other causes in new directions.

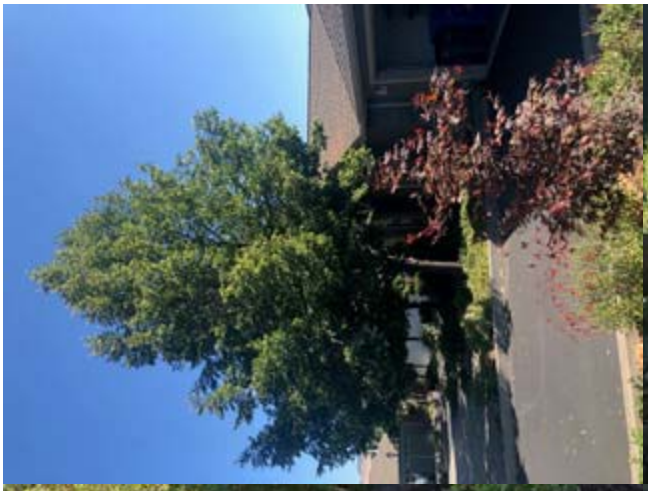
8) Just as important to us is the fact that it is dangerous for people our age (72 and 73 years of age) to be climbing ladders to clean the gutters. When the Linden trees are shedding, our gutters need to be cleaned every few days because debris builds causing in the gutters creating an increased fire risk. Hiring someone to maintain the gutters so often is cost prohibitive. Our walkways and driveways need to be cleaned every other day as well or they become hazardous with debris and sap.

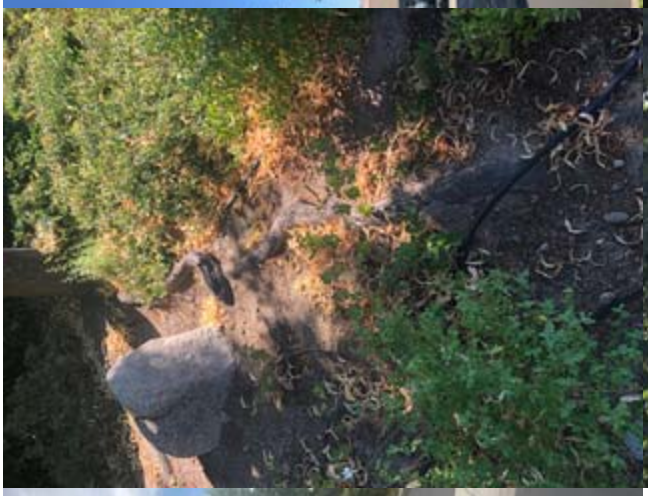
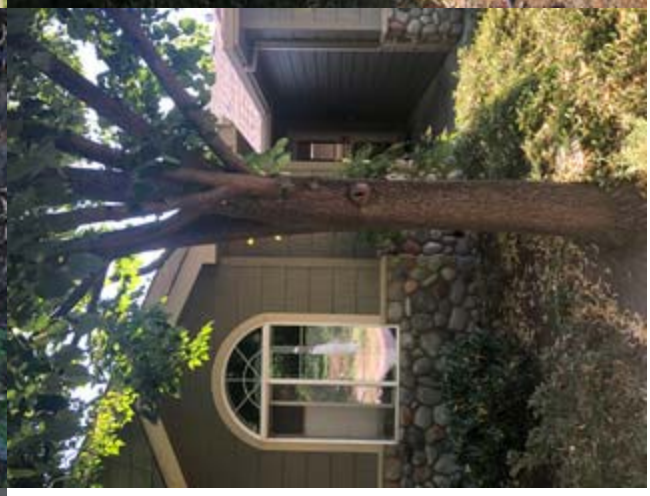
We believe that the list above is sufficient enough for the tree commission to consider this request and hope that you will approve it.

Below are photos to accompany the application and the application itself. If you have any questions, please call Geri at 830 708 7650.

Thank you
Geri Esposito and Jack DeFontaine

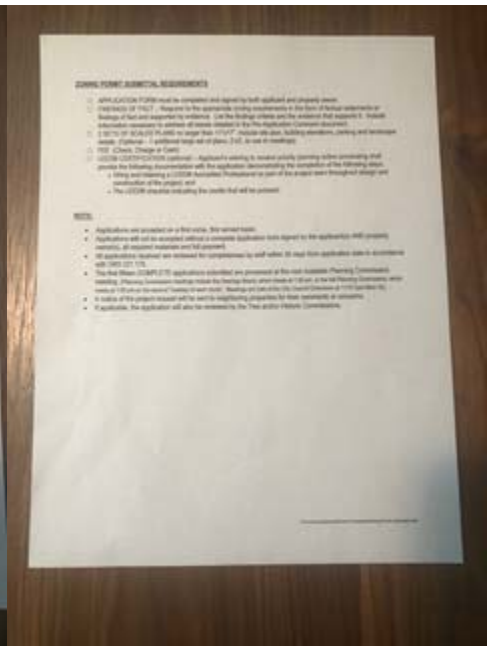
These are photos of the Linden tree which is in the front of our house at 2181 Birchwood Lane which 8 feet 6 inches from our home. The first photo was taken from the side, the second and third are of the tree roots and the fourth and fifth are from the front view.



These are photos of the Linden Tree on the side of our house at 2181 Birchwood Lane which is 3 1/2 feetFt from our house. The walkway towards the door at the end of the photo is the path that is used by the public to go to the YMCA and Albertson's shopping center.

This is our application.



Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

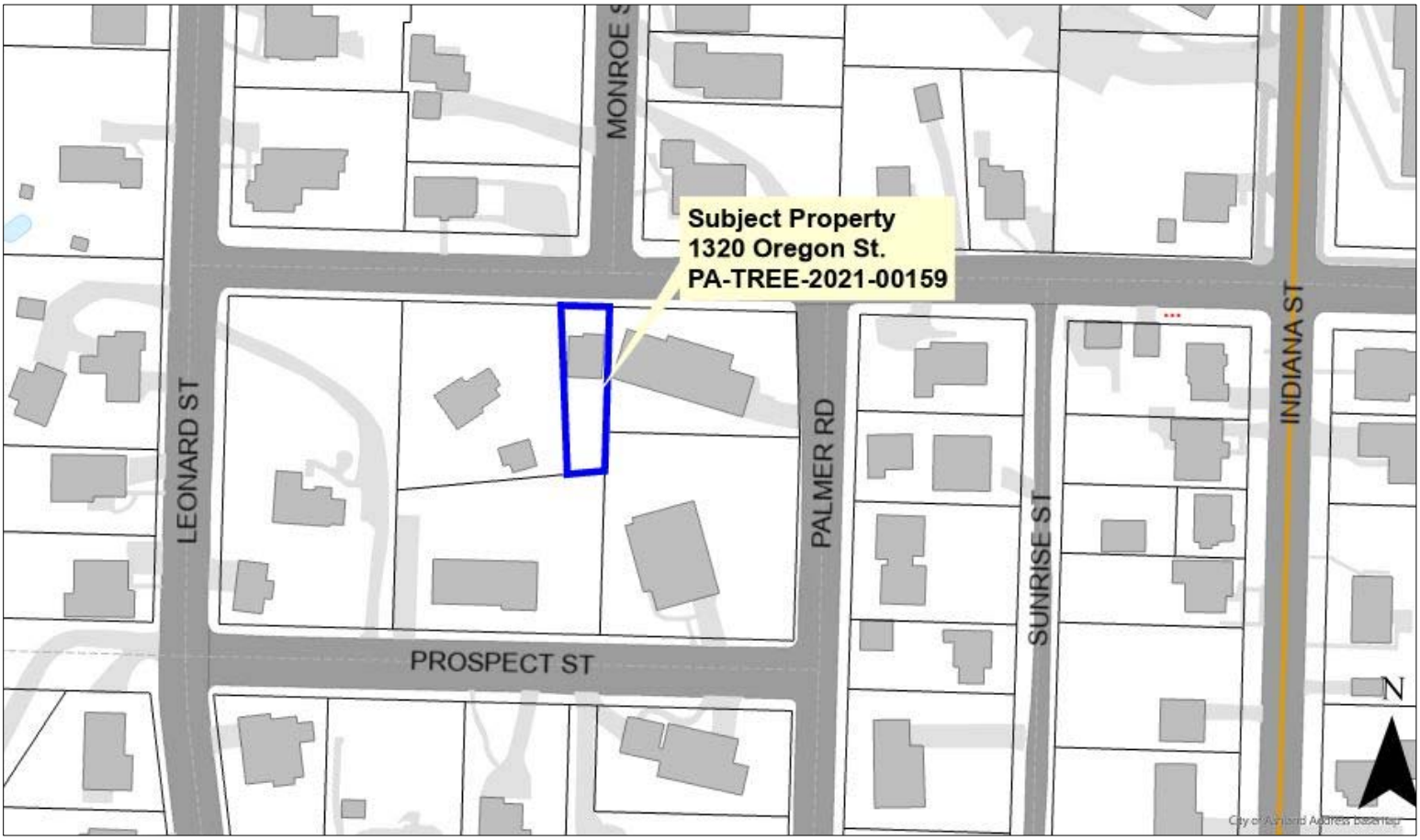
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-TREE-2021-00159
SUBJECT PROPERTY: 1320 Oregon St.
OWNER/APPLICANT: Verity Construction
DESCRIPTION: A request to approve a modification to an earlier land use approval to acknowledge the removal of a tree that was scheduled for protection during a Physical and Environmental Constraints Review Permit for Hillside Development (see PA-T1-2019-00083). During the inspection for the Certificate of Occupancy staff noted that the tree had been removed. This process is to document the removal and to ensure that a proper mitigation tree is planted. COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; ZONING: R-1-7.5; MAP: 39 1E 15 BB; TAX LOT: 8700.

NOTE: The Ashland Tree Commission will review this Planning Action at an electronic public hearing on Thursday, August 5, 2021 at 6:00 PM. See page 2 of this notice for information about participating in the electronic public hearing.

NOTICE OF COMPLETE APPLICATION: July 27, 2021
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: August 10, 2021



OVER

Tree Commission Meeting

Notice is hereby given that the **Tree Commission** will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the **Tree Commission** meeting virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website https://www.ashland.or.us/calendar.asp .

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to **PC-public-testimony@ashland.or.us by 10:00 a.m. on Thursday, August 5, 2021.** In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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).

The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

Because of the COVID-19 pandemic, application materials are provided online and comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or planning@ashland.or.us.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at https://gis.ashland.or.us/developmentproposals/. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Any affected property owner or resident has a right to submit written comments to planning@ashland.or.us or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

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.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson at (541) 552-2052 / aaron.anderson@ashland.or.us.

TREE REMOVAL PERMIT (AMC 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.

PROJECT INFORMATION

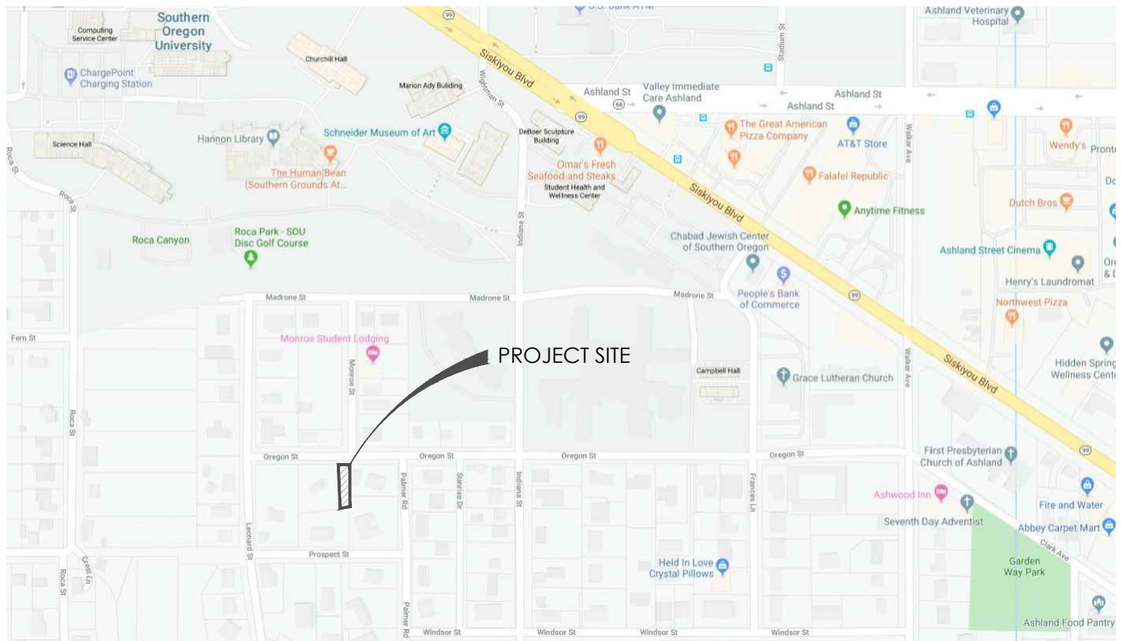
OWNERS	VERITY CONSTRUCTION LLC PO BOX 1507, MEDFORD, OR, 97501 541.326.7242
BUILDING DESIGN	BARBARA RUST DESIGNS 2 PO BOX 3408, CENTRAL POINT, OR, 97502 541.601.4365
LANDSCAPE ARCHITECT	PIPER VON CHAMIER TERRAIN LANDSCAPE ARCHITECTURE 174 HIDDEN LANE, ASHLAND, OR, 97520 541.500.4776
LAND USE PLANNER	AMY GUNTER ROGUE PLANNING & DEVELOPMENT SERVICES LLC MEDFORD, OR, 97501 541.951.4020
GEOTECHNICAL ENGINEER	RICK SAWNSON, PE, GE MARQUESS & ASSOCIATES, INC 1120 EAST JACKSON, MEDFORD, OR, 97501 652.772.7115
LOCATION	1320 OREGON STREET, ASHLAND, OR, 97520 LOT 391E15BB 8700 0.08 Ac (3,703 SF)
ZONING	R-1-7.5

LOT COVERAGE

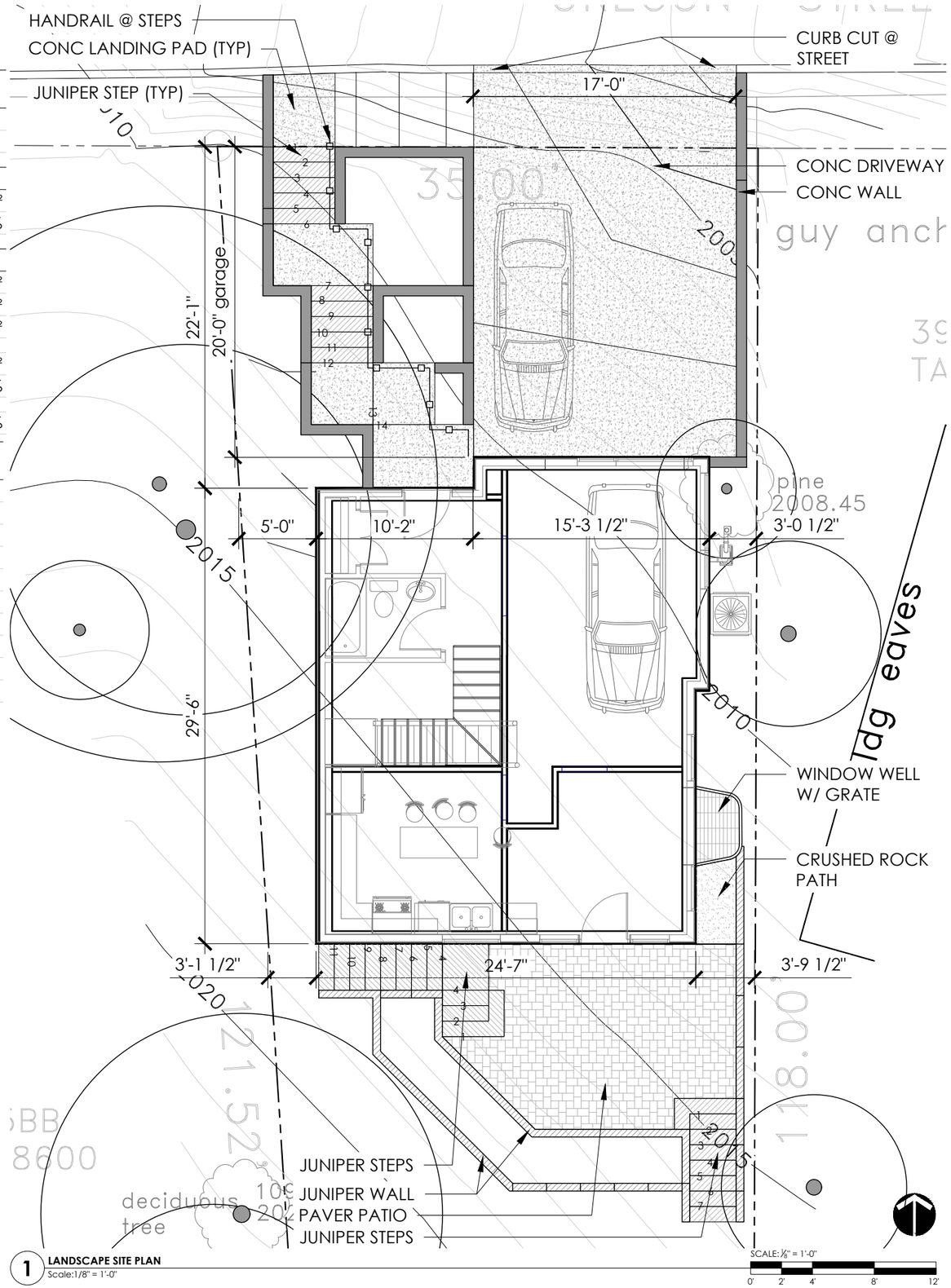
TAX LOT (NUMBER)	LOT 391E15BB
LOT SIZE:	3,703ft² = 0.08Ac
EXISTING	
EXISTING TOTAL LOT COVERAGE	0 ft²
EXG TOTAL % COVERAGE	0.0%
PROPOSED	
HOUSE FOOTPRINT	768 ft²
DRIVEWAY	341 ft²
HARDSCAPE	499 ft²
TOTAL LOT COVERAGE	1,608 ft²
TOTAL % COVERAGE	43.4%
ALLOWABLE LOT COVERAGE	1,666ft² = 45%

SHEET KEY

COVER	SITE PLAN + PROJECT INFORMATION
L 1.0	EXISTING SITE SURVEY
L 1.1	TREE PROTECTION PLAN
L 1.2	SLOPE ANALYSIS PLAN
L 2.0	GRADING PLAN
L 2.1	DRAINAGE PLAN
L 2.2	CUT/FILL ANALYSIS
L 3.0	EROSION CONTROL PLAN
L 4.0	LANDSCAPE PLANTING PLAN
L 5.0	FIRE PREVENTION AND CONTROL PLAN



2 **VICINITY MAP**
Scale:NOT TO SCALE



1 **LANDSCAPE SITE PLAN**
Scale:1/8" = 1'-0"

TERRAIN
LANDSCAPE ARCHITECTURE
174 Hidden Lane - Ashland, Oregon
541.500.4776
TERRAINARCH.COM

VERITY CONSTRUCTION
1307 OREGON STREET
ASHLAND, OR, 97520

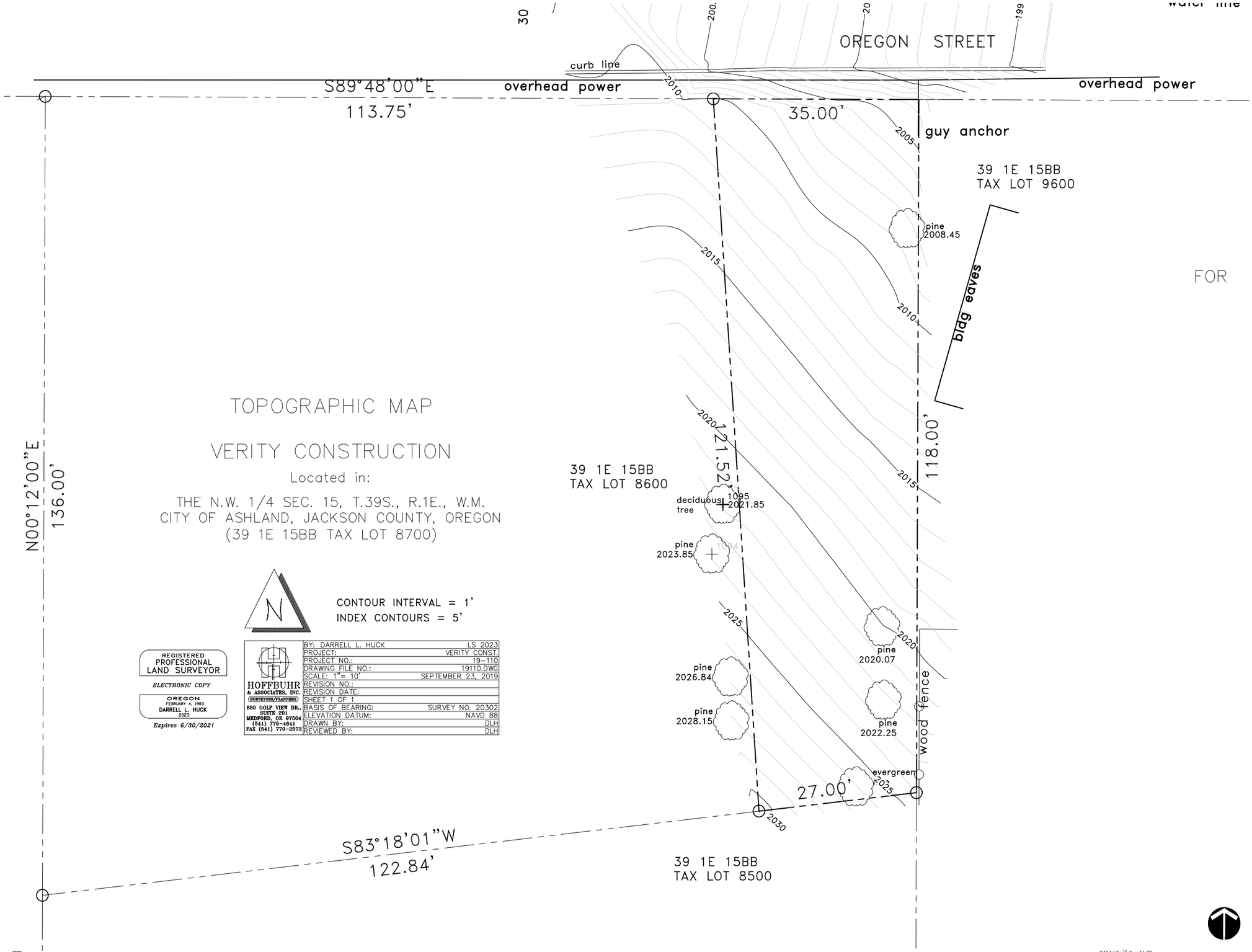
REVISIONS
DATE DESCRIPTION

P&E PACKET

SITE PLAN + PROJECT INFORMATION

COVER

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB



1 SITE SURVEY
Scale:1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 4' 8' 16' 24'

TERRAIN
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ASHLAND, OR, 97520

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SITE SURVEY

L1.0

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

TREE PROTECTION AND REMOVAL NOTES

1. PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
2. FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/ OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES. SEE DETAIL #1 "TREE PRESERVATION FENCING" FOR ADDITIONAL REQUIREMENTS.
4. ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED FOR CONSTRUCTION CLEARANCE .
7. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
8. WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS, HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
   A. MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
   B. QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER, DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
   C. WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
9. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT SILTATION AND/ OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
13. ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
14. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6 - 8 INCHES OF WOOD MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A MIN. 6 INCH DEPTH.
15. SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
16. NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
17. MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
18. DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
19. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
20. EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
21. AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAE PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT.
    MYCOAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 476-3985.

TREE LEGEND

#	BOTANICAL	COMMON	TRUNK DIAMETER (IN)	CROWN RADIUS (FT)	HEIGHT (FT)	CONSTRUCTION TOLERANCE	TPZ RADIUS (FT)	CONDITION	NOTES
1	Pinus ponderosa	PONDEROSA PINE	8	45	35	N/A	N/A	4	REMOVE, IN BLDG ENVELOPE
2	Pseudotsuga menziesii	DOUGLAS FIR	26	16	50	MODERATE	312.0000	4	
3	Pseudotsuga menziesii	DOUGLAS FIR	22	6	50	MODERATE	264.0000	4	
4	Cedrus atlantica	ATLAS CEDAR	19	8	40	MODERATE	228.0000	2	TWIG + BRANCH DIEBACK
5	Metasequoia	DAWN REDWOOD	7	2	25	MODERATE	84.0000	1	DEAD; REMOVE
6	Cedrus atlantica	ATLAS CEDAR	16	12	40	MODERATE	192.0000	4	ADJ PROPERTY
7	Cedrus atlantica	ATLAS CEDAR	19	12	45	MODERATE	228.0000	4	ADJ PROPERTY
8	Cedrus atlantica	ATLAS CEDAR	16	14	45	MODERATE	192.0000	4	ADJ PROPERTY
9	Quercus kelloggii	CALIFORNIA BLACK OAK	19	9	40	MODERATE	228.0000	1	ADJ PROPERTY, MAJOR DEAD
10	Pseudotsuga menziesii	DOUGLAS FIR	13	13	45	MODERATE	156.0000	4	ADJ PROPERTY
11	Pinus ponderosa	PONDEROSA PINE	12	6	45	GOOD	108.0000	4	ADJ PROPERTY
12	Pinus ponderosa	PONDEROSA PINE	12	6	45	GOOD	108.0000	4	ADJ PROPERTY
13	Quercus kelloggii	CALIFORNIA BLACK OAK	15	12	40	MODERATE	180.0000	4	ADJ PROPERTY
14	Quercus garryana	WHITE OAK	9	9	30	GOOD	81.0000	3	ADJ PROPERTY
15	Quercus kelloggii	CALIFORNIA BLACK OAK	11	18	40	MODERATE	132.0000	4	ADJ PROPERTY

THE TREE PROTECTION ZONE FOR EACH TREE IS BASED ON THE GUIDELINES ESTABLISHED BY:
Matheny, N. & Clark, J. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* p. 72.

TREE PROTECTION PLAN LEGEND

TREE PROTECTION ZONE (TPZ)

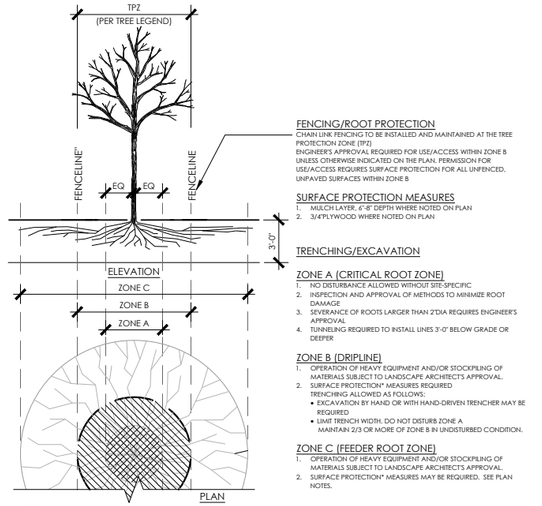
DRIPLINE OF TREE TO REMAIN

TREE TO REMOVE

TPZ FENCING

RELATIVE TREE CONDITION - FACTORS CONSIDERED

CONDITION RATING	OVERALL VIGOR	CANOPY DENSITY	AMOUNT OF DEADWOOD	HISTORY OF FAILURE	PESTS	EXTENT OF DECAY
1	SEVERE DECLINE	<20%	LARGE, MAJOR SCAFFOLD	MORE THAN ONE SCAFFOLD	INFESTED	MAJOR - CONKS/CAVITIES
2	DECLINING	20%-60%	TWIG AND BRANCH DIEBACK	SCAFFOLD BRANCHES	INFESTATION OF SIGNIFICANT PESTS	ONE TO A FEW CONKS; SMALL CAVITIES
3	LOW	60%-90%	SMALL TWIGS	SMALL BRANCHES	MINOR	PRESENT AT PRUNING WOUNDS
4	GOOD	90%-100%	LITTLE OR NONE	NONE	MINOR	PRESENT AT PRUNING WOUNDS
5	EXCELLENT	100%	NONE	NONE	NONE	NONE OR INSIGNIFICANT



FENCING/ROOT PROTECTION
CHAIN LINK FENCING TO BE INSTALLED AND MAINTAINED AT THE TREE PROTECTION ZONE (TPZ)
ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B UNLESS OTHERWISE INDICATED ON THE PLAN. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

SURFACE PROTECTION MEASURES
1. MULCH LAYER, 6"-8" DEPTH WHERE NOTED ON PLAN
2. 3/4"PLYWOOD WHERE NOTED ON PLAN

TRENCHING/EXCAVATION

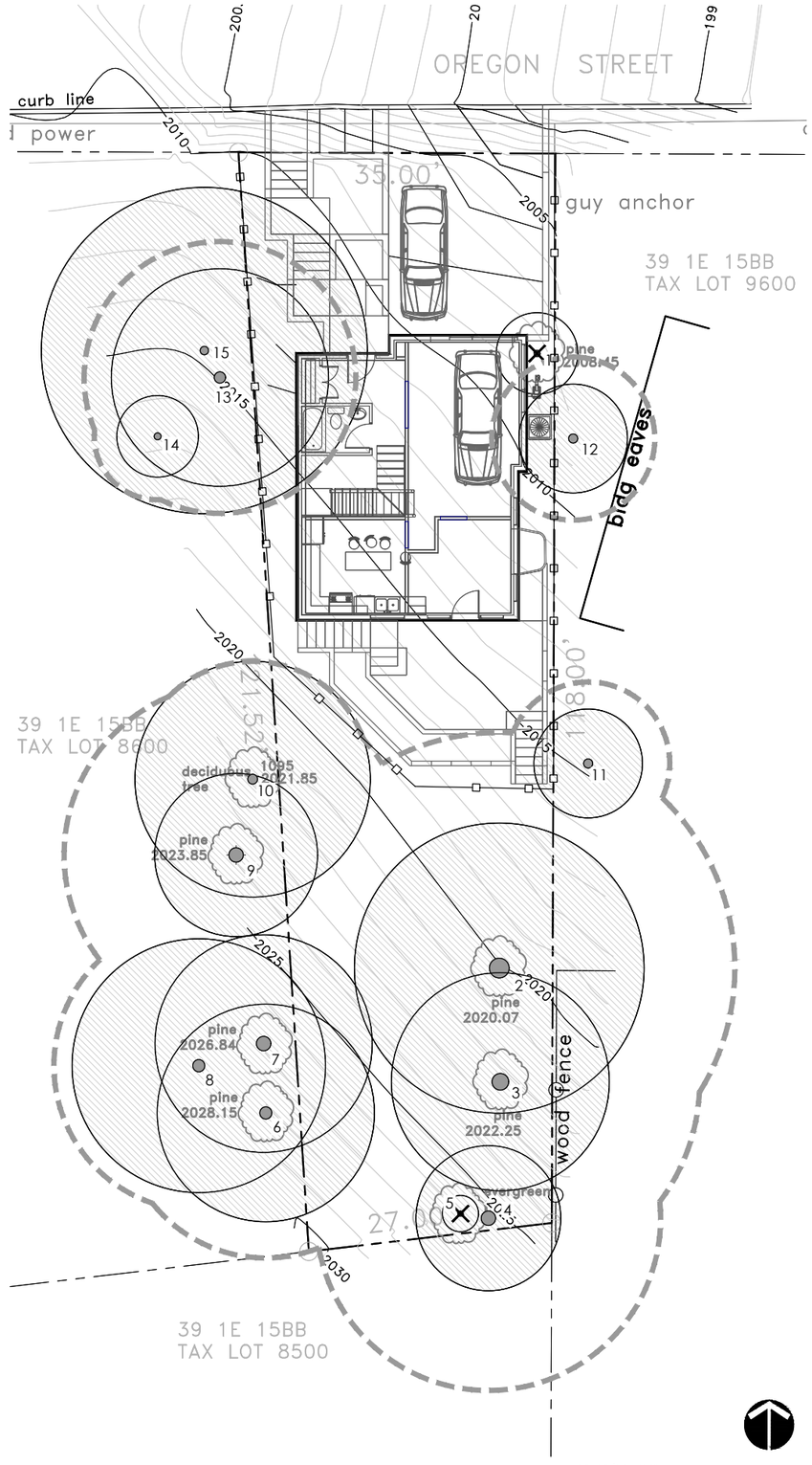
ZONE A (CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC
2. INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
3. SEVERANCE OF ROOTS LARGER THAN 2"DIA REQUIRES ENGINEER'S APPROVAL
4. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (DRIPLINE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
2. SURFACE PROTECTION* MEASURES REQUIRED
   TRENCHING ALLOWED AS FOLLOWS:
   - EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
   - LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.

ZONE C (FEEDER ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
2. SURFACE PROTECTION* MEASURES MAY BE REQUIRED. SEE PLAN NOTES.

2 DETAIL: TREE PROTECTION FENCING
Scale:3/16"= 1'-0"

D-TREEPES-01.dwg



1 TREE PROTECTION PLAN
Scale:1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 4' 8' 16' 24'

TERRAIN
LANDSCAPE ARCHITECTURE
174 Hidden Lane - Ashland, Oregon
541.500.4776
TERRAINARCH.COM

VERITY CONSTRUCTION
1307 OREGON STREET
ASHLAND, OR, 97520

REVISIONS
DATE DESCRIPTION

P&E PACKET

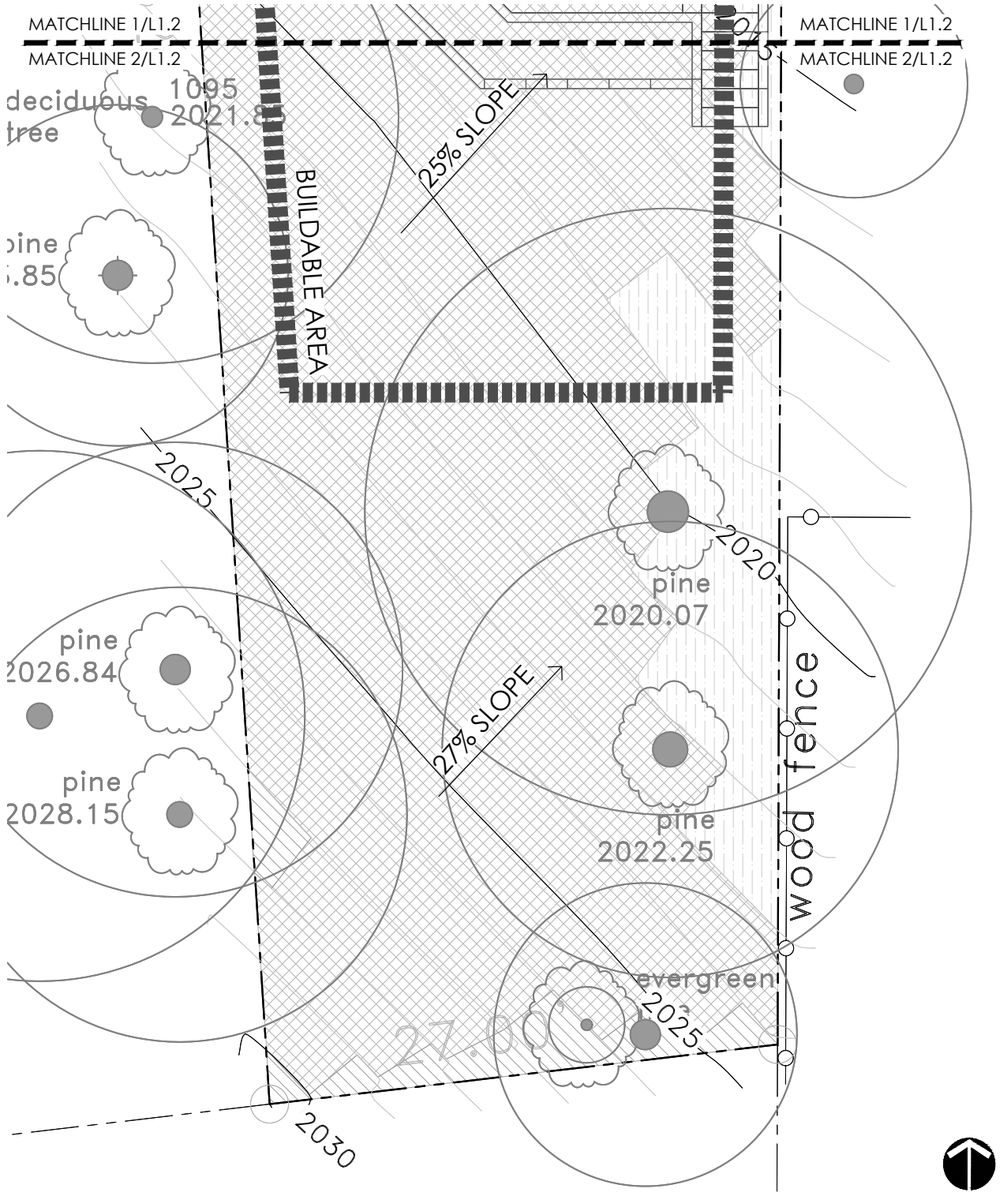
TREE PROTECTION PLAN

L1.1

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

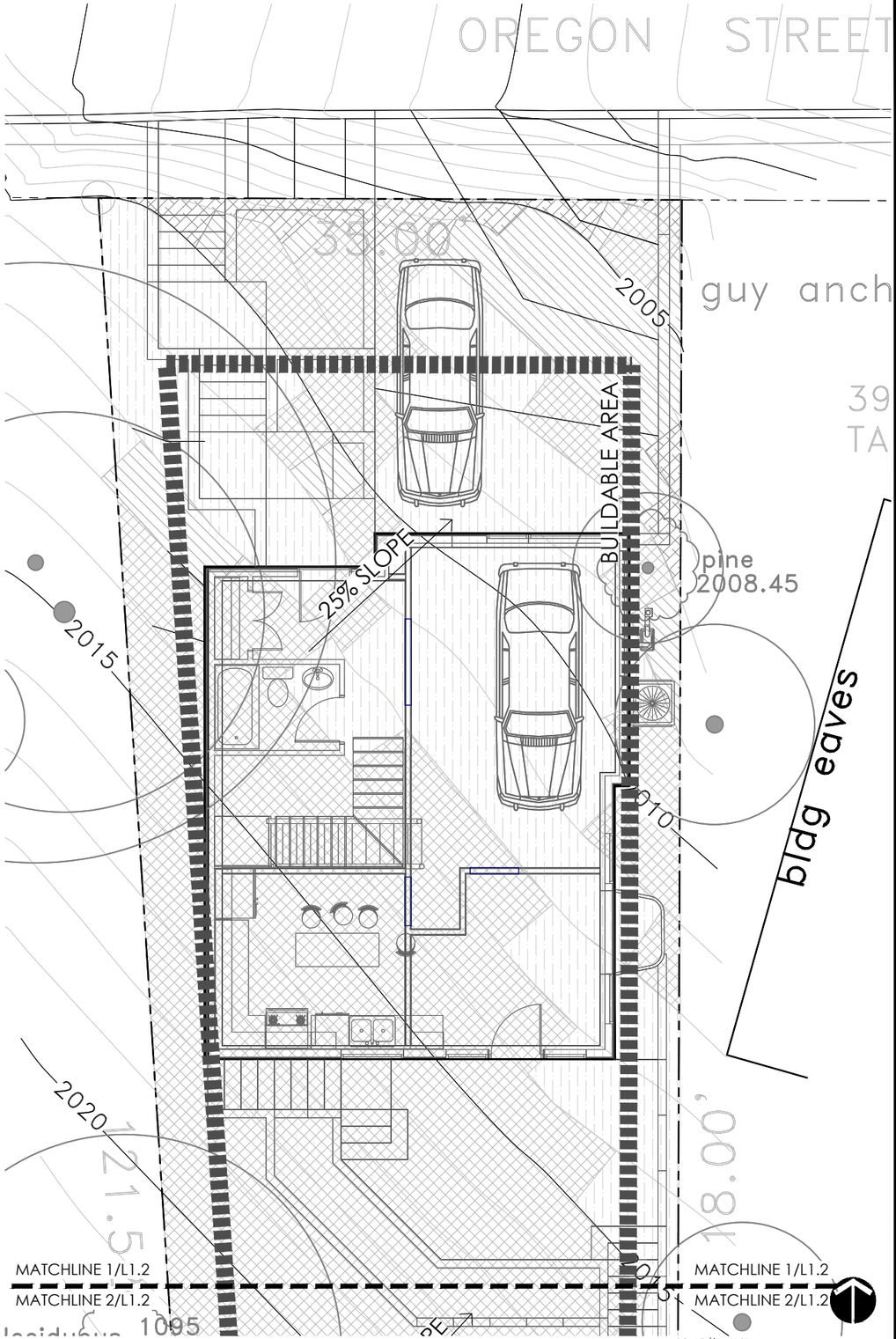
SLOPE ANALYSIS LEGEND

SYMBOL	DESCRIPTION	PERCENTAGE	AREA (SF)
	LESS THAN 25%	25.7%	956
	25% TO 30%	65.8%	2,436
	30% TO 35%	6.7%	246
	GREATER THAN 35%	1.8%	65
	TOTAL	100.0%	3,703
	BUILDABLE AREA	(25%+25%) 50%	1,807



2 **SLOPE ANALYSIS**
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'



1 **SLOPE ANALYSIS**
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'

TERRAIN
LANDSCAPE ARCHITECTURE
174 Hidden Lane - Ashland, Oregon
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VERITY CONSTRUCTION
1307 OREGON STREET
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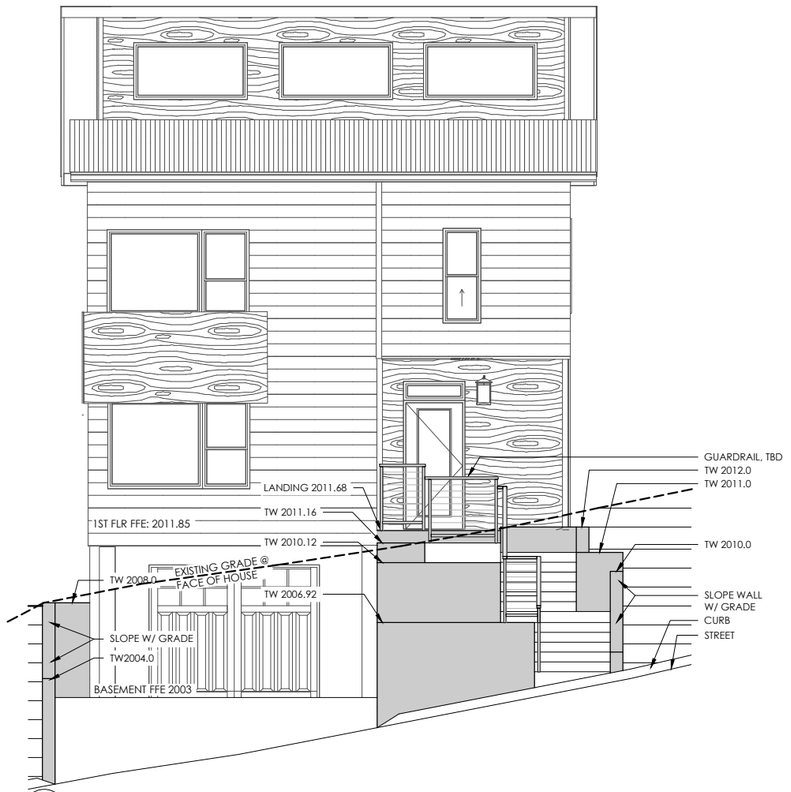
REVISIONS
DATE DESCRIPTION

P&E PACKET

SLOPE ANALYIS

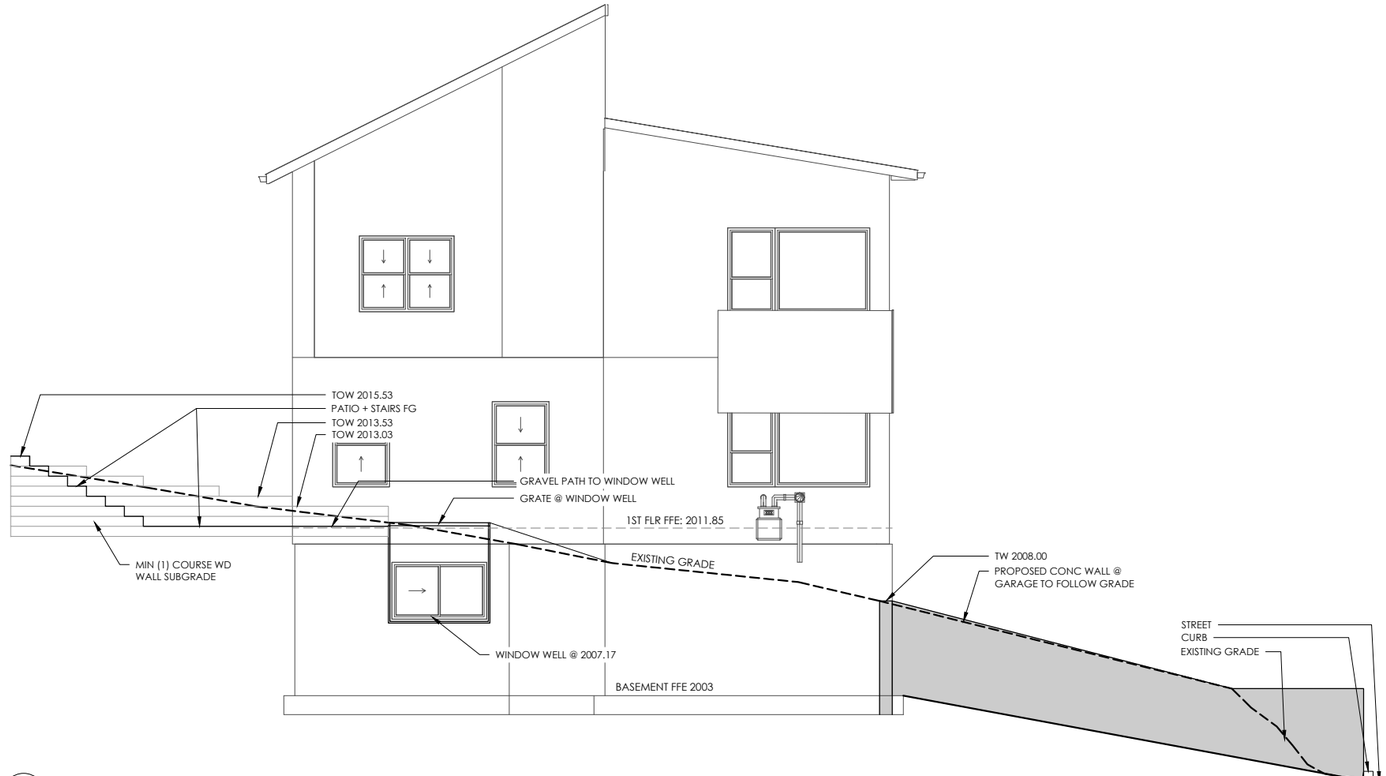
L1.2

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB



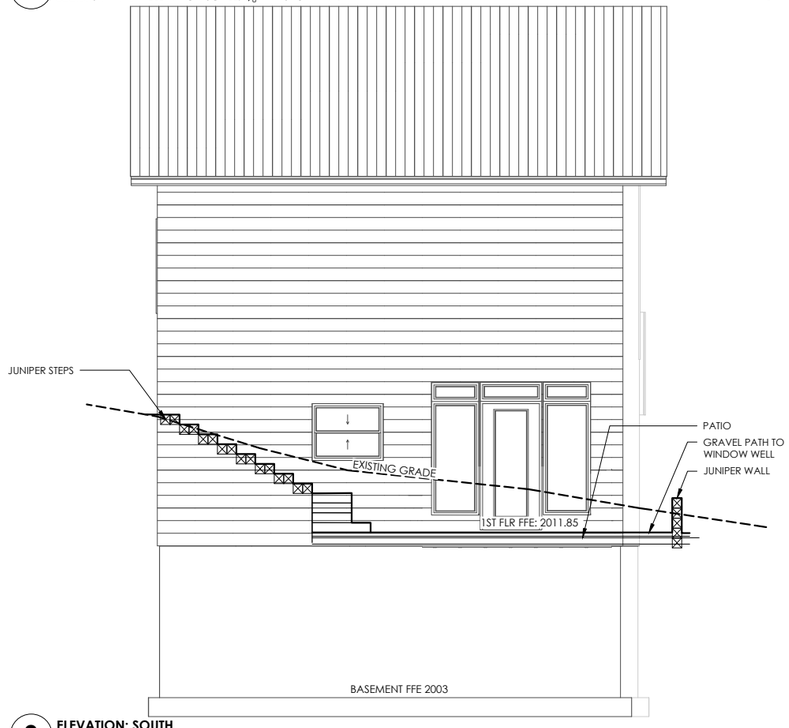
1 ELEVATION: NORTH
Scale:1/4"= 1'-0" ELEVATION SCALE: 1/8" = 1'-0" ON 11x17

D-ELE-NORTH.dwg



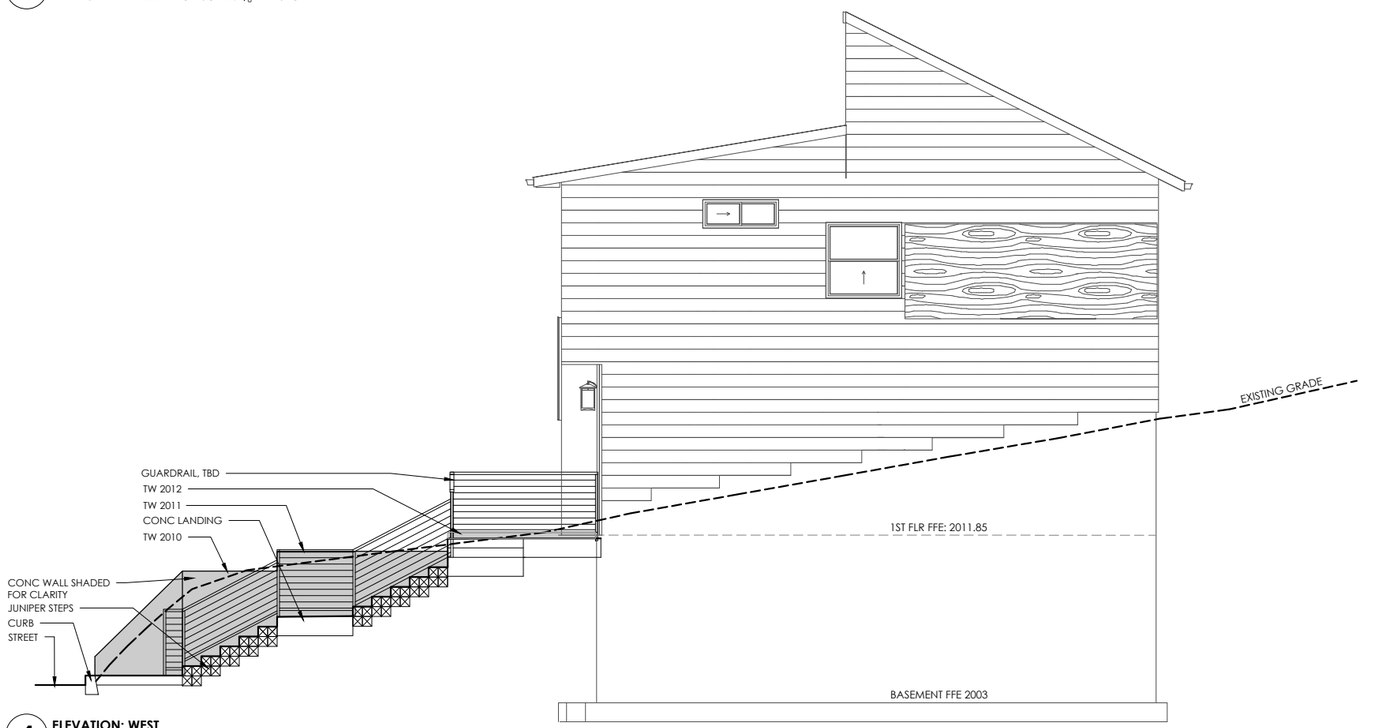
2 ELEVATION: EAST
Scale:1/4"= 1'-0" ELEVATION SCALE: 1/8" = 1'-0" ON 11x17

D-ELE-EAST.dwg



3 ELEVATION: SOUTH
Scale:1/4"= 1'-0" ELEVATION SCALE: 1/8" = 1'-0" ON 11x17

D-ELE-SOUTH.dwg



4 ELEVATION: WEST
Scale:1/4"= 1'-0" ELEVATION SCALE: 1/8" = 1'-0" ON 11x17

D-ELE-WEST.dwg

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ASHLAND, OR, 97520

REVISIONS
DATE DESCRIPTION

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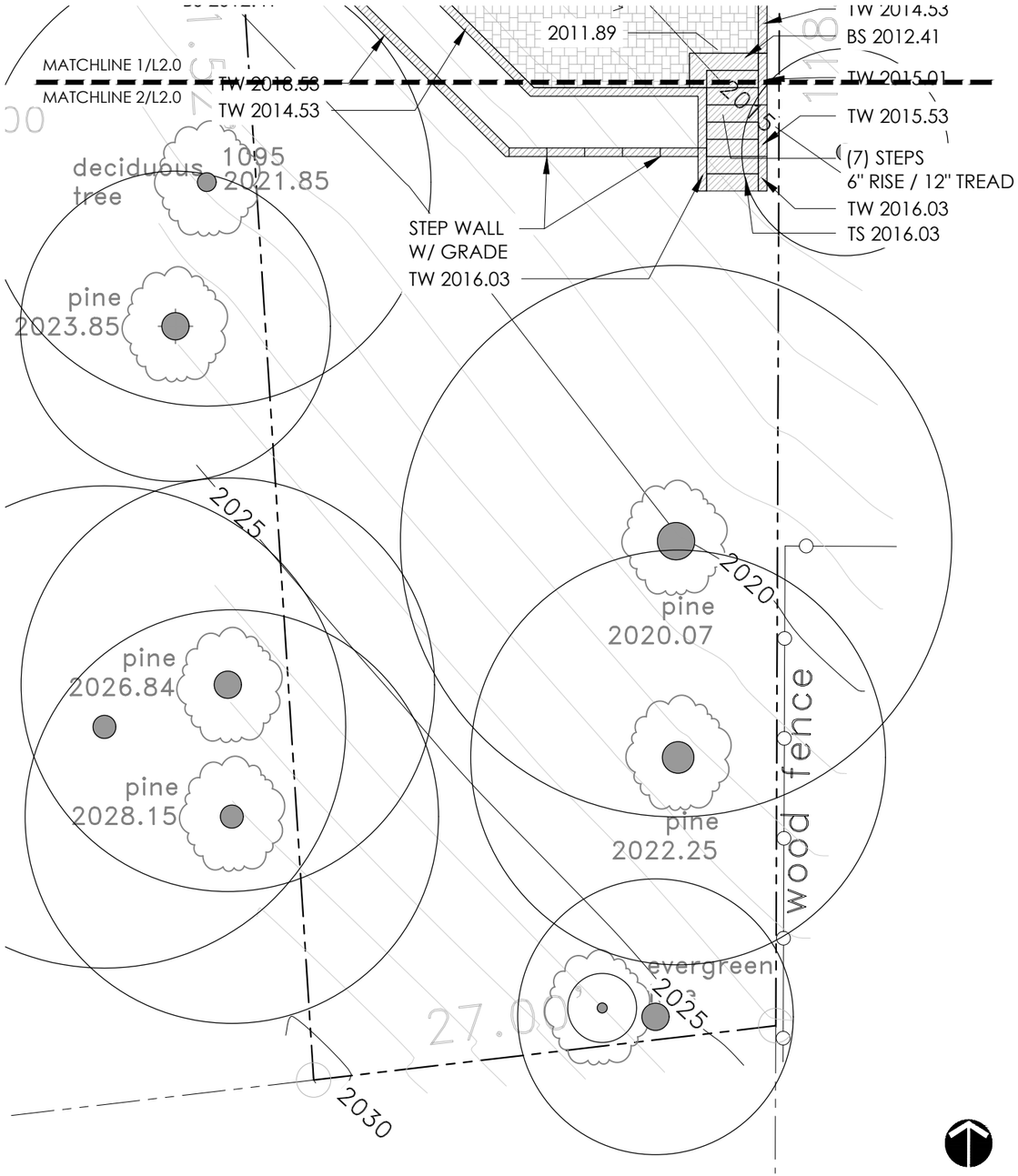
LANDSCAPE ELEVATIONS

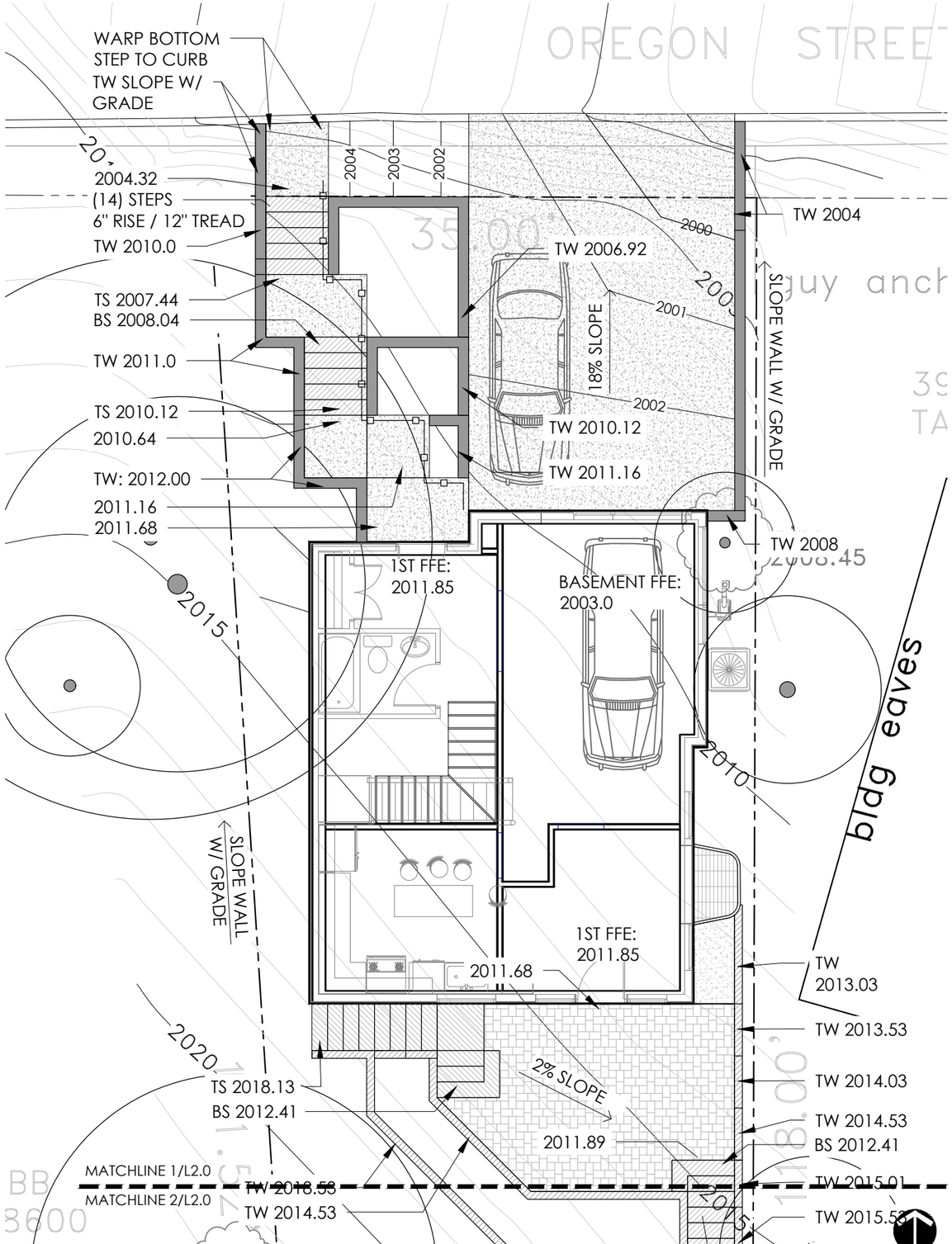
L1.3

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB



2 **LANDSCAPE GRADING PLAN**
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'



1 **LANDSCAPE GRADING PLAN**
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'

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DATE DESCRIPTION

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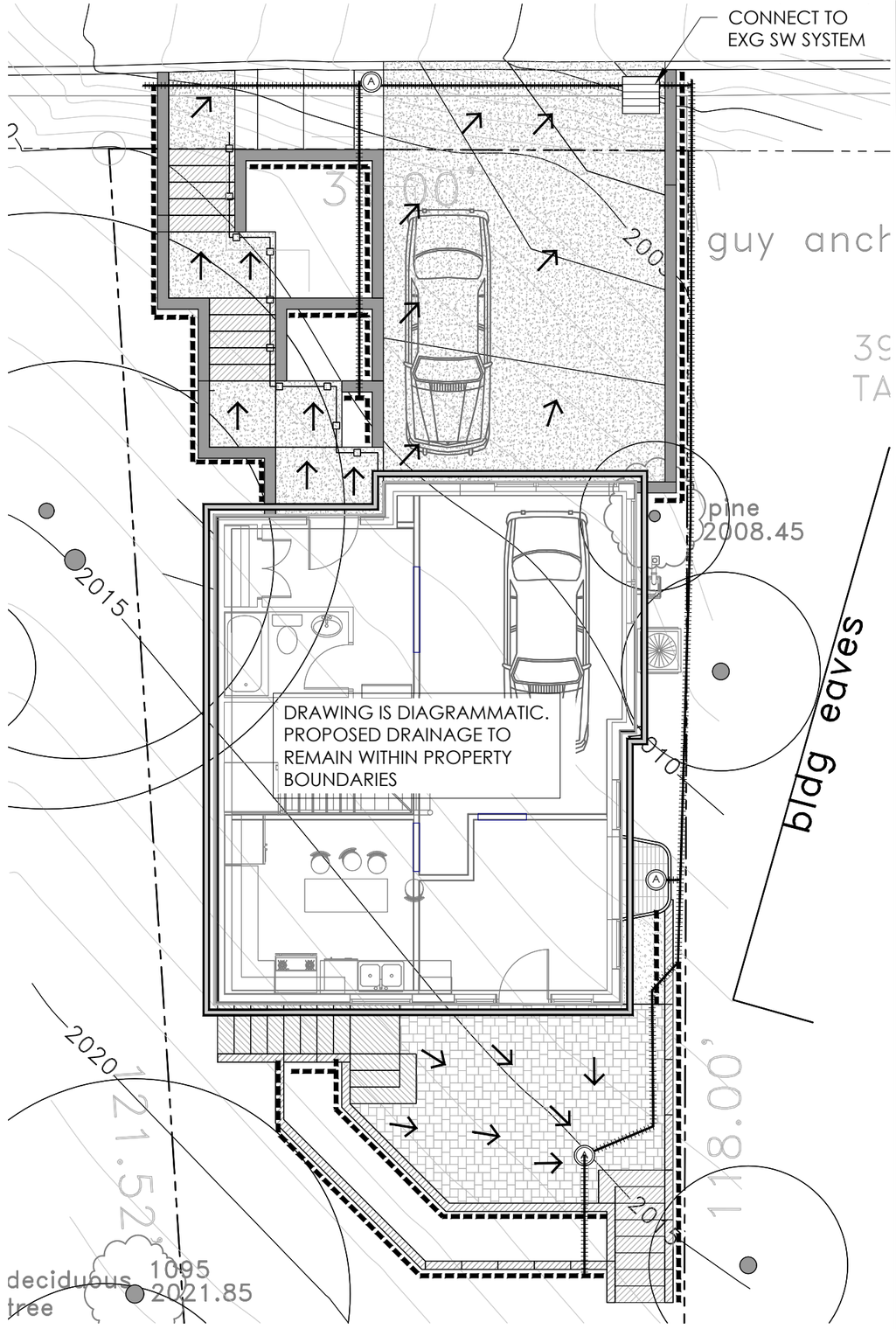
LANDSCAPE GRADING PLAN

L2.0

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

DRAINAGE PLAN KEY

SYMBOL	DESCRIPTION
	CATCH BASIN
A	AREA DRAIN
	FOOTING DRAIN - 4" PERFORATED PIPE
	SURFACE DRAINAGE
	4" HARD PIPE
	WALL PERFORATE DRAIN - 4" PERFORATED PVC



1 **DRAINAGE PLAN**
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
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DATE DESCRIPTION

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DRAINAGE PLAN

L2.1

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

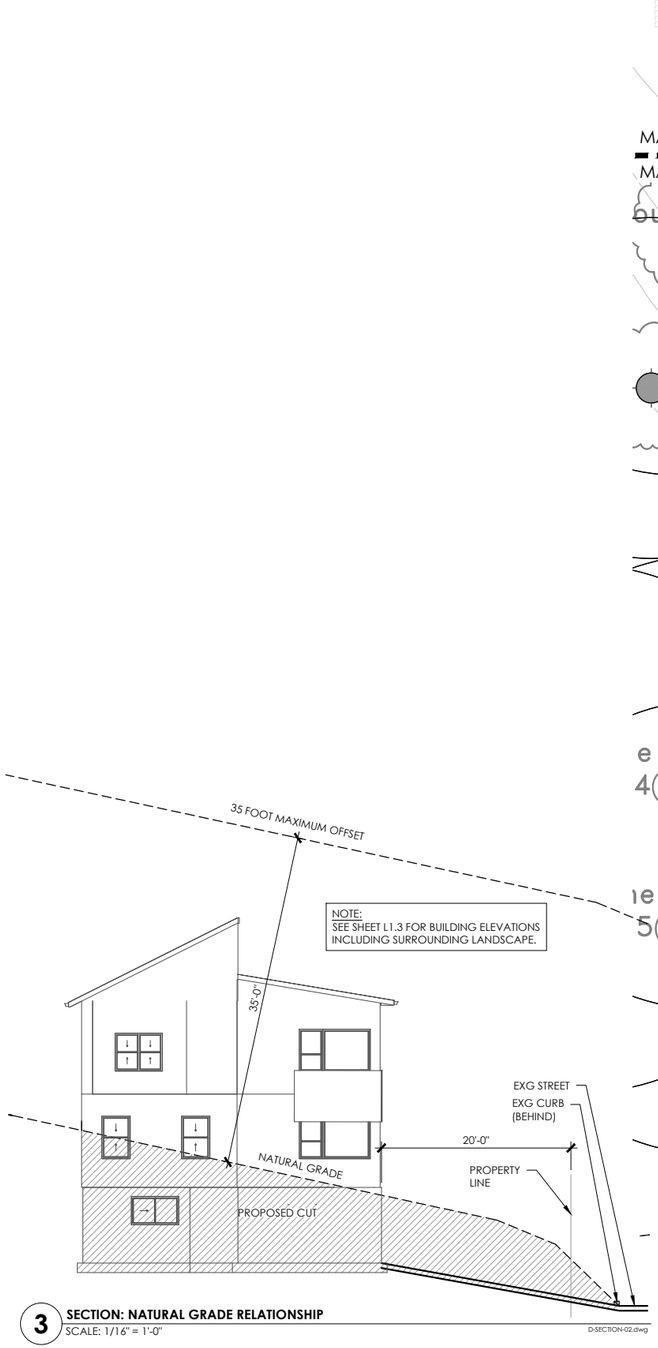
CUT/FILL ANALYSIS PLAN KEY

SYMBOL	DESCRIPTION	TOTAL AREA (FT)	PERCENT
2001	EXISTING CONTOUR		
-1	PROPOSED CUT (FEET)	1743	47.1%
+1	PROPOSED FILL (FEET)	74	2.00%
	UNDISTURBED	1888	50.9%
	(25% + 25% = 50% REQUIRED)		

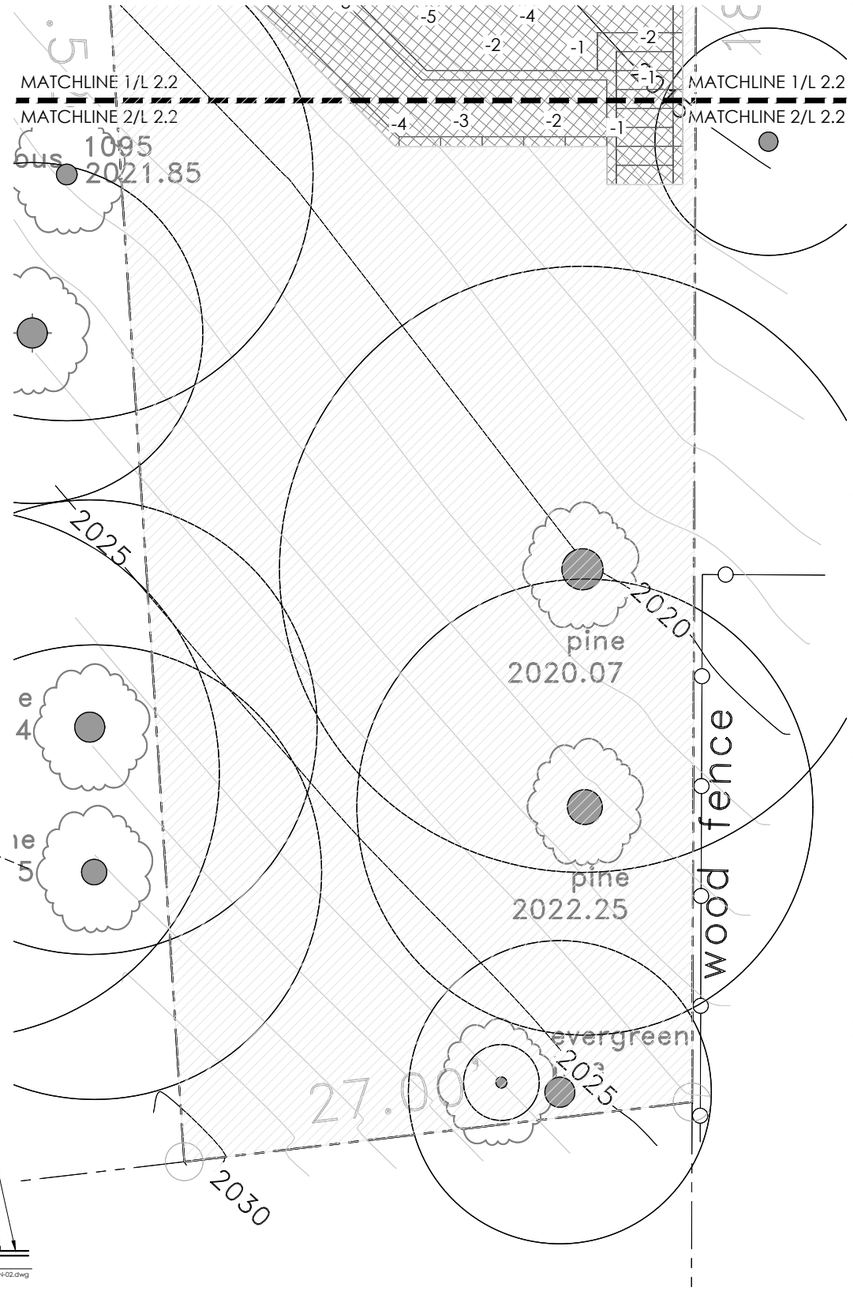
CUT/FILL ANALYSIS

MAXIMUM CUT OUTSIDE BUILDING FOOTPRINT	-7.0 ft
MAXIMUM FILL OUTSIDE BUILDING FOOTPRINT	+1.0 ft

ALL CUTS AND FILLS AS SHOWN ON PLAN | ALL CUT MATERIAL TO BE STORED OFF-SITE AT APPROVED LOCATION

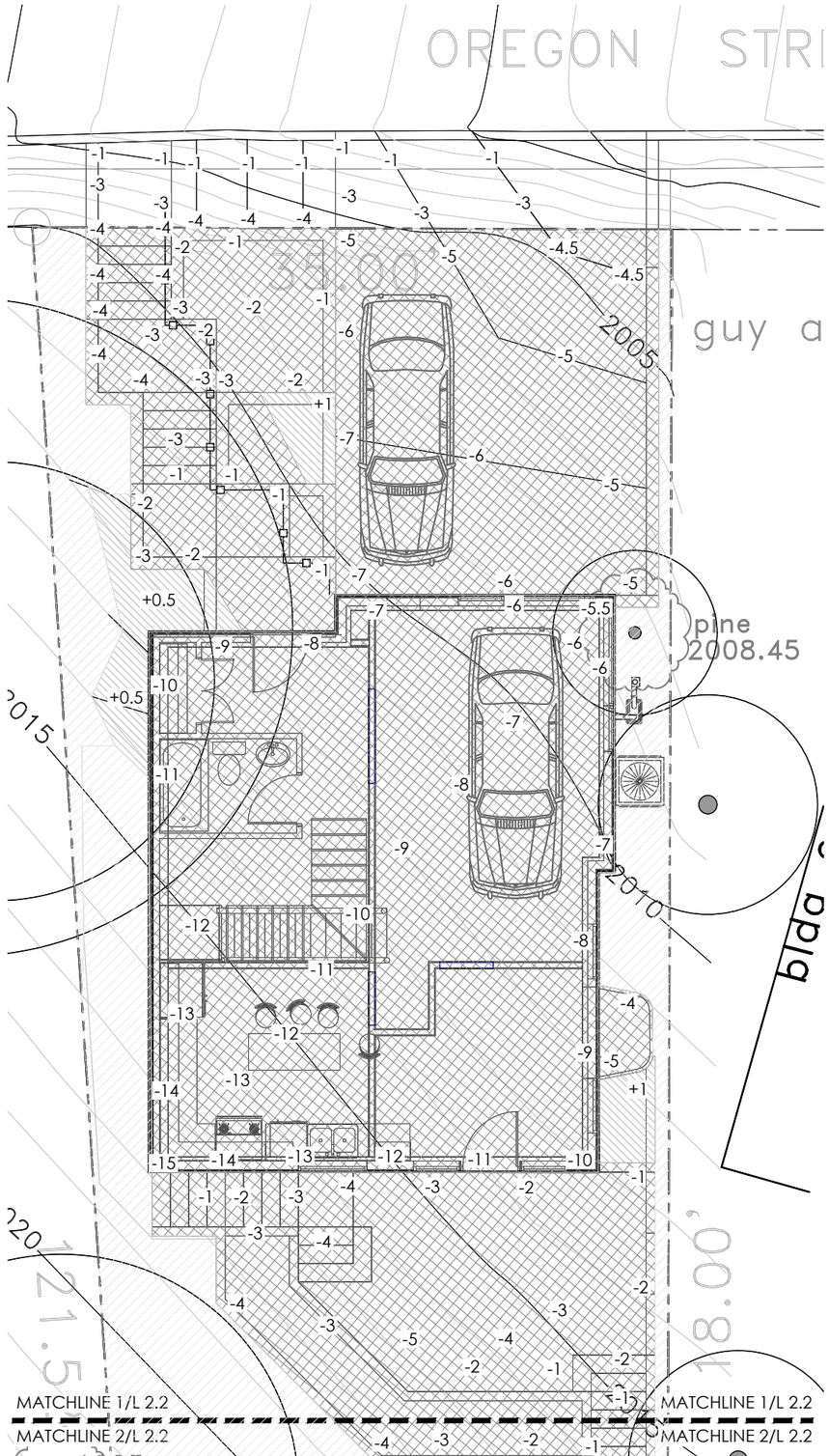


3 **SECTION: NATURAL GRADE RELATIONSHIP**
SCALE: 1/16" = 1'-0"



2 **CUT/FILL ANALYSIS PLAN**
Scale:1/8" = 1'-0"

SCALE: ½" = 1'-0"
0' 2' 4' 8' 12'



1 **CUT/FILL ANALYSIS PLAN**
Scale:1/8" = 1'-0"

SCALE: ½" = 1'-0"
0' 2' 4' 8' 12'

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REVISIONS
DATE DESCRIPTION

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CUT/FILL ANALYSIS PLAN

L2.2

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	PERMANENT HYDROSEED AREAS STANDARD HYDROSEED MIX: *Hard Fescue, Micro Clover, Tall Fescue, White Yarrow, tackifier, slow-release fertilizer, & mycorrhizal innoculant*
	ORNAMENTAL LANDSCAPE
	SILT FENCE
A	AREA DRAIN - SEE DRAINAGE PLAN
	CATCH BASIN - SEE DRAINAGE PLAN
TC	TEMPORARY SEDIMENT CATCH - SEE DTL #3 THIS SHEET
	TEMPORARY CATCHMENT DELIVERY

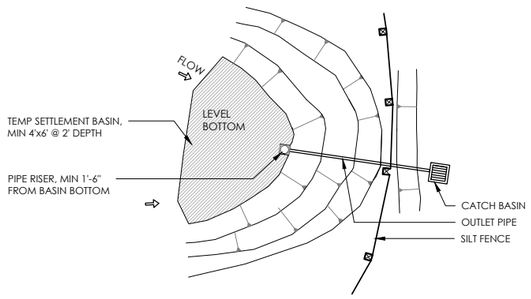
EROSION CONTROL NOTES

GENERAL NOTES:

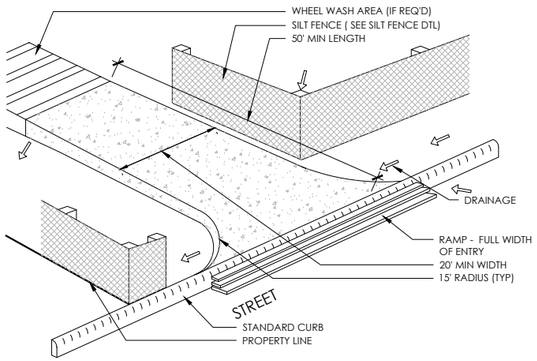
1. AREAS OUTSIDE OF HYDROSEED MIX TO NOT BE DISTURBED, UNLESS OTHERWISE NOTED ON L5.0 FIRE PREVENTION AND CONTROL PLAN.
2. TEMPORARY SEDIMENT CATCHMENTS TO BE INSTALLED AT LOW POINT OF SILT FENCE, DETERMINE LOCATION ON-SITE.
3. ALL SOIL STORED ON-SITE TO BE COVERED PER GEOTECH EROSION CONTROL REPORT.
4. EXPOSED SOIL TO BE MULCHED AND COVERED PER GEOTECH EROSION CONTROL REPORT.

IRRIGATION NOTES:

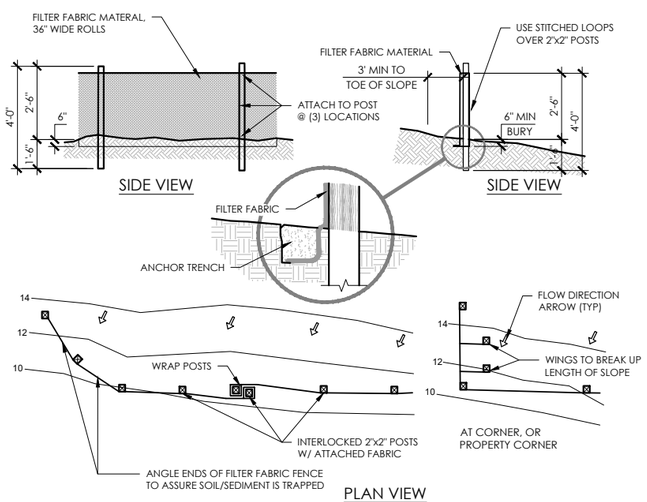
1. TREES AND ORNAMENTAL LANDSCAPE WITH IRRIGATION WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATION.
2. HYDROSEED SPECIES HAVE BEEN SELECTED TO FLOURISH WITHOUT SUPPLEMENTAL WATER.



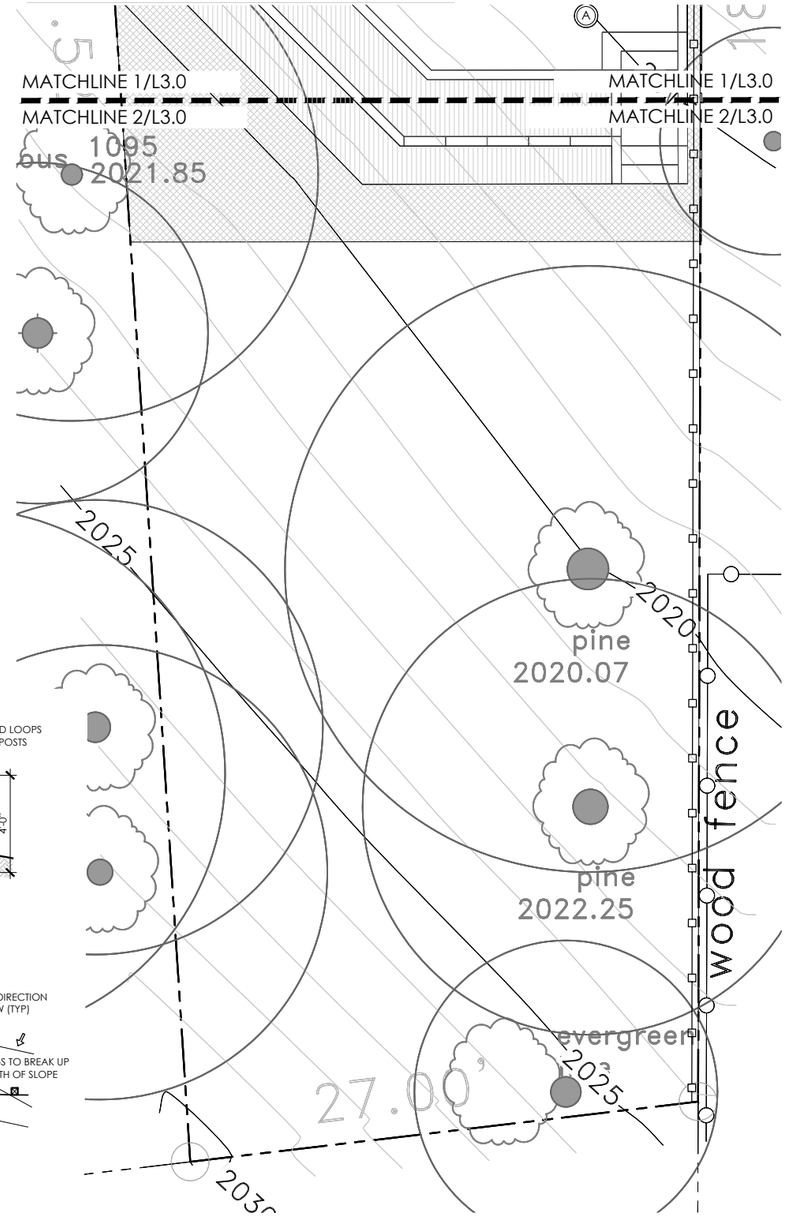
3 SCHEMATIC: TEMPORARY SEDIMENT CATCH
Scale: 1/8"= 1'-0"



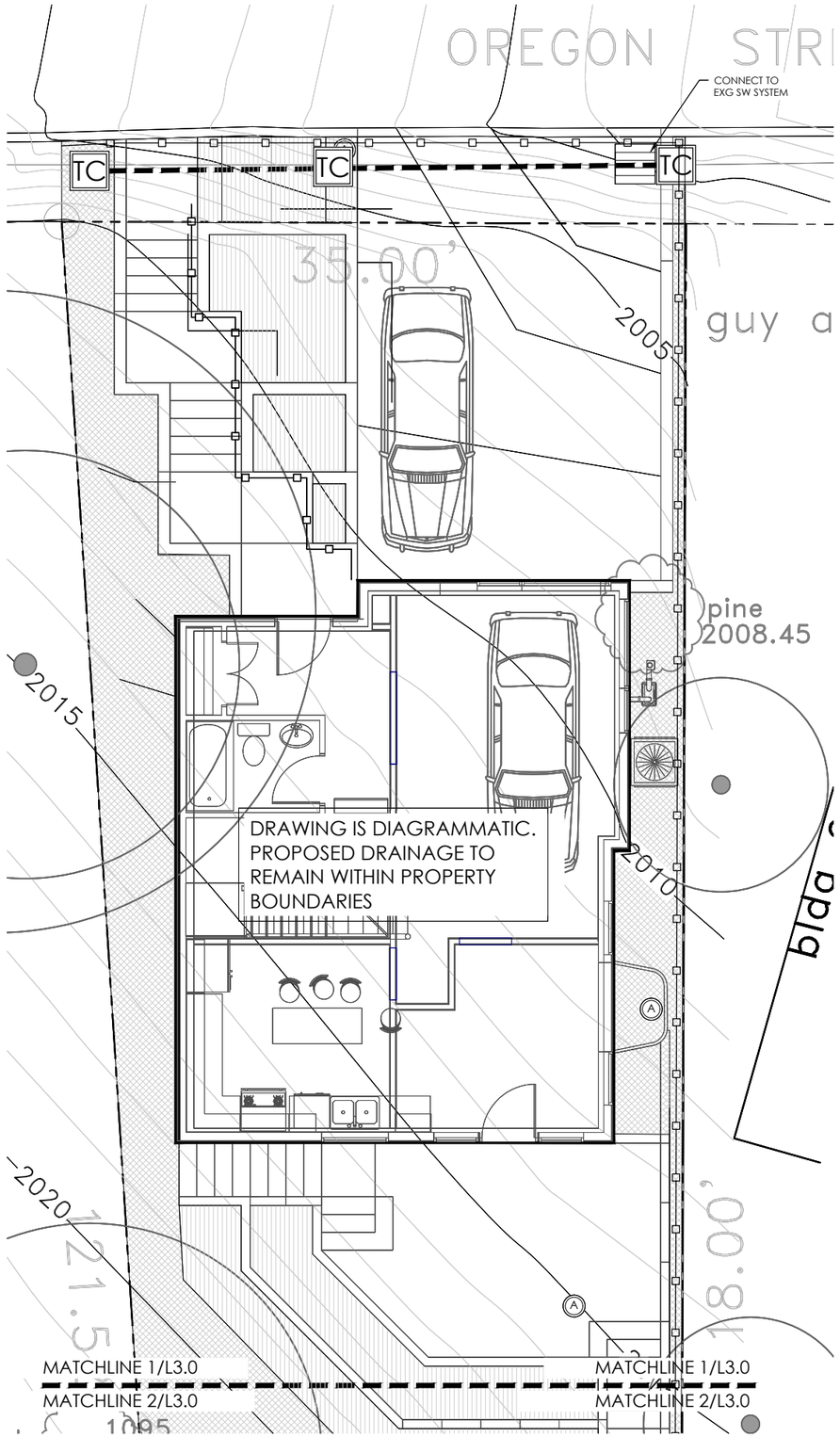
4 SCHEMATIC: GRAVEL CONSTRUCTION ENTRANCE
Scale: 1/8"= 1'-0"



5 SCHEMATIC: SILT FENCE CONSTRUCTION
Scale: 1/8"= 1'-0"



2 EROSION CONTROL PLAN
Scale:1/8" = 1'-0"
SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'



1 EROSION CONTROL PLAN
Scale:1/8" = 1'-0"
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0' 2' 4' 8' 12'

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#	DATE	DESCRIPTION

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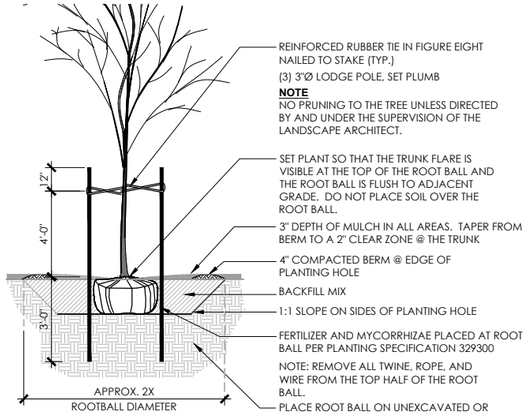
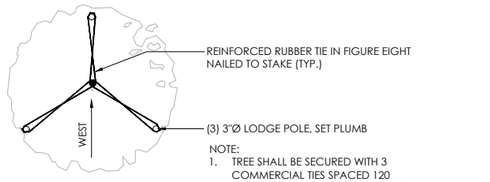
EROSION CONTROL PLAN

L3.0

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB



1 SECTION: TREE PLANTING
Scale: 1/2"= 1'-0"



THREE POST CONFIGURATION

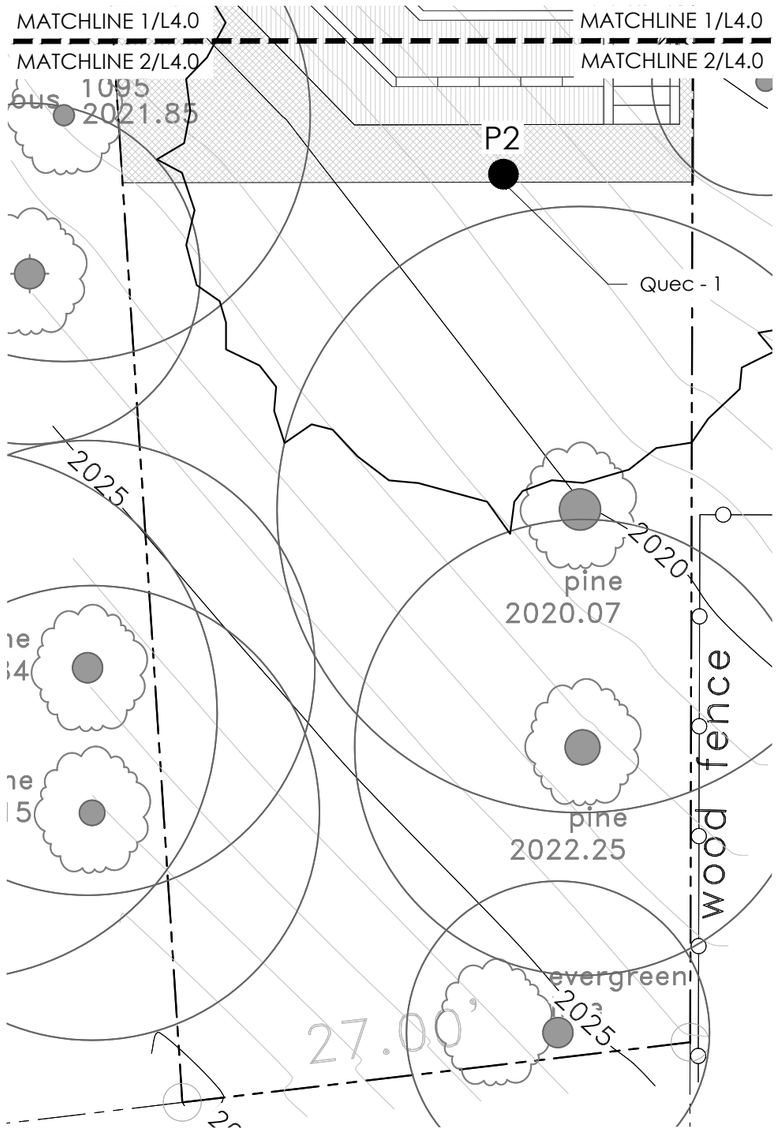
PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
Acec	Acer circinatum	VINE MAPLE	1-3/4" cal
Quec	Quercus coccinea	SCARLET OAK	1-3/4" cal

SYMBOL	DESCRIPTION
	PERMANENT HYDROSEED AREAS STANDARD HYDROSEED MIX: *Hard Fescue, Micro Clover, Tall Fescue, White Yarrow, tackifier, slow-release fertilizer, & mycorrhizal innoculant*
	ORNAMENTAL LANDSCAPE - FIREWISE PLANTS AS DEFINED BY CITY OF ASHLAND

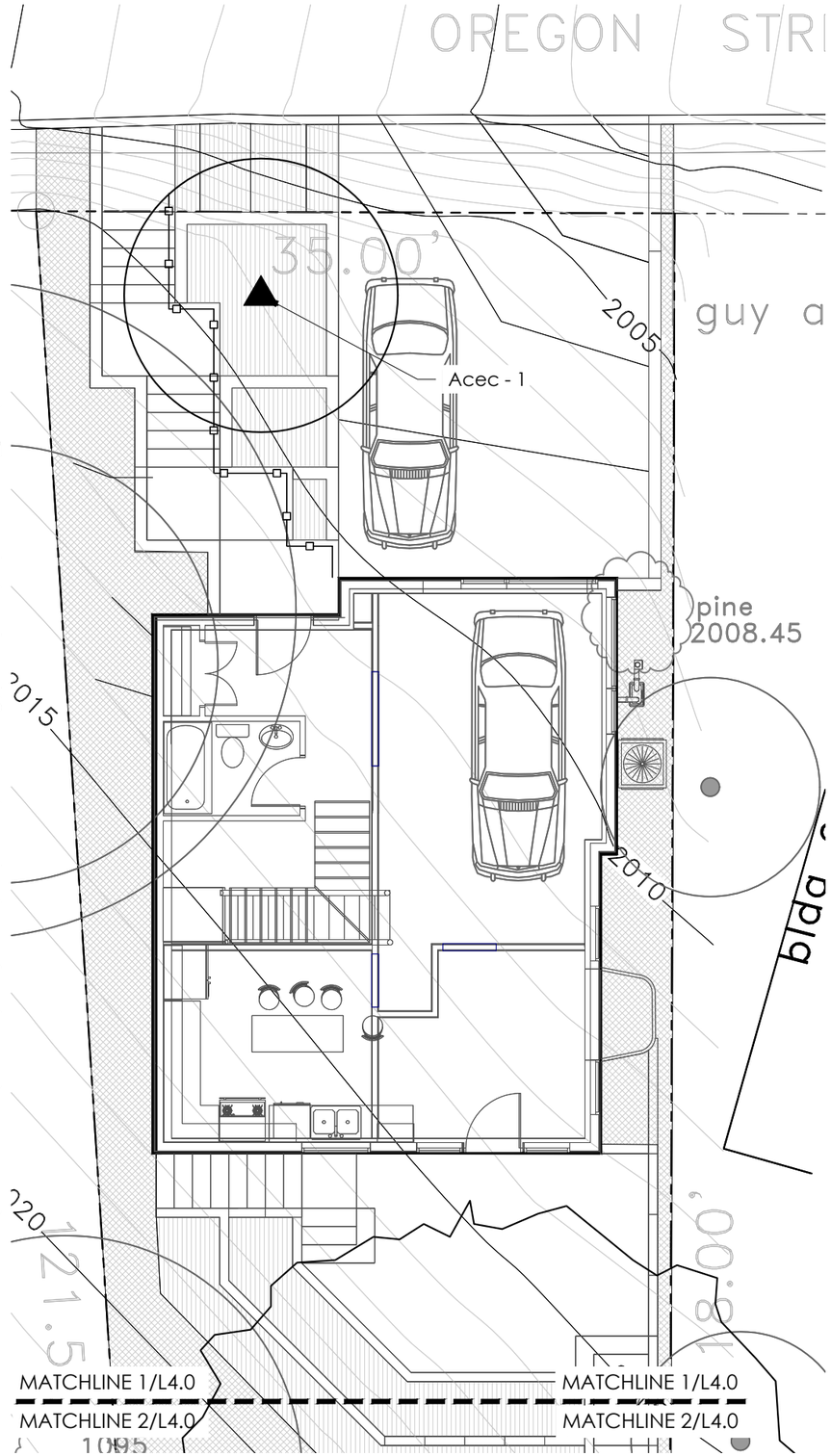
PRELIMINARY LANDSCAPE NOTES

1. All landscape planting areas shall receive clean, sandy loam topsoil to a minimum depth of 12" or as noted on the plan.
2. All planting areas shall receive 3" of unsettled organic mulch, except within 5'-0" of the proposed building, addition, or combustible manmade and natural materials.
3. All planting areas shall be served by a designated domestic water meter and a City of Ashland approved backflow prevention device.
4. The proposed irrigation system will consist of a fully automatic smart irrigation controller.
5. The proposed irrigation system will consist of low volume distribution.
6. All vegetation will be native or similar species, as per 18.3.10.090.B.4.d.
7. Maintenance of trees shall be the responsibility of the property owner. Any tree that dies within 5 years of the initial planting must be replaced within 30 days, after which a new 5 year replacement period shall begin.
8. All vegetation to be Firewise Plants as defined by the City of Ashland.



2 LANDSCAPE PLANTING PLAN
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'



1 LANDSCAPE PLANTING PLAN
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'

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PRELIMINARY PLANTING PLAN
L4.0

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

EXISTING TREE LEGEND

#	BOTANICAL	COMMON	NOTES
1	Pinus ponderosa	PONDEROSA PINE	REMOVE, IN BLDG ENVELOPE - PROHIBITED FLAMMABLE PLANT
2	Pseudotsuga menziesii	DOUGLAS FIR	PROHIBITED FLAMMABLE PLANT
3	Pseudotsuga menziesii	DOUGLAS FIR	PROHIBITED FLAMMABLE PLANT
4	Cedrus atlantica	ATLAS CEDAR	TWIG + BRANCH DIEBACK - PROHIBITED FLAMMABLE PLANT
5	Metasequoia	DAWN REDWOOD	DEAD; REMOVE - PROHIBITED FLAMMABLE PLANT
6	Cedrus atlantica	ATLAS CEDAR	ADJ PROPERTY - PROHIBITED FLAMMABLE PLANT
7	Cedrus atlantica	ATLAS CEDAR	ADJ PROPERTY - PROHIBITED FLAMMABLE PLANT
8	Cedrus atlantica	ATLAS CEDAR	ADJ PROPERTY - PROHIBITED FLAMMABLE PLANT
9	Quercus kelloggii	CALIFORNIA BLACK OAK	ADJ PROPERTY, MAJOR DEAD
10	Pseudotsuga menziesii	DOUGLAS FIR	ADJ PROPERTY - PROHIBITED FLAMMABLE PLANT
11	Pinus ponderosa	PONDEROSA PINE	ADJ PROPERTY - PROHIBITED FLAMMABLE PLANT
12	Pinus ponderosa	PONDEROSA PINE	ADJ PROPERTY - PROHIBITED FLAMMABLE PLANT
13	Quercus kelloggii	CALIFORNIA BLACK OAK	ADJ PROPERTY
14	Quercus garryana	WHITE OAK	ADJ PROPERTY
15	Quercus kelloggii	CALIFORNIA BLACK OAK	ADJ PROPERTY

PROPOSED PLANT LEGEND

#	BOTANICAL	COMMON	NOTES
P1	Acer circinatum	VINE MAPLE	
P2	Quercus coccinea	SCARLET OAK	

SYMBOL DESCRIPTION

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

ORNAMENTAL LANDSCAPE - FIREWISE PLANTS AS DEFINED BY CITY OF ASHLAND

EXISTING VEGETATION TO REMAIN

FIRE PREVENTION AND CONTROL LEGEND

SYMBOL DESCRIPTION

GENERAL FUEL MODIFICATION AREA (GFM-AREA):
50ft = (30ft + 20ft(AVERAGE SLOPE 25%))

5 FOOT BUILDING OFFSET

* PROHIBITED FLAMMABLE PLANT - SEE FIRE PREVENTION AND CONTROL NOTES

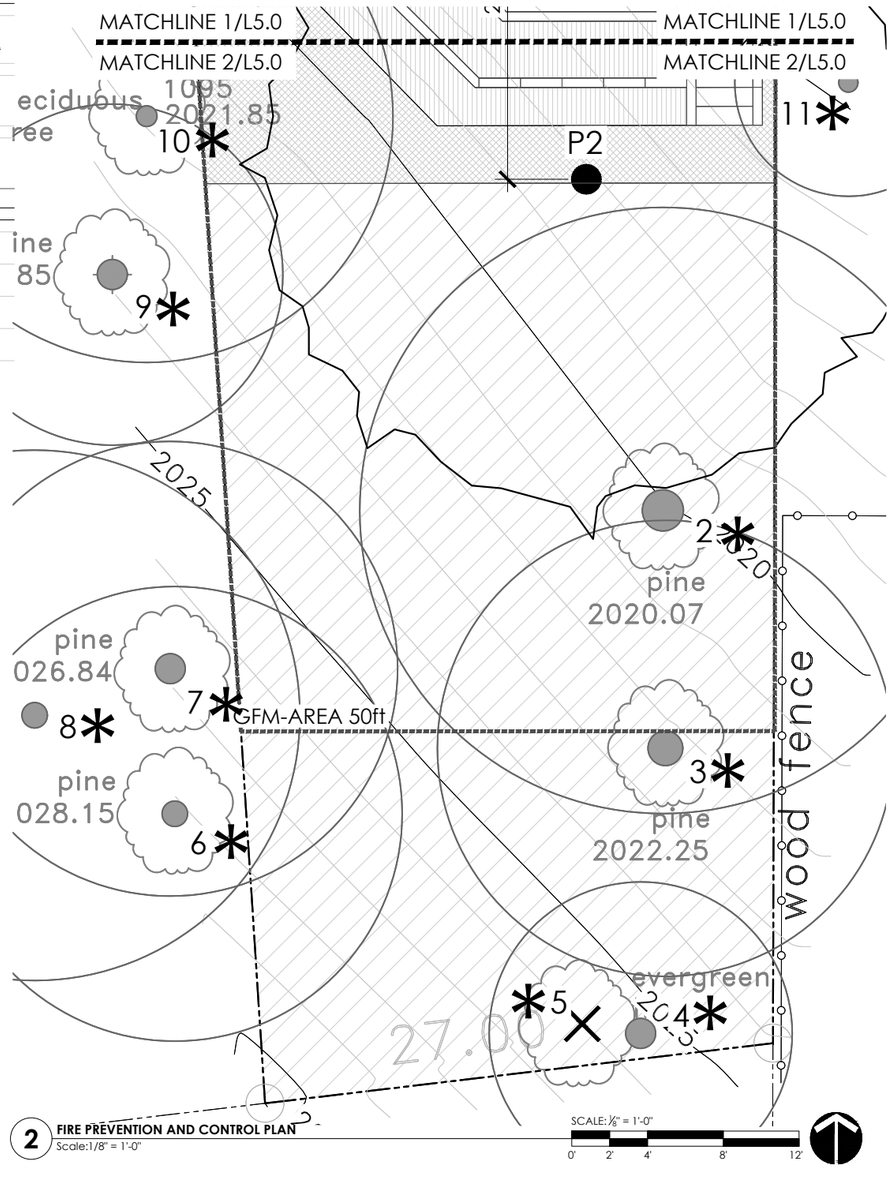
× EXISTING TREE TO BE REMOVED

FIRE PREVENTION AND CONTROL NOTES

1. ALL PROHIBITED FLAMMABLE TREES ARE TO BE PRUNED TO MAINTAIN A MIN 10'-0" CLEARANCE AT PROPOSED STRUCTURE, BOTH HORIZONTAL AND VERTICAL - ONLY ALTER LIMBS ABOVE OWNER'S PROPERTY UNLESS PROVIDED WRITTEN PERMISSION BY ADJACENT PROPERTY OWNER.
2. EXISTING TREES WHICH ARE IDENTIFIED ON THE CITY'S PROHIBITED FLAMMABLE PLANT LIST SHALL BE PRUNED TO PROVIDE A GROUND CLEARANCE OF A MINIMUM EIGHT FEET ABOVE THE GROUND, OR ONE-THIRD OF THE TREE HEIGHT, WHICHEVER IS LESS.
3. WITHIN FIVE FEET OF A NEW BUILDING, ADDITION, OR DECK, COMBUSTIBLE MANMADE AND NATURAL MATERIALS ARE PROHIBITED, INCLUDING BUT NOT LIMITED TO BARK MULCH, STORED WOOD, AND ACCUMULATION OF DRY LEAVES AND NEEDLES.
4. WITHIN FIVE FEET OF A NEW BUILDING, ADDITION, OR DECK, EXISTING VEGETATION LISTED ON THE CITY'S PROHIBITED FLAMMABLE PLANT LIST SHALL BE REMOVED, WITH THE EXCEPTIONS OF SIGNIFICANT TREES.
5. ALL STANDING DEAD AND DYING VEGETATION SHALL BE REMOVED FROM THE PROPERTY.
6. CANOPY SPACING OF THE OUTERMOST LIMBS OF TREES ON THE CITY'S PROHIBITED FLAMMABLE PLANT LIST SHALL BE SEPARATED BY AT LEAST TEN FEET AT MATURE SIZE, UNLESS IN IMMEDIATE PROXIMITY TO EACH OTHER.
7. ALL PROPOSED TREE LIMBS SHALL BE PRUNED TO ENSURE THEY DO NOT TOUCH ANY PART OF A STRUCTURE INCLUDING BUT NOT LIMITED TO ROOFS, EAVES, AND DECKS.
8. THE VERTICAL CLEARANCE BETWEEN THE TOP OF UNDERSTORY VEGETATION WITHIN THE DRIP LINE OF A TREE AND THE LOWEST TREE LIMBS SHALL BE AT LEAST THREE TIMES THE HEIGHT OF VEGETATION WHERE EITHER THE TREE OR VEGETATION IS LISTED ON THE CITY'S PROHIBITED FLAMMABLE PLANT LIST.

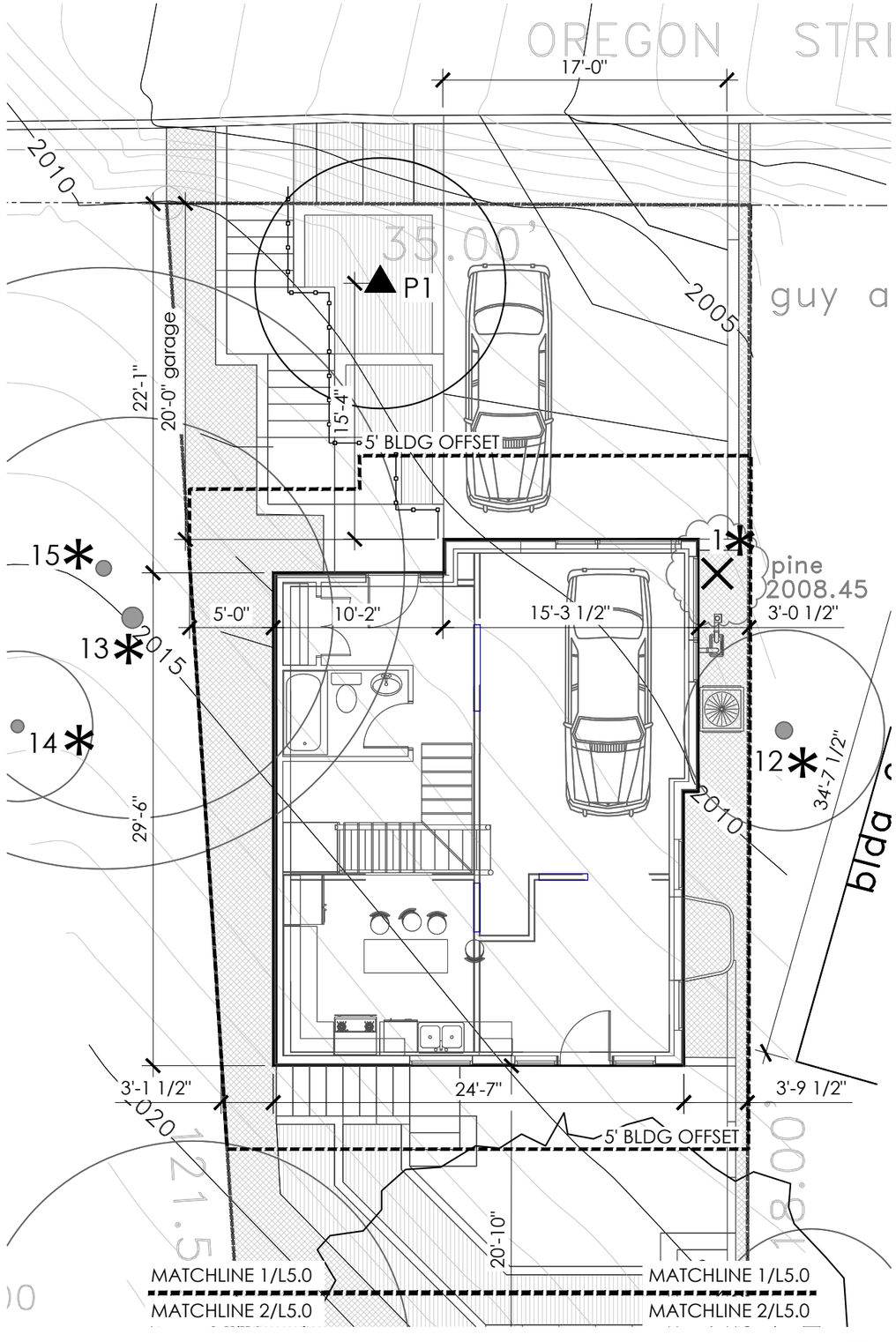
FIRE PREVENTION AND CONTROL SCHEDULE

1. ALL GENERAL FUEL MODIFICATION REQUIREMENTS ARE TO BE COMPLETED PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE PROPERTY.
2. NEW PLANTINGS TO BE INSTALLED AT APPROPRIATE TIMES DURING THE SPRING OR FALL TO MAXIMIZE PLANT ESTABLISHMENT.



2 **FIRE PREVENTION AND CONTROL PLAN**
Scale:1/8" = 1'-0"

SCALE: ⅛" = 1'-0"
0' 2' 4' 8' 12'



1 **FIRE PREVENTION AND CONTROL PLAN**
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FIRE PREVENTION AND CONTROL PLAN

L5.0

PROJECT NO. 1943
DECEMBER 17, 2019
TEAM: SB

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

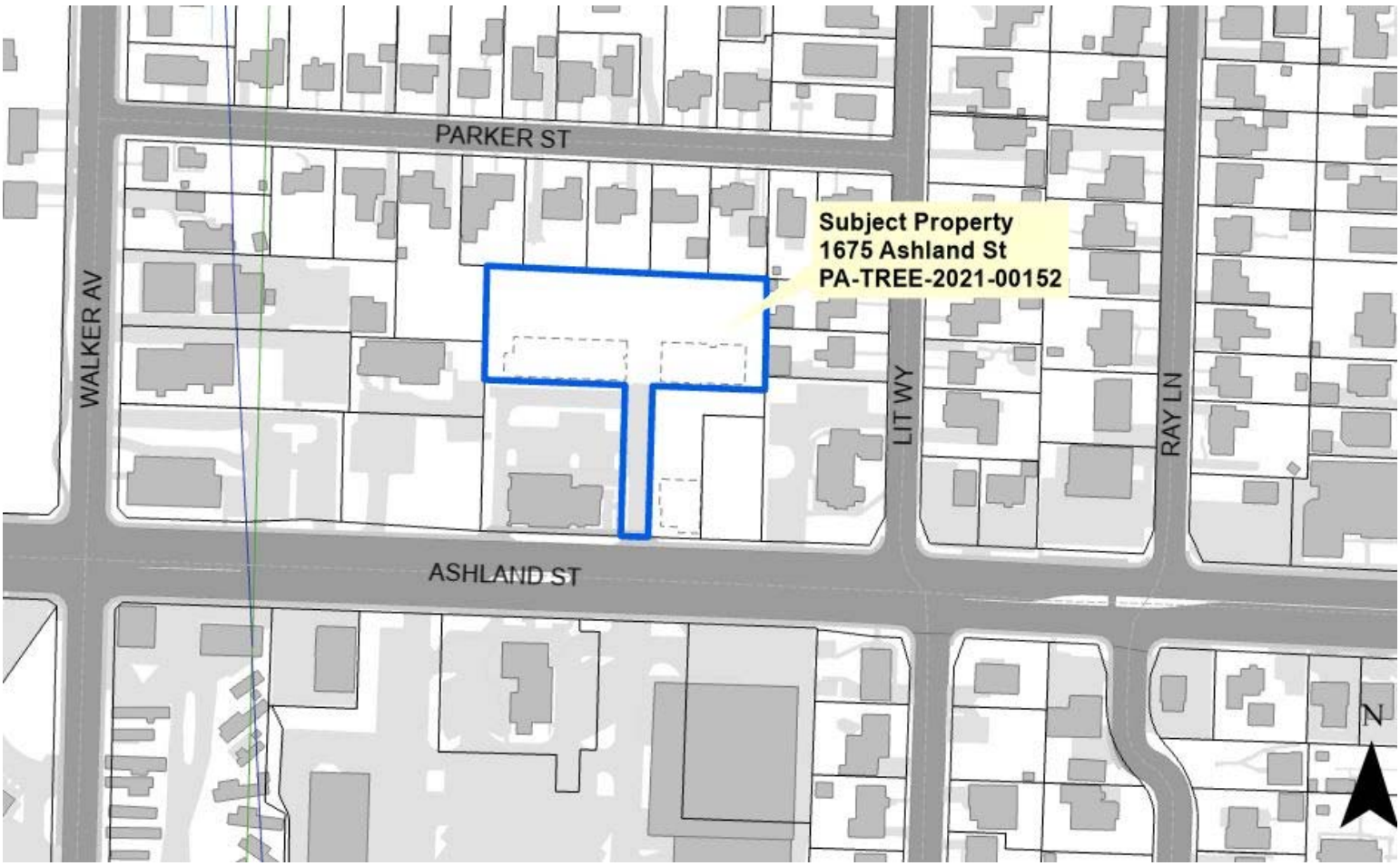
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: TREE-2021-00152
SUBJECT PROPERTY: 1675 Ashland Street
OWNER/APPLICANT: Columbia Care / Kencairn Landscape3
DESCRIPTION: A request for approval to remove a single bigleaf maple (acer macrophyllum) at the property address as 1675 Ashland St. The tree had previously been approved for protection associated with the Site Design Review approving the Columbia Care housing project. The application states that the reason for removal is that the trees root system is lifting the neighbor's floor. COMPREHENSIVE PLAN DESIGNATION: Commercial; ZONING: C-1; ASSESSOR'S MAP #: 391E10; TAX LOT: 9201

NOTE: The Ashland Tree Commission will review this Planning Action at an electronic public hearing on **Thursday, June 3. 2021 at 6:00 PM**. See page 2 of this notice for information about participating in the electronic public hearing.

NOTICE OF COMPLETE APPLICATION: May 26, 2021
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: June 9, 2021



OVER

Tree Commission Meetings

Notice is hereby given that the **Tree Commission** will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the **Tree Commission** meeting virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website https://www.ashland.or.us/calendar.asp .

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to **PC-public-testimony@ashland.or.us by 10:00 a.m. on Thursday, June 3, 2021 .** In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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).

The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

Because of the COVID-19 pandemic, application materials are provided online and comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or planning@ashland.or.us.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at https://gis.ashland.or.us/developmentproposals/. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Any affected property owner or resident has a right to submit written comments to planning@ashland.or.us or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

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.

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

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.

KenCairn
Landscape Architecture

July 22, 2021

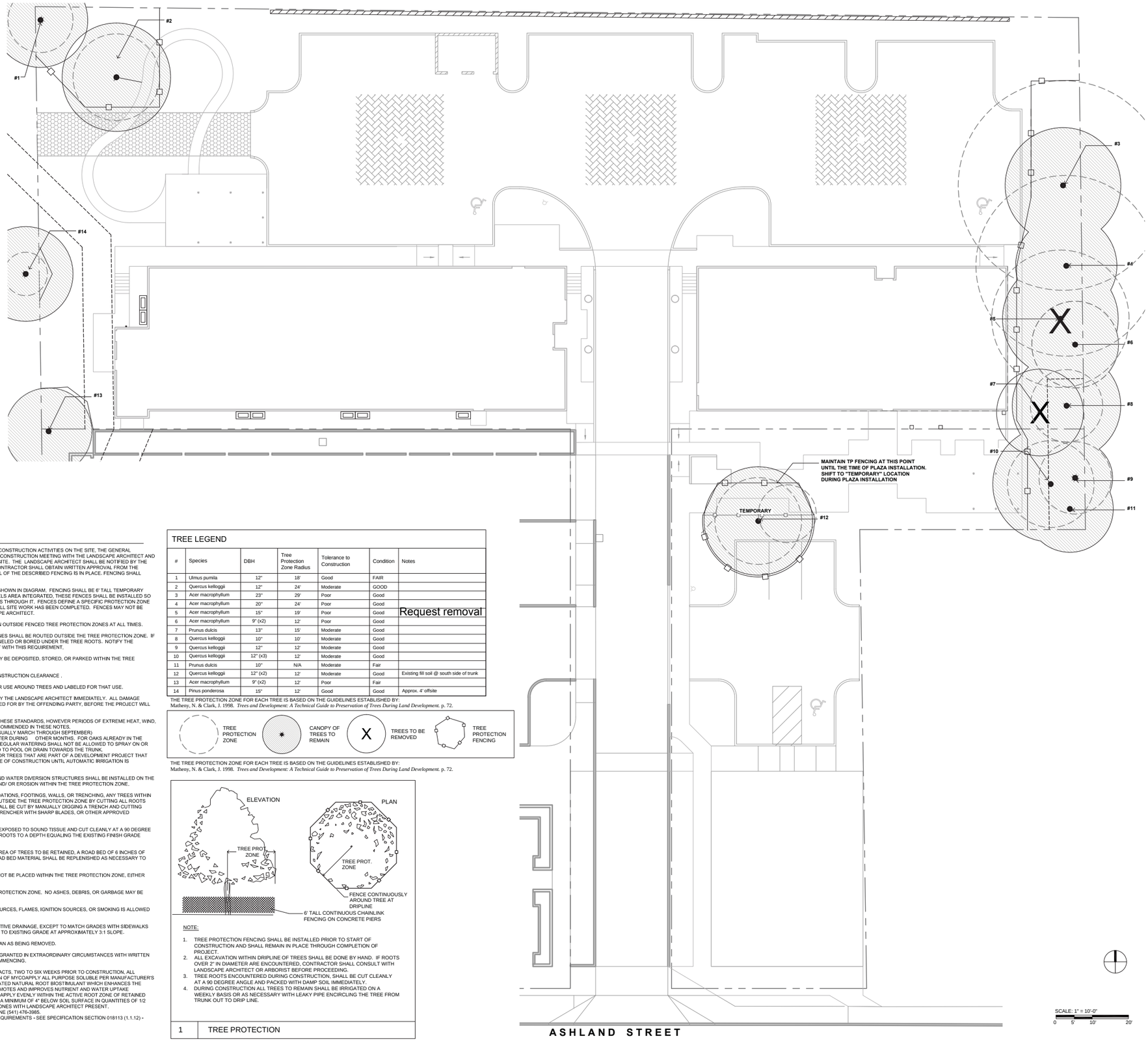
Columbia Care
Ashland
Proposal for Modification to the Planning Approval – Modification #2 - Removal of Additional Tree

Submitted to:
Aaron Anderson
City of Ashland – Community Development

By:
Kencairn Landscape Architecture
Kerry KenCairn Landscape Architect

As the project has gotten underway it has become clear that our office was being overly optimistic in identifying tree #5 to be preserved. This tree is a member of a large group of trees along the east property line. The current canopy of this tree overhangs the face of the building; pruning up the side is a possibility but will create a very imbalanced tree as it is mainly growing toward the building location for light. The edge of the trunk of the tree is 13' from the building footing. We would like to remove the tree, and if that is not acceptable we would like approval to prune it so there is a 10 space between the tree branches and the building face.

Attached is a drawing identifying the tree in question.



TREE PROTECTION AND REMOVAL NOTES

1. PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
2. FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES.
4. ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED CONSTRUCTION CLEARANCE .
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
10. WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS, HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
    A. MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
    B. QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER, DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
    C. WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT SILTATION AND/ OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
13. ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
14. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6 INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6 INCH DEPTH.
15. SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
16. NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
17. MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
18. DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
19. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
20. EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
21. AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAE PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER. A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCOAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 476-3985.
22. THIS TREE PRESERVATION PLAN COMPLIES WITH EARTH ADVANTAGE REQUIREMENTS - SEE SPECIFICATION SECTION 018113 (1.1.12) - SUSTAINABLE DESIGN.

TREE LEGEND

#	Species	DBH	Tree Protection Zone Radius	Tolerance to Construction	Condition	Notes
1	Ulmus pumila	12"	18'	Good	FAIR	
2	Quercus kelloggii	12"	24'	Moderate	GOOD	
3	Acer macrophyllum	23"	29'	Poor	Good	
4	Acer macrophyllum	20"	24'	Poor	Good	
5	Acer macrophyllum	15"	19'	Poor	Good	Request removal
6	Acer macrophyllum	9" (x2)	12'	Poor	Good	
7	Prunus dulcis	13"	15'	Moderate	Good	
8	Quercus kelloggii	10"	10'	Moderate	Good	
9	Quercus kelloggii	12"	12'	Moderate	Good	
10	Quercus kelloggii	12" (x3)	12'	Moderate	Good	
11	Prunus dulcis	10"	N/A	Moderate	Fair	
12	Quercus kelloggii	12" (x2)	12'	Moderate	Good	Existing fill soil @ south side of trunk
13	Acer macrophyllum	9" (x2)	12'	Poor	Fair	
14	Pinus ponderosa	15"	12'	Good	Good	Approx. 4' offsite

THE TREE PROTECTION ZONE FOR EACH TREE IS BASED ON THE GUIDELINES ESTABLISHED BY:
Matheny, N. & Clark, J. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* p. 72.

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

THE TREE PROTECTION ZONE FOR EACH TREE IS BASED ON THE GUIDELINES ESTABLISHED BY:
Matheny, N. & Clark, J. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* p. 72.

NOTE:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
2. ALL EXCAVATION WITHIN DRIPLINE OF TREES SHALL BE DONE BY HAND. IF ROOTS OVER 2" IN DIAMETER ARE ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT OR ARBORIST BEFORE PROCEEDING.
3. TREE ROOTS ENCOUNTERED DURING CONSTRUCTION, SHALL BE CUT CLEANLY AT A 90 DEGREE ANGLE AND PACKED WITH DAMP SOIL IMMEDIATELY.
4. DURING CONSTRUCTION ALL TREES TO REMAIN SHALL BE IRRIGATED ON A WEEKLY BASIS OR AS NECESSARY WITH LEAKY PIPE ENCIRCLING THE TREE FROM TRUNK OUT TO DRIP LINE.

1 TREE PROTECTION

KenCairn
Landscape Architecture
545 A ST. STE 3, ASHLAND, OR 97520
541.488.3104

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

100% CONSTRUCTION DOCUMENTS

COLUMBIA CARE - Rogue Ridge
ColumbiaCare Services
1661 ASHLAND ST. ASHLAND, OR 97520

REVISIONS
ADDENDUM # DATE

TREE PRESERVATION

PROJECT: #1826
ISSUE DATE: 01-18-19
SHEET:

L 1.0

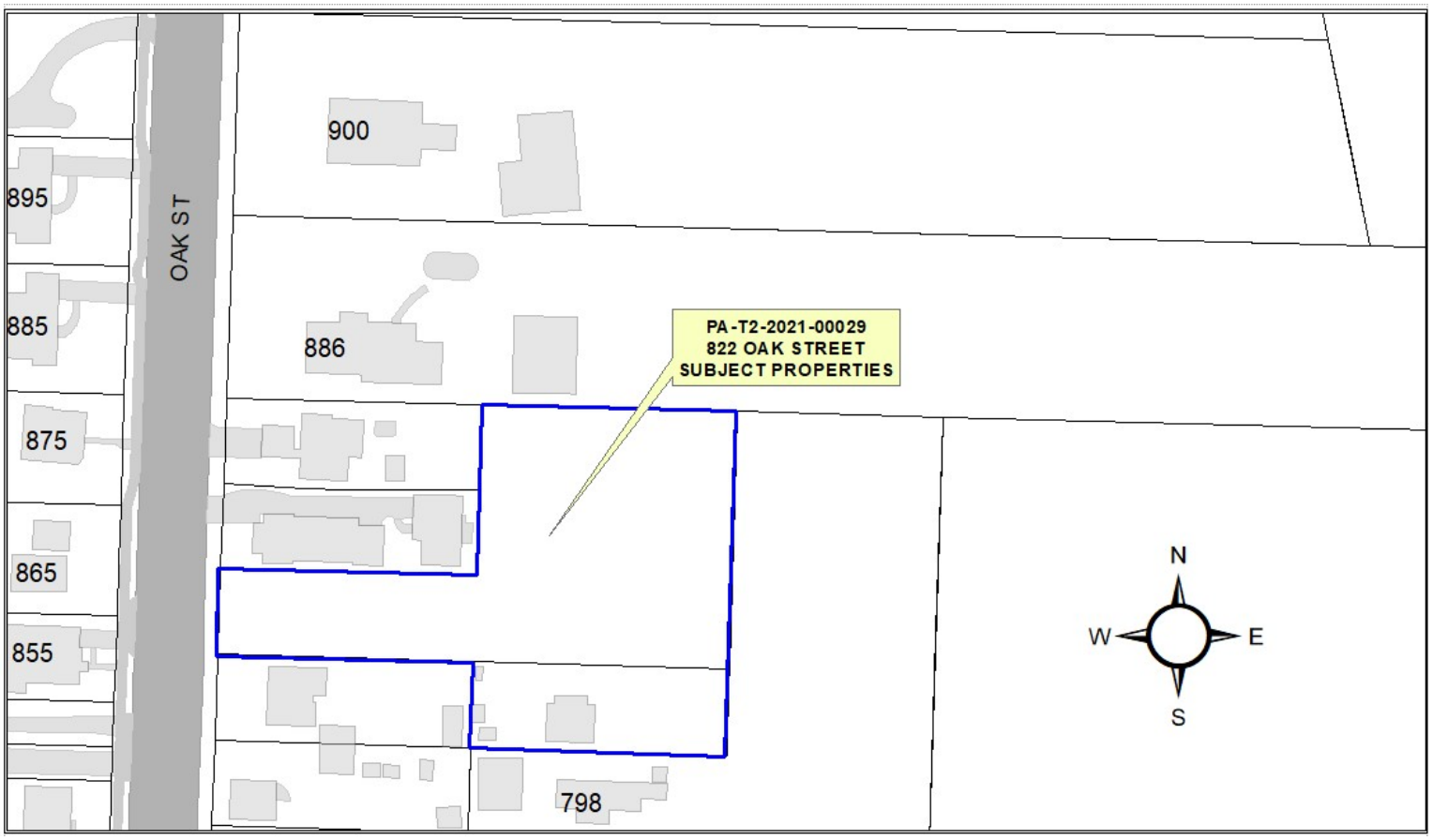
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: PA-T2-2021-00029
SUBJECT PROPERTY: 822 Oak Street
APPLICANT/OWNER: Suzanne Zapf for Overlook Drive, LLC
DESCRIPTION: A request for Outline and Final Plan approval for a five-lot/four-unit Performance Standards subdivision for the properties located at 822 Oak Street. The application also includes requests for: a Variance to allow a private driveway to serve four units (AMC 18.4.6.040.C.1) where dedication of a public street is typically required; a Conditional Use Permit to modify a non-conforming development where the required driveway separation is not provided for an avenue (AMC 18.4.3.080.C.3.a), an Exception to Street Standards to not install city standard street frontage improvements along Oak Street, and a Street Tree Removal Permit to remove three Oak trees. COMPREHENSIVE PLAN DESIGNATION: R-1-5; ZONING: Single Family Residential; ASSESSOR'S MAP: 39 1E 04CA; TAX LOT: 200 & 201.

NOTE: The Ashland Tree Commission will review this Planning Action at an electronic public hearing on Thursday, August 5, 2021 at 6:00 PM. See page 2 of this notice for information about participating in the electronic public hearing.

ELECTRONIC ASHLAND PLANNING COMMISSION MEETING: *Tuesday, August 10, 2021 at 7:00 PM*



Tree Commission Meetings

Notice is hereby given that the Tree Commission will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1.

Anyone wishing to submit written comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "Advisory Commission Hearing Testimony" by 10:00 a.m. on Monday, August 2, 2021.

If the applicant wishes to provide a rebuttal to the testimony, they can submit the rebuttal via e-mail to PC-public-testimony@ashland.or.us with the subject line "Advisory Commission Hearing Testimony" by 10:00 a.m. on Tuesday, August 3, 2021. Written testimony received by these deadlines will be available for Tree Commissioners to review before the hearing and will be included in the meeting minutes.

If you wish to virtually attend or listen to the Tree Commission meeting, send an email to PC-public-testimony@ashland.or.us by 10:00 a.m. on Monday, August 2, 2021. In order to virtually attend or listen to the commission meeting, please provide the following information: 1) make the subject line of the email "Advisory Commission Participant Request", 2) include your name, 3) specify the date and commission meeting you wish to virtually attend or listen to, 4) specify if you will be participating by computer or telephone, and 5) the name you will use if participating by computer or the telephone number you will use if participating by telephone. Please note, participants that sign up to virtually attend or listen to a commission meeting will not be allowed to speak during the meeting.

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).

Notice is hereby given that the Ashland Planning Commission will hold an electronic public hearing on the above described planning action on the meeting date and time shown above. You can watch the meeting on local channel 9, on Charter Communications channels 180 & 181, or you can stream the meeting via the internet by going to rvtv.sou.edu and selecting '**RVTV Prime.**'

The ordinance criteria applicable to this planning action are attached to this notice. Oregon law states that failure to raise an objection concerning this application, or failure to provide sufficient specificity to afford the decision makers 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.

Because of the COVID-19 pandemic, application materials are provided online and written comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or planning@ashland.or.us.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report will be available on-line at www.ashland.or.us/PCpackets seven days prior to the hearing. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Anyone wishing to submit comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "**August 10 PC Hearing Testimony**" by 10:00 a.m. on Monday, August 9, 2021. If the applicant wishes to provide a rebuttal to the testimony, they can submit the rebuttal via e-mail to PC-public-testimony@ashland.or.us with the subject line "**August 10 Hearing Testimony**" by 10:00 a.m. on Tuesday, August 10, 2021**.** Written testimony received by these deadlines will be available for Planning Commissioners to review before the hearing and will be included in the meeting minutes.

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to PC-public-testimony@ashland.or.us by 10:00 a.m. on Tuesday, August 10, 2021. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "**August 10 Speaker Request**", 2) include your name, 3) the agenda item on which you wish to speak on, 4) specify if you will be participating by computer or telephone, and 5) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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 Derek Severson at 541-552-2040 / Derek.Severson@ashland.or.us.

OUTLINE PLAN SUBDIVISION APPROVAL
18.3.9.040.A.3

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

a. The development meets all applicable ordinance requirements of the City.
b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
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.
d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
f. The proposed density meets the base and bonus density standards established under this chapter.
g. The development complies with the Street Standards.

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.

VARIANCE
18.5.5.050

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

CONDITIONAL USE PERMITS
18.5.4.050

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.

EXCEPTION TO STREET STANDARDS
18.4.6.020.B.1

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
   i. For transit facilities and related improvements, access, wait time, and ride experience.
   ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
   iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
c. The exception is the minimum necessary to alleviate the difficulty.
d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

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.

PERMISSION TO PLANT OR REMOVE (STREET TREES)

13.16.030

The City encourages the planting of appropriate trees. No trees shall be planted in or removed from any public planting strip or other public property in the City until a permit has been issued by the City Manager or the City Manager's designee. Applicants for a removal permit may be required to replace the tree or trees being removed with a tree or trees of comparable value. If the tree is determined to be dead or dying, then the replacement need be no larger than the minimum described in this chapter. The replacement tree(s) shall be of a size specified in the permit and shall be no smaller than eight (8) feet in height or one (1) inch in caliper twelve (12) inches above root crown and shall be an appropriate species selected from and planted according to the Recommended Street Tree List. (Ord. 3192 § 100, amended, 11/17/2020)

The proposed private drive layout is responsive to the sites physical features and makes every attempt to preserve character of the Oak Street frontage of both the subject property, and not create non-conforming or future variance situations for the adjacent properties. Additionally, the proposed layout provides adequate area to preserve the Cedar trees on the north property line.

Trees:

The proposal incorporates as many of the sites trees and limits impacts on adjacent property trees. Along the west property line, within the Oak Street right of way, there is a dual stemmed, both 10-inch diameter at breast height (DBH) Oak, a 24-inch DBH Oak, a split trunk 10 and 12-inch DBH Oaks. These trees were assessed by Michael Oxendine, ISA Certified Arborist and Mr. Oxendine determined the trees are in poor health and with the growth, bermed above the curbline and the evidence of broken and dying branches in the canopy, boring into the trunk by critters and the existing utility intrusions it is best to remove the trees. Additionally, In order for the adequate width of driveway apron width to access the property for fire apparatus access, and the changes to the utilities within the right-of-way will cause negative impacts to the trees that will further their already poor condition. The current condition and the impacts from the proposal necessitates the removal of the Oaks within the right-of-way. A separate street tree removal permit has been provided for those trees.

The Cedar trees, and the two small diameter Oak trees on the adjacent properties to the south of TL#200 and north of TL#200 will be protected. A tree protection plan has been provided with the proposal.

Open space:

The proposed subdivision requires five percent (1,875 square feet) of the total lot area as common open space. The open space is to the north of the private driveway. Within the open space, the two large stature cedar trees are proposed. The common open space also provides the area of for a permanently set aside area for the use of the residents. There is not a throughfare or parking area within the area of the open space. dedication but the layout of the property and the public street leave areas that are available for the common amenities and provides area for the stormwater facilities that is required for the development.

On the following pages, findings of fact addressing the criteria from the Ashland Municipal Code are provided on the following pages. For clarity, the criteria are in Times New Roman font and the applicant's responses are in Calibri font.

restricted parking along Oak Street, impacts to side yard setbacks which a public street cause are reduced with the request for a private drive.

3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.

Finding:
The proposals benefits include removal of any public responsibility for a small, dead end street that provides no vehicular access to future properties within the vicinity due to topography and existing development patterns and a public street cannot be extended beyond the property boundaries. The property owner and future property owners and their HOA will own the private driveway and the utilities within the driveway. The owner bears all responsibility and does not impact the public's ownership and responsibilities.

The proposed driveway apron has less of an impact on the Oak Street streetscape than the dedicated public street would be due to curb radii and how intersections are built vs. how a driveway apron is constructed.

The purpose and intent of the Comprehensive Plan for the Single Family zone is to seek responsible, environmentally conscious design that complies with the city standards and expectations. This proposal conforms and achieves both stated plan goals and most of the criteria for development from the Ashland municipal code.

4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

Finding:
The need for the variance is to allow for private ownership of a driveway that serves only four lots as part of a single subdivision and to not dedicate a public street or to only allow three single family lots. The narrow lot width along Oak Street, the steep slopes that prevent connectivity to the east, and the adjacent developments to the north and south of the subject property that prevent public street development were not created by the applicant or the property owner. These circumstances and the lack of public use of the access due to the lack of connectivity, create the need for the variance. There are no previous property line adjustments or land division approvals for the property.

STREET TREE REMOVAL

The proposal seeks tree removal of the three Oaks along the frontage of the property in the right-of-way at the recommendation of an ISA Certified 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.

Finding:

Not applicable

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.

Finding:

There are six trees on the subject tract.

The proposal seeks approval to remove the street trees directly adjacent to Oak Street. There is a dual stemmed, 10-inch diameter at breast height (DBH) Oak, a 24-inch DBH Oak, a split trunk 10 and 12-inch DBH Oaks. The Oak trees are requested for removal at the recommendation of the project arborist. The arborist reviewed the trees and found they are in a serious state of decline. Additionally, due to location of the trees within the path of the existing and proposed utility connects, a substantial amount of root zone will be impacted by the excavation to install a driveway apron that complies with the city street standards. Within the existing root zone there are five water meter boxes and service lines. These need to be lifted and repaired or replaced depending on the conditions.

One of the three trees, the dual stemmed, 10-inch DBH Oak is a hazard tree. The tree has an active burrowing situation at the base of the tree, destabilizing it and causing the potential for failure. The damage caused by the burrowing and the condition of the tree will not alleviate the danger of the trees current condition.

The proposed development has been planned with the utmost concern and consideration of the trees on the site. The lot layout, dimensions, access, utility installation, etc. were all dependent upon the natural features on the property including the trees. Unfortunately, the trees are considered unhealthy by the project arborist and showing signs of decline. The arborist notes even minor impacts from

infrastructure or grading will have a negative impact on the trees. The removal is necessary to permit the application to provide adequate utility access necessary to develop the property to the permitted density and with adequate vehicular access.

The removal of three Oaks will not have significant negative impacts on the tree densities. The adjacent neighborhood has a significant number, density, tree canopy and species diversity that the removal of two trees will not negatively impact tree species. There are more than ten large stature Oak trees on the properties in the immediate vicinity.

Mitigation street trees are proposed to be of the Oak species to replace the lost Oak trees.

Attachments:

1) Tree photographs
2) Conceptual building elevations
3) Existing site conditions
4) Plan Submittals
    - Master Grading Plan
    - Master Utility Plan
    - Electrical Plan
    - Erosion & Sediment Control Plan
5) Tree Protection and Planting Plan

Daily Tidings

Quercus kelloggii street trees
Located at
822 Oak Street
Ashland, OR

To the Ashland Tree Commission and Planning,

There are three Quercus kelloggii (native black oaks) along the street frontage of 822 Oak Street in Ashland. All three of the trees are showing signs of decline. There is a burrow being created at the base of the southernmost tree and the excavation by wildlife is actively undermining the base of the tree. All three trees have numerous large dead branches in the crown (over 2 inch diameter) and the trees show obvious signs of past branch shedding.

The likelihood of preserving these trees and improving their health is very poor. They are all elevated along the street on a small berm adjacent to the public utility connections and driveway entrance. These trees in their current state would respond very poorly to even slight environmental changes.

It is my opinion that the best long term strategy for the health and longevity of Ashland's urban forest is to remove all three of these Quercus kelloggii. Preserve the soil where future trees will be planted from compaction during the development process. Once the development is concluded, replant with healthy 2 - 3 inch caliper Quercus kelloggii trees (or other large canopy regionally acclimated tree species) located slightly further away from the street. Provide mulch, fertilizer, and drip irrigation at the time of planting. Maintain the irrigation and a yearly mulch/fertilizer regimen for at least three years post planting.

The urban forest is a dynamic living system and is constantly manipulated by humans. Sometimes our best long term strategy is to intentionally plant trees in locations where they can be allowed to grow for generations. I believe that this specific situation would benefit from intentional planting and care of new healthy trees better situated along the street in a location that provides better soil volume and future protection from the street and public utilities.

Thank you for the work you do to preserve the urban forest.

Cheers,

Mike Oxendine
ISA Arborist PN-7681
541-324-7876
arboristoxendine@gmail.com

This report is for 822 Oak Street Ashland, Oregon
Prepared by Michael Oxendine
ISA Certified arborist PN-7681A

Trees proposed for removal prior to construction:

There are three native Quercus kelloggii (Black Oak) trees along the street at 822 Oak Street. All three trees show stress and deterieration likely due to the urban environment they are growing it. There is numerous large diameter dead wood in the crown and poor tip elongation present in last years growth. These trees are in a slow state of decline. The proposed plan for grading and utilities would surely finish off these struggling trees. We propose removing these three oak trees and mitigating for the loss of that existing canopy by planting six (2 + inch caliper) oaks within the project boundary. With an irrigation system and proper soil conditions for planting new trees it is possible to recover the lost canopy coverage within 5 years. Several of these newly proposed trees could be positioned along the entry drive and parking area to shade the non-permeable surfaces and also absorb some of the runoff storm water.

Proposed oak species for replanting:
Quercus bicolor - Swamp White Oak
Quercus lobata - Valley Oak
Quercus phellos - Willow Oak
Quercus shumardii - Shumard Oak
Quercus rubra - Red Oak

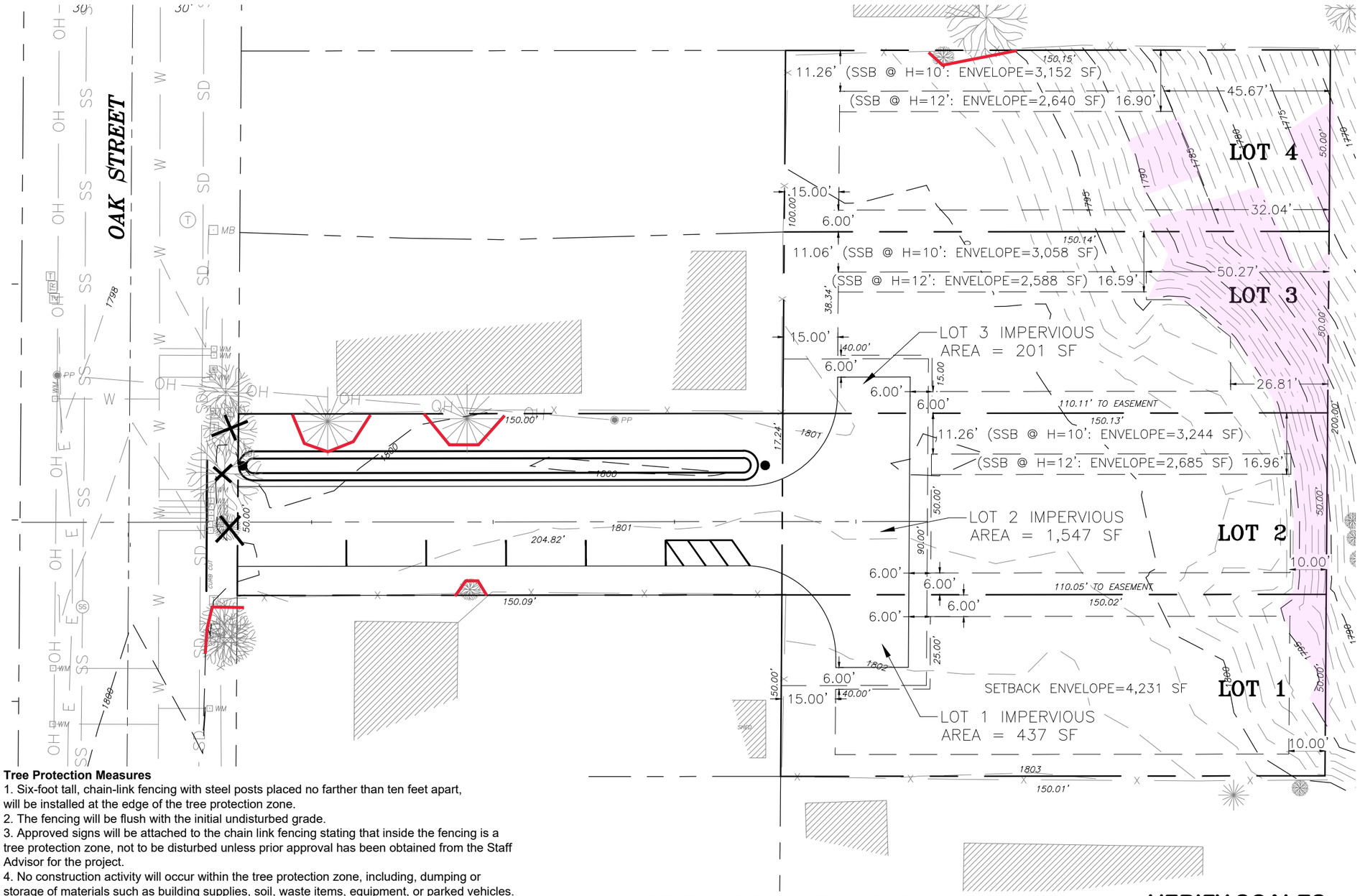
Trees to protect during construction:

There are two healthy Calocedrus decurrens (Incense Cedar) along the North side of the property boundry. Both of these trees will likely survive the impacts of construction if protected with tree protection fencing of the critical root zone (CRZ). The tree protection for the two cedar trees should include 5 inches of mulch installed starting from 3 feet away from the trunk out to the end of the dripline. A temporary chainlink fence should be installed at the dripline with signs every 50 feet that say “Tree Protection Zone - Stay Out”. Each tree should be watered once a week with approximately 100 gallons of water within 10 feet of the dripline during the growing season (April - October). If work needs to be done within the tree protection zone, a certified arborist should be consulted on best practices to preserve the tree.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF KAS & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KAS & ASSOCIATES, INC.

Drawing name: S:\O-SHARE\O-KAS\2020\20-240 Overlook Drive - 822 Oak Street, Ashland\DWGS\20-240 PLANS (PLANNING).dwg
Plotted: Jun 07, 2021 - 2:24pm

SCALE: 1" = 30'



Tree Protection Measures

1. Six-foot tall, chain-link fencing with steel posts placed no farther than ten feet apart, will be installed at the edge of the tree protection zone.
2. The fencing will be flush with the initial undisturbed grade.
3. Approved signs will be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Advisor for the project.
4. No construction activity will occur within the tree protection zone, including, dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles.
5. The tree protection zone will remain free of chemically injurious materials and liquids, and construction debris or run-off.
6. No excavation, trenching, grading, root pruning, or other activity will occur within the tree protection zone unless approved by the Staff Advisor.
7. All required tree protection measures will be instituted prior to any development activities, including, clearing, grading, excavation, or demolition work, and will be removed only after completion of all construction activity, including landscaping and irrigation installation.

SETBACKS EXHIBIT

SCALE: 1" = 30'

✕ Tree to remove

6' chainlink tree protection fence

35% +

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL ANSI B (TABLOID) SIZE DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
15,234
OREGON
JULY 7, 1990
SCOTT D. PINGLE
PRELIMINARY
EXPIRES: 12-31-2022

CIVIL • STRUCTURAL • PLANNING
KAS & Associates, Inc.
ENGINEERING
Medford, OR 97501
304 S. Holly Street
Ph: (541) 772-5807
Grants Pass, OR 97527
1867 Williams Hwy, Suite 222
Ph: (541) 479-3801
• kas@kasinc.com • www.kasinc.com •

OVERLOOK DRIVE 4-LOT SUBDIVISION

822 OAK STREET
ASHLAND, OREGON 97520

SETBACKS EXHIBIT

NO.	REVISION	DATE	BY
.	.	.	.
	REVISED AS CONSTRUCTED BY		
	CITY OF ASHLAND		

OVERLOOK DRIVE, LLC
822 OAK STREET
ASHLAND, OREGON 97520

DRAWN BY: SDP	DATE 06/10/21	PROJECT NO.
CHECKED BY: SDP	DATE 06/10/21	
APPROVED	DATE	
REVIEWED CITY ENGINEER	DATE	SHEET NO.
APPROVED BY PUBLIC WORKS DIRECTOR	DATE	1 OF 1
APPROVED BY ORDINANCE NO.	DATE	

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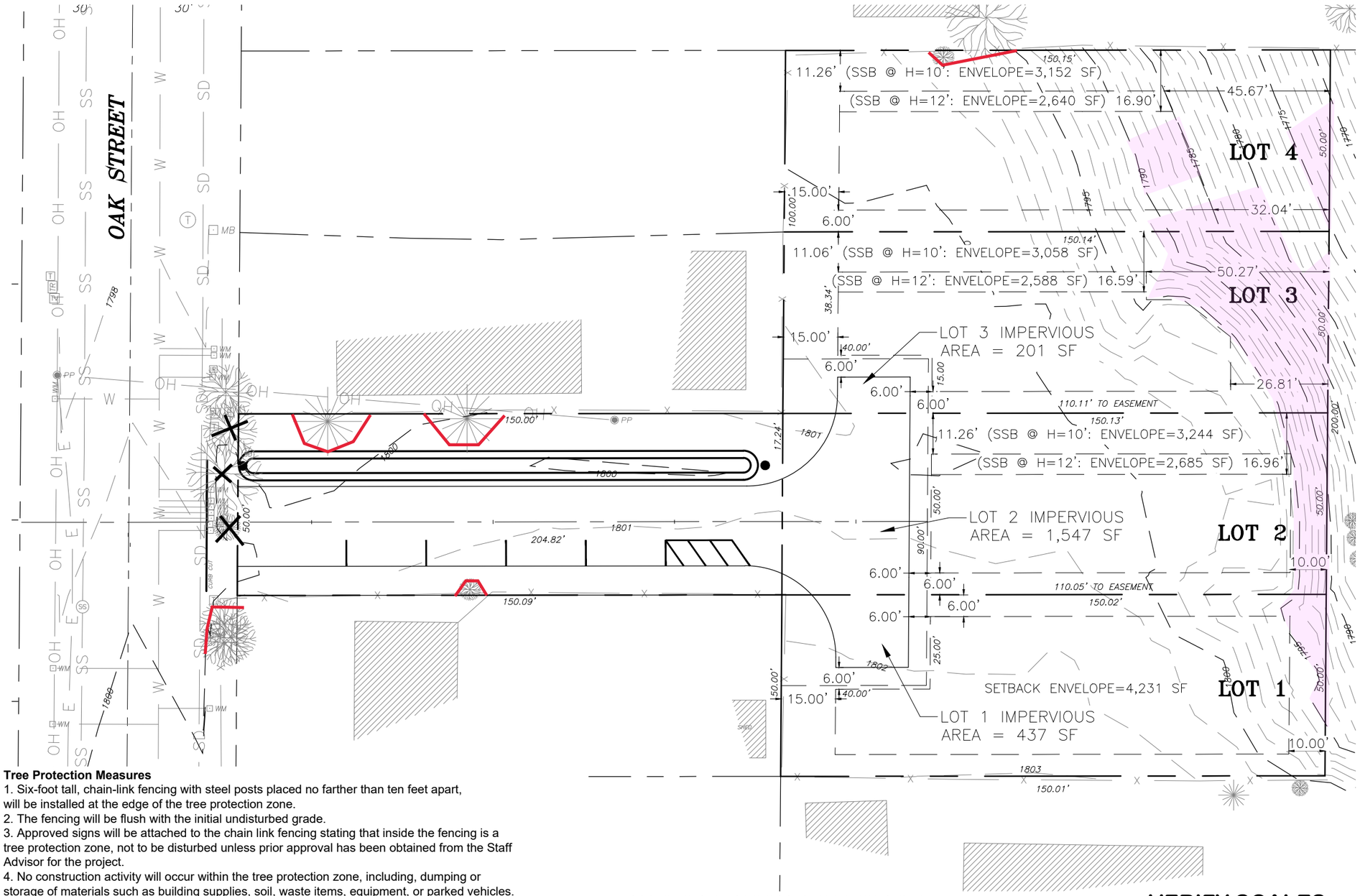

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7. All required tree protection measures will be instituted prior to any development activities, including, clearing, grading, excavation, or demolition work, and will be removed only after completion of all construction activity, including landscaping and irrigation installation.

SETBACKS EXHIBIT

SCALE: 1" = 30'

✕ Tree to remove

6' chainlink tree protection fence

35% +

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL ANSI B (TABLOID) SIZE DRAWING

0 1"

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• kas@kasinc.com • www.kasinc.com •

OVERLOOK DRIVE 4-LOT SUBDIVISION

822 OAK STREET
ASHLAND, OREGON 97520

SETBACKS EXHIBIT

NO.	REVISION	DATE	BY
.	.	.	.
	REVISED AS CONSTRUCTED BY		
	CITY OF ASHLAND		

OVERLOOK DRIVE, LLC
822 OAK STREET
ASHLAND, OREGON 97520

DRAWN BY: SDP	DATE 06/10/21	PROJECT NO.
CHECKED BY: SDP	DATE 06/10/21	
APPROVED	DATE	
REVIEWED CITY ENGINEER	DATE	SHEET NO.
APPROVED BY PUBLIC WORKS DIRECTOR	DATE	1 OF 1
APPROVED BY ORDINANCE NO.	DATE	

PRELIMINARY MAP

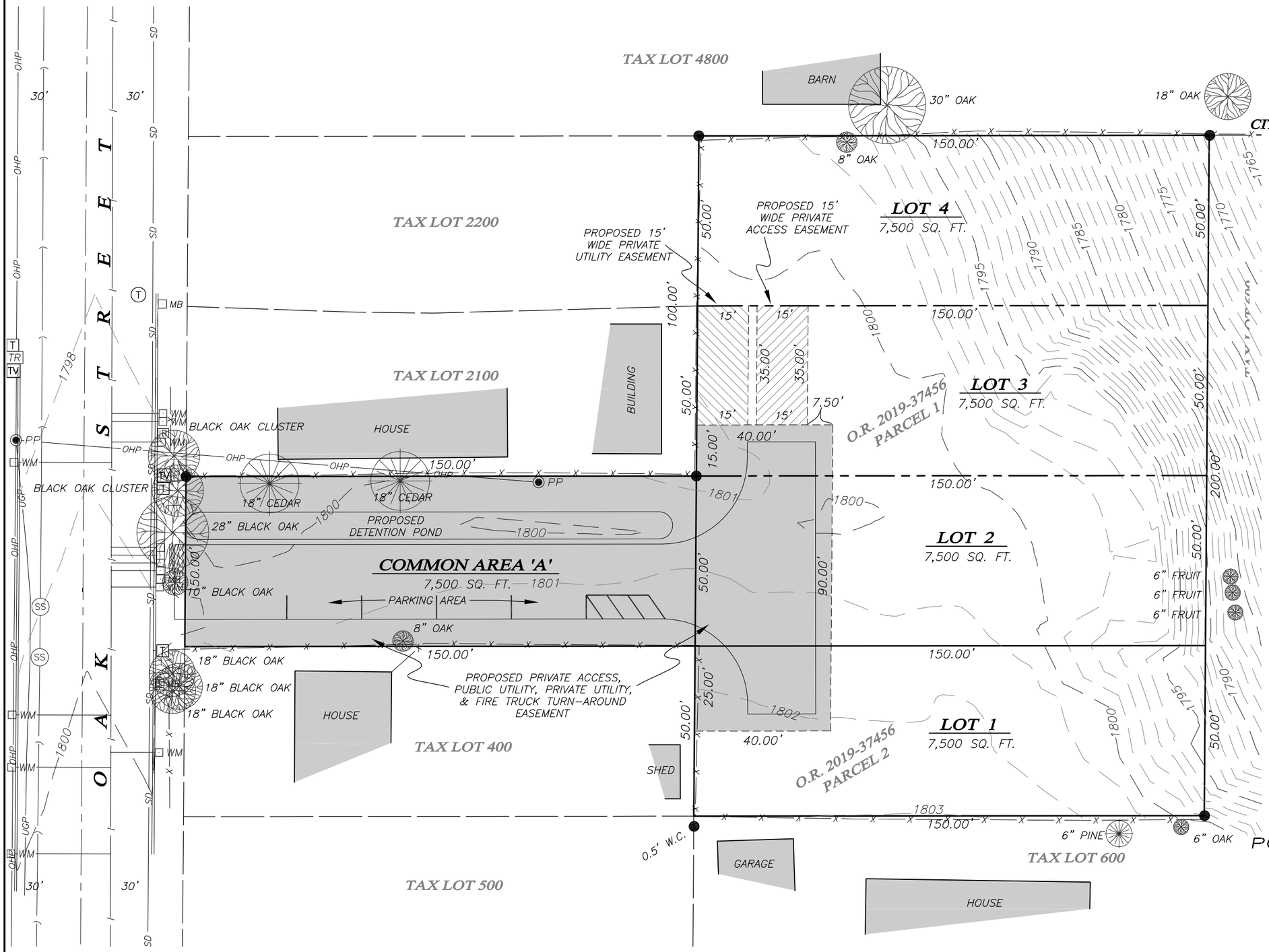
Overlook Subdivision

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, W. M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Suzanne Zapf
602 Sutton Drive
Ashland, Oregon 97520



SCALE: 1" = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY COPY

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 11, 2020
PROJECT NO. 1316-20

Assessor's Map No. 39 1E 04 CA, Tax Lots 200 & 201

POLARIS LAND SURVEYING

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

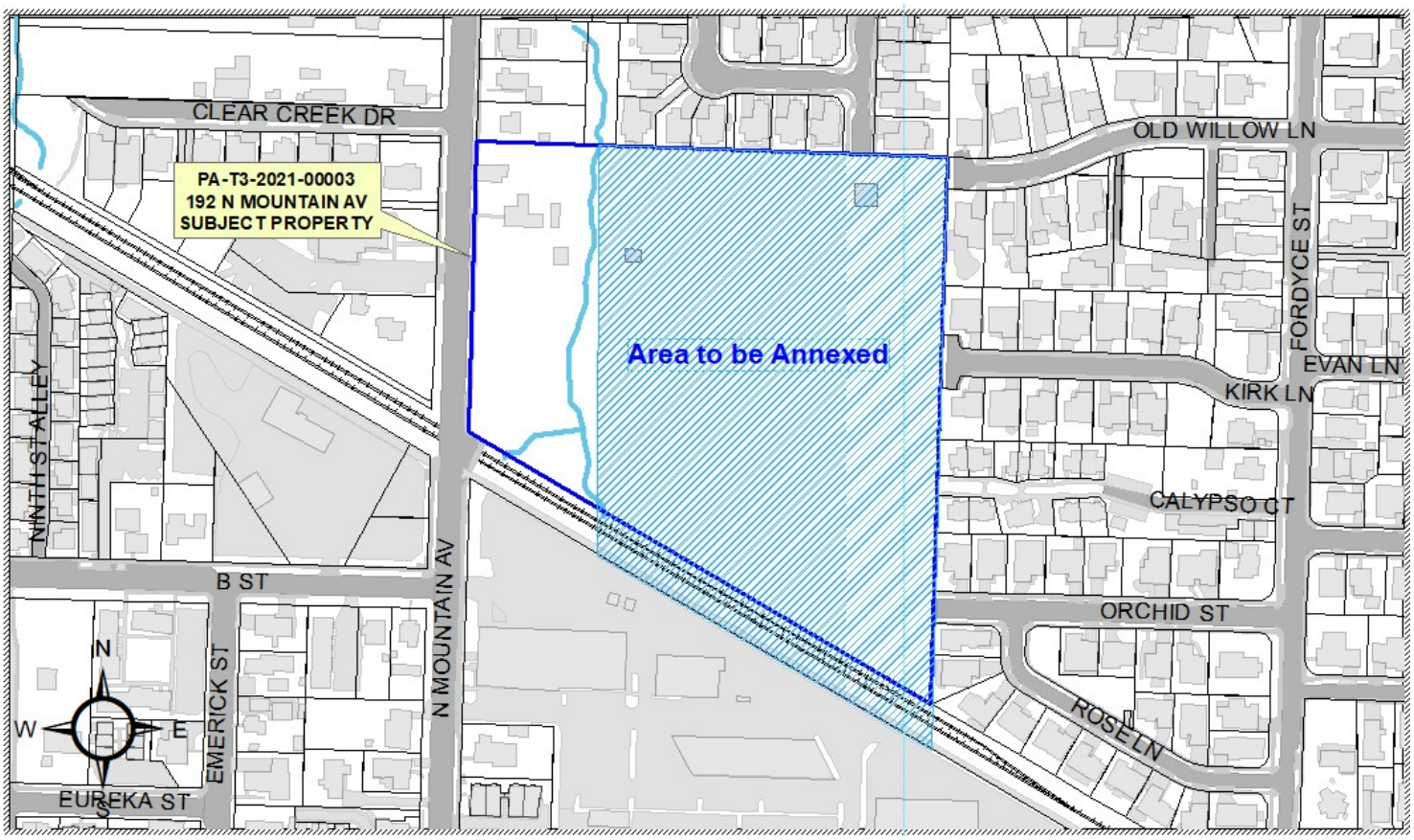
CITY OF ASHLAND

NOTICE OF ELECTRONIC PUBLIC HEARING

PLANNING ACTION: PA-T3-2021-00003
SUBJECT PROPERTY: 192 North Mountain Avenue
OWNER: The Hodgins Family Trust (Robert & Beverly Hodgins, *trustees*); The Mary G. Walter Living Trust (Mary G. Walter, *trustee*); Steve White
APPLICANT: KDA Homes, LLC
DESCRIPTION: A request for annexation of 7.9 acres and Outline Plan approval for a 52-unit residential subdivision for the property located at 192 North Mountain Avenue. With annexation, 7.9 acres of the ten-acre property would be brought into the city with R-1-5 Single Family Residential zoning, and the entire ten-acres would be subdivided to create 52 residential lots and eight common areas. The application also includes requests for an Exception to Street Standards to not install a parkrow planting strip with street trees on the proposed bridge over Beach Creek; a Limited Activities & Uses Permit to install a bridge over Beach Creek in order to provide street connectivity to North Mountain Avenue; and a Tree Removal Permit to remove four of the site's 25 trees. COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; ZONING: Existing – City R-1-5 & County RR-5, Proposed – City R-1-5; ASSESSOR'S MAP: 39 1E 10; TAX LOT #'s: 800.

ELECTRONIC TREE COMMISSION MEETING: *Thursday, August 5, 2021 at 6:00 PM*

ELECTRONIC ASHLAND PLANNING COMMISSION MEETING: *Tuesday, August 10, 2021 at 7:00 PM*



Notice is hereby given that the Tree Commission will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the Tree Commission meeting virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website https://www.ashland.or.us/calendar.asp .

Anyone wishing to submit written comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "Advisory Commission Hearing Testimony" by 10:00 a.m. on Monday, August 9, 2021. If the applicant wishes to provide a rebuttal to the testimony, they can submit the rebuttal via e-mail to PC-public-testimony@ashland.or.us with the subject line "Advisory Commission Hearing Testimony" by 10:00 a.m. on Tuesday, August 10, 2021. Written testimony received by these deadlines will be available for Tree Commissioners to review before the hearing and will be included in the meeting minutes.

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to **PC-public-testimony@ashland.or.us by 10:00 a.m. on Monday, August 9, 2021.** In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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).

Notice is hereby given that the Ashland Planning Commission will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. You can watch the meeting on local channel 9, on Charter Communications channels 180 & 181, or you can stream the meeting via the internet by going to rvtv.sou.edu and selecting '**RVTV Prime.**'

The ordinance criteria applicable to this planning action are attached to this notice. Oregon law states that failure to raise an objection concerning this application, or failure to provide sufficient specificity to afford the decision makers 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.

Because of the COVID-19 pandemic, application materials are provided online and written comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or planning@ashland.or.us.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report will be available on-line at www.ashland.or.us/PCpackets seven days prior to the hearing. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

Anyone wishing to submit comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "**August 10 PC Hearing Testimony**" by 10:00 a.m. on Monday, August 9, 2021. If the applicant wishes to provide a rebuttal to the testimony, they can submit the rebuttal via e-mail to PC-public-testimony@ashland.or.us with the subject line "**August 10 PC Hearing Testimony**" by 10:00 a.m. on Tuesday, August 10, 2021. Written testimony received by these deadlines will be available for Planning Commissioners to review before the hearing and will be included in the meeting minutes.

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to PC-public-testimony@ashland.or.us by 10:00 a.m. on Monday, August 9, 2021. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "**August 10 Speaker Request**", 2) include your name, 3) the agenda item on which you wish to speak on, 4) specify if you will be participating by computer or telephone, and 5) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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The Ashland Municipal Code (AMC) Land Use Ordinance (LUO) is available online in its entirety at: https://ashland.municipal.codes/LandUse

(ANNEXATION) APPROVAL CRITERIA & STANDARDS (AMC 18.5.8.050)

An annexation may be approved if the proposed request for annexation conforms, or can be made to conform through the imposition of conditions, with all of the following approval criteria:

A. The land is within the City's Urban Growth Boundary.

B. The proposed zoning for the annexed area is in conformance with the designation indicated on the Comprehensive Plan Map, and the project, if proposed concurrently with the annexation, is an allowed use within the proposed zoning.

C. The land is currently contiguous with the present City limits.

D. Adequate City facilities for the provision of water to the site as determined by the Public Works Department; the transport of sewage from the site to the waste water treatment plant as determined by the Public Works Department; the provision of electricity to the site as determined by the Electric Department; and urban storm drainage as determined by the Public Works Department can and will be provided to and through the subject property. Unless the City has declared a moratorium based upon a shortage of water, sewer, or electricity, it is recognized that adequate capacity exists system-wide for these facilities.

E. Adequate transportation can and will be provided to and through the subject property. For the purposes of this section "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation meeting the following standards.

1. For vehicular transportation a 20-foot wide paved access exists, or can and will be constructed, along the full frontage of the project site to the nearest fully improved collector or arterial street. All streets adjacent to the annexed area shall be improved, at a minimum, to a half-street standard with a minimum 20-foot wide driving surface. The City may, after assessing the impact of the development, require the full improvement of streets adjacent to the annexed area. All streets located within annexed areas shall be fully improved to City standards. Where future street dedications are indicated on the Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.
2. For bicycle transportation safe and accessible bicycle facilities exist, or can and will be constructed. Should the annexation be adjacent to an arterial street, bike lanes shall be provided on or adjacent to the arterial street. Likely bicycle destinations from the project site shall be determined and safe and accessible bicycle facilities serving those destinations shall be indicated.
3. For pedestrian transportation safe and accessible pedestrian facilities exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side adjacent to the annexation for all streets adjacent to the proposed annexed area. Sidewalks shall be provided as required by ordinance on all streets within the annexed area. Where the project site is within one-quarter (1/4) mile of an existing sidewalk system, the sidewalks from the project site shall be constructed to extend and connect to the existing system. Likely pedestrian destinations from the project site shall be determined and the safe and accessible pedestrian facilities serving those destinations shall be indicated.
4. For transit transportation, should transit service be available to the site, or be likely to be extended to the site in the future based on information from the local public transit provider, provisions shall be made for the construction of adequate transit facilities, such as bus shelters and bus turn-out lanes. All required transportation improvements shall be constructed and installed prior to the issuance of a certificate of occupancy for any new structures on the annexed property.

F. For all residential annexations, a plan shall be provided demonstrating that the development of the entire property will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units is necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints. The owner or owners of the property shall sign an agreement, to be recorded with the County Clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing undevelopable areas such as wetlands, floodplain corridor lands, or slopes greater than 35 percent shall not be included.

G. Except as provided in subsection 18.5.8.050.G.7, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements.

1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein. The base density of the property for the purposes of this calculation shall exclude any undevelopable portions of the property such as wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park.
   a. Ownership units restricted to households earning at or below 120 percent the area median income shall have an equivalency value of 0.75 unit.
   b. Ownership units restricted to households earning at or below 100 percent the area median income shall have an equivalency value of 1.0 unit.
   c. Ownership or rental units restricted to households earning at or below 80 percent the area median income shall have an equivalency value of 1.25 unit.
2. As alternative to providing affordable units per subsection 18.5.8.050.G.1, above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC 501(c)(3)) affordable housing developer or public corporation created under ORS 456.055 to 456.235.
   a. The land to be transferred shall be located within the project meeting the standards set forth in subsections 18.5.8.050.G.5 and 18.5.8.050.G.6.
   b. All needed public facilities shall be extended to the area or areas proposed for transfer.
   c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a non-profit 501(c)(3) organization, or public corporation created under ORS 456.055 to 456.235.
   d. The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.
   e. Transfer of title of buildable land in accordance with this subsection shall exempt the project from the development schedule requirements set forth in subsection 18.5.8.050.G.4.

3. The affordable units shall be comparable in bedroom mix with the market rate units in the development.
   a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor based as set forth in Table 18.5.8.050.G.3, or as established by the U.S. Department of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.

Table 18.5.8.050.G.3

Unit Type	Minimum Required Unit Floor Area (Square Feet)
Studio	350
1 bedroom	500
2 bedroom	800
3 bedroom	1,000
4 bedroom	1,250

4. A development schedule shall be provided that demonstrates that that the affordable housing units per subsection 18.5.8.050.G shall be developed, and made available for occupancy, as follows:
   a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.
   b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.
5. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.
   a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market rate units.
   b. Affordable units may differ from market rate units with regard to floor area, interior finishes and materials, and housing type; provided, that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.
6. Exceptions to the requirements of subsections 18.5.8.050.G.2 through 18.5.8.050.G.5, above, may be approved by the City Council upon consideration of one or more of the following:
   a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, than would development meeting the on-site dedication requirement of subsection 18.5.8.050.G.2.
   b. That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.
   c. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection 18.5.8.050.G.6, are necessary due to local, State, or Federal Affordable Housing standards or financing limitations.
7. The total number of affordable units described in this subsection 18.5.8.050.G shall be determined by rounding down fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.

H. One or more of the following standards are met:
1. The proposed area for annexation is to be residentially zoned, under the Comprehensive Plan, and the applicant will obtain planning action approval for an outright permitted use, special permitted use, or conditional use in conformance with the annexation request.
2. The proposed lot or lots will be zoned M-1, CM, E-1, or C-1 under the Comprehensive Plan, and the applicant will obtain Site Design Review approval for an outright permitted use, or special permitted use concurrent with the annexation request.
3. A current or probable public health hazard exists due to lack of full City sanitary sewer or water services.
4. Existing development in the proposed annexation has inadequate water or sanitary sewer service, or the service will become inadequate within one year.
5. The area proposed for annexation has existing City water or sanitary sewer service extended, connected, and in use, and a signed consent to annexation agreement has been filed and accepted by the City.
6. The lot or lots proposed for annexation are an island completely surrounded by lands within the City limits. *(Ord. 3195 § 4, amended, 12/01/2020)*

OUTLINE PLAN SUBDIVISION APPROVAL (AMC 18.3.9.040.A.3)

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

a. The development meets all applicable ordinance requirements of the City.
b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
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.
d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
f. The proposed density meets the base and bonus density standards established under this chapter.
g. The development complies with the Street Standards.

LIMITED ACTIVITIES & USES PERMIT (AMC 18.3.11.060.D)

All Limited Activities and Uses described in section 18.3.11.060 shall be subject to a Type I procedure in section 18.5.1.050. An application for a Limited Activities and Uses Permit shall be approved if the proposal meets all of the following criteria.

1. All activities shall be located as far away from streams and wetlands as practicable, designed to minimize intrusion into the Water Resources Protection Zone and disturb as little of the surface area of the Water Resource Protection Zone as practicable.
2. The proposed activity shall be designed, located and constructed to minimize excavation, grading, area of impervious surfaces, loss of native vegetation, erosion, and other adverse impacts on Water Resources.
3. On stream beds or banks within the bank full stage, in wetlands, and on slopes of 25 percent or greater in a Water Resource Protection Zone, excavation, grading, installation of impervious surfaces, and removal of native vegetation shall be avoided except where no practicable alternative exists, or where necessary to construct public facilities or to ensure slope stability.
4. Water, storm drain, and sewer systems shall be designed, located and constructed to avoid exposure to floodwaters, and to avoid accidental discharges to streams and wetlands.
5. Stream channel repair and enhancement, riparian habitat restoration and enhancement, and wetland restoration and enhancement will be restored through the implementation of a mitigation plan prepared in accordance with the standards and requirements in section 18.3.11.110 Mitigation Requirements.
6. Long term conservation, management and maintenance of the Water Resource Protection Zone shall be ensured through preparation and recordation of a management plan as described in subsection 18.3.11.110.C, except a management plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

EXCEPTION TO THE STREET DESIGN STANDARDS (AMC 18.4.6.020.B.1)

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
    i. For transit facilities and related improvements, access, wait time, and ride experience.
    ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
    iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
c. The exception is the minimum necessary to alleviate the difficulty.
d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

TREE REMOVAL PERMIT (AMC 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.

reasonable alternate location but in fact, is a perfect location which coincidentally provides a framed "welcoming" gateway effect between the two mature trees as one comes into the heart of the subdivision.

5) Tree Removal Permit: A Tree Removal Permit to remove 4 of the site's 25 trees which are greater than 6" in diameter at breast height (dbh). The trees in question have been deemed by a licensed Arborist to be seriously damaged, conflicting with electrical lines or are in poor condition. A Tree Survey plan and narrative are included in the application which identifies the site's tree locations, observed health condition and the status if they should be removed or preserved. The remaining 21 trees on-site will be preserved and pruned to improve their health and life span. A Tree Protection Plan, in accordance with AMC 18.4.5.030, is also included within the application materials to identify the trees to be preserved in coordination with the site's development.

Tree # 6 – Wester Red Cedar

Tree #4 – White Oak

Tree #3 – White Oak

Tree #16 – Black Oak (evidence of needed pruning)

one side of the street, or curbside sidewalk segments instead of setback walks. Exceptions should be allowed when physical conditions exist that preclude development of a public street, or components of the street. Such conditions may include, but are not limited to, topography, wetlands, mature trees, creeks, drainages, rock outcroppings, and limited right-of-way when improving streets through a local improvement district (LID).

- **Parkrows and medians are usually landscaped.**
- **Garages are set back from the sidewalk so parked vehicles are clear of sidewalks.**
- **Building setbacks and heights create a sense of enclosure.**

The proposed subdivision plan is consistent with the City of Ashland's Street Design Standards, but for the short section of bridge crossing Beach Creek for the reasons noted above. All of the streets are to include landscaped and tree lined park rows (plant strips) between the sidewalks and street curbs as evidenced with the attached Landscape Plan (L101). The applicants have not only designed the subdivision's streets in compliance with the City's Street Standards which are intended to provide multi-purpose modes of transportation options for bicyclists, pedestrians and vehicle movement consistent with the purpose and intent of AMC 18.4.6.040, but intend to design homes with porches and recessed garages where possible to encourage a more positive and livable street environment. Coupled with these factors, the applicants have also gone to great lengths to include alleys as well as pedestrian paths where possible linking the project within and to abutting neighborhoods and nearby destinations.

AMC 18.5.7.040 Tree Removal Permit Criteria

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 an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning.

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.

According to the project Arborist, the four trees requesting to be removed are considered to be in poor health or will eventually have a conflict with the power line along North Mountain Avenue. The trees in poor health are structurally unsound due to neglect or close proximity to a foundation. Such trees are potentially hazardous and could present a public safety hazard to property owners, tenants or pedestrians. The project Arborist has confirmed the trees cannot be reasonably treated or pruned to alleviate their loss. Nevertheless, the proposal does include 138+ replacement trees throughout the subdivision as well as a pruning plan for the remaining site trees which have been somewhat neglected over the years.

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Landscape Architecture, Design & Consultation
541-664-7055
2994 Wells Fargo Rd
Central Point, Or 97502
madaradesinginc.com
CERTIFIED ARBORIST: THOMAS MADARA

Client: KDA Homes
Mark Knox
604 Fair Oaks Court,
Ashland, Or 97520

April 2, 2017

Site: 1068 E. Main St.
Ashland, Oregon 97520

TREE SURVEY

The following is a Tree Survey for the site noted above. The survey was done on 3/17/2017. The observations were made on-site and at a time when most of the deciduous trees had not started to leaf out. I expect no significant changes in my observations once they do. This survey uses the attached drawing with Red Highlighted numbers as a reference to the tree numbers below. Tree Condition noted as INSP refers to "In Need of Significant Pruning". Some trees on private property were not fully examined at this time because of access. Map was created by outside survey company.

Tree #	*Tree Type*	*Observed Condition*	*Final Status*
1	Almond 10"	INSP	Fair to Remain
2	Walnut 28"	INSP	Good to Remain
3	White Oak 16"	Poor	To Be Removed
4	White Oak 8"	Serious Damage	To Be Removed
5	Sweet Gum 15"	INSP	Good to Remain
6	Western Red Cedar 10"	Future Power Line Interference	To Be Removed
7	Western Red Cedar 16	Very Healthy	Good to Remain
8	Oregon Ash 12"	Fair Major Trunk Cleavage	To Remain
9	Western Red Cedar 15"	INSP	Good to Remain
10	Black Oak 36"	INSP	Good to Remain
11	Walnut 18"	INSP	Fair to Remain
12	Big Leaf Maple 10"	INSP	Fair to Remain
13	Black Oak 30"	INSP	Good to Remain
14	Western Red Cedar 8"	Good	Good to Remain
15	Maple 2 x 12"	INSP	To Remain
16	Black Oak 60"	INSP	Very Good to Remain
17	Oak 15"	Poor	To Be Removed
18	Ponderosa 30"	Good	To Remain
19	Ash 30"	INSP	To Remain
20	Cherry 8"	INSP	Fair to Remain
21	Sweet Gum 6"	Good	Good to Remain
22	Oak 10"	In need of pruning	Good to Remain
23	Oak 12"	In need of pruning	Good to Remain

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Landscape Architecture,
Design & Consultation
541-664-7055

24	Oak 12"	In need of pruning	Good to Remain
25	Willow 20"	In need of pruning	Good to Remain

Note:

Overall, the site has a variety of trees in a wide range of conditions. The property developer has expressed a strong desire to retain as many trees as possible. The trees native to this site have, for the most part, left to grow unattended. As is most often the case in these circumstances this has left many in need of attention, some survived better than others based on their location and compounding external influences.

Pruning should be done by an International Society of Arboriculture Certified Arborist after consultation as to the final disposition of the trees on-site.

Oregon State Landscape Architect Board, License Number 528
Oregon Landscape Contractors License, License Number 11416
International Society of Arboriculture, License Number PN-6204-A

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CERTIFIED ARBORIST: THOMAS MADARA

Client: KDA Homes
Mark Knox
604 Fair Oaks Court,
Ashland, Or 97520

June 10, 2021

Site: 1068 E. Main St.
Ashland, Oregon 97520

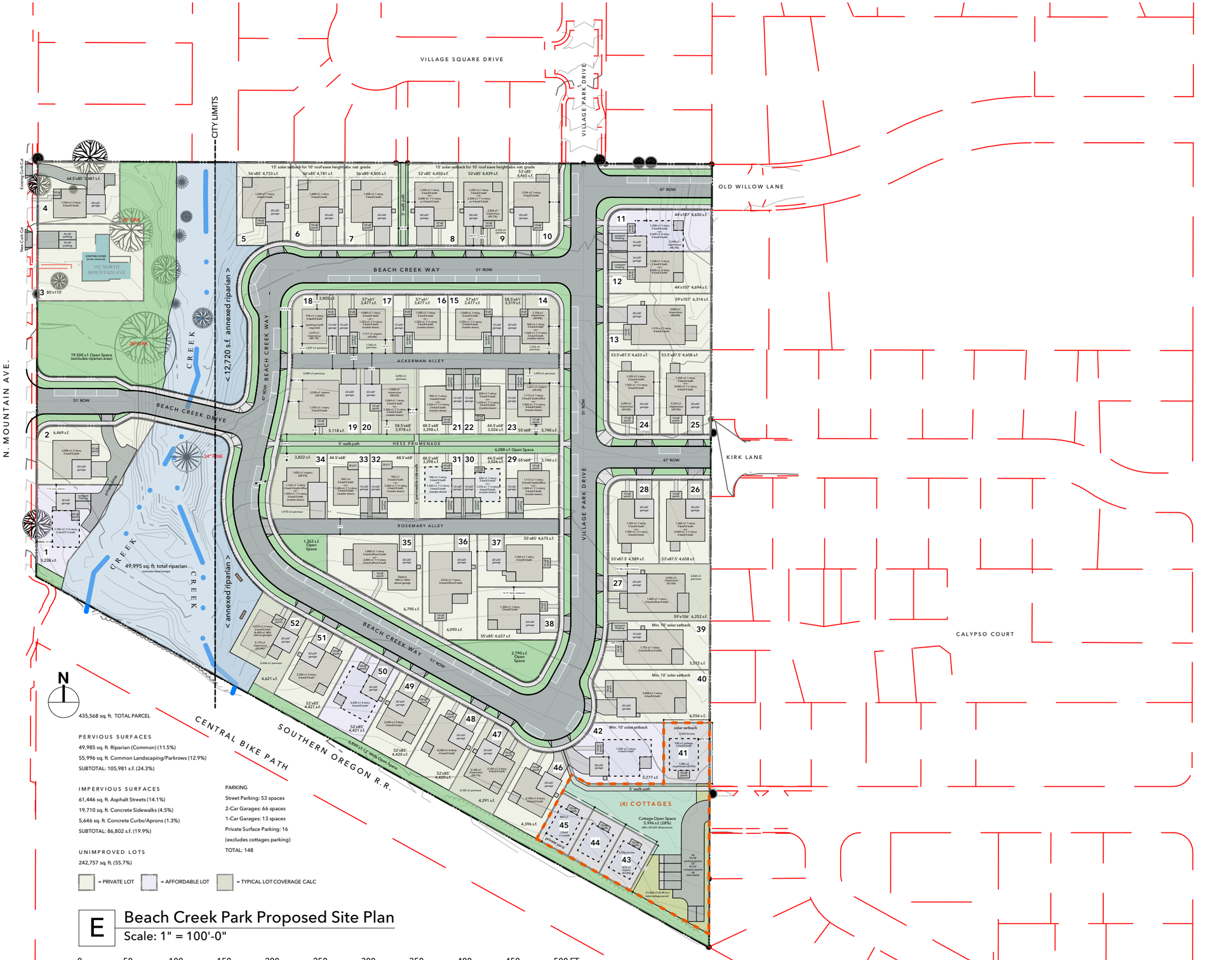
Water Resource Protection Zone (WRPZ) Management Plan:

1. There shall be no alterations to the WRPZ as delineated and shown on the attached plan.
2. There shall be no alteration of the size, shape, or design of an approved WRPZ without prior approval by the City of Ashland.
3. There shall be no amendment or change to this Management Plan without prior approval of the City of Ashland.
4. Monitoring of the WRPZ shall be done on a Bi-annual basis by an approved entity to assess condition as it relates to site and the maintenance performance and report to the Staff Advisor.
5. After initial planting the WRPZ shall have continued removal of noxious or invasive vegetation and debris throughout the period of the Management Plan.
6. The term of irrigation is to be no more than the five year establishment period and may be no less than three years. The period being based on newly planted material being able to sustain without continued supplemental watering as determined by approved entity.
7. Continued maintenance is scheduled as follows.
    a. During the first growing season monthly visits.
    b. During the Second through Fifth growing season Bi-monthly visits.
    c. During subsequent years two visits per growing season.
8. Each scheduled visit to consist of the following elements.
    a. Review Irrigation scheduling and adjust to meet seasonal requirements during the term of use.
    b. Evaluate condition of plant materials that were a part of the original planting. Determine and implement a plan to improve condition those showing signs of stress. During a period of the first five years replace those that have succumbed with like material within 90 days.
    c. Evaluate the nature of invasive species and remove when taller than 18”
    d. Remove incidental debris and trash.
9. Provisions for the perpetual protection and maintenance of the Water Resource and WRPZ include but are not limited to the following
    a. Recordation of a conservation easement or Conditions, Covenants, and Restrictions (CC&Rs) which prescribe the conditions and restrictions set forth in the approved planning application, development permit, building permit, or proposed public facilities plans, and any imposed by state or federal permits.

b. Transfer of the ownership and maintenance responsibilities for the area to a willing public agency, non-profit association, or private conservation organization with a recorded conservation easement prescribing the conditions and restrictions set forth in the approved planning application, development permit, building permit, or proposed public facilities plans, and any imposed by state or federal permits.

c. Other mechanisms addressing long-term protection, maintenance, and mitigation consistent with the purposes and requirements of this ordinance as deemed appropriate and acceptable by the approval authority.

Oregon State Landscape Architect Board, License Number 528
Oregon Landscape Contractors License, License Number 11416
International Society of Arboriculture, License Number PN-6204-A



435,568 sq. ft. TOTAL PARCEL

PERVIOUS SURFACES
49,985 sq. ft. Riparian (Common) (11.5%)
55,996 sq. ft. Common Landscaping/Parkrows (12.9%)
SUBTOTAL: 105,981 s.f. (24.3%)

IMPERVIOUS SURFACES
61,446 sq. ft. Asphalt Streets (14.1%)
19,710 sq. ft. Concrete Sidewalks (4.5%)
5,646 sq. ft. Concrete Curbs/Aprons (1.3%)
SUBTOTAL: 86,802 s.f. (19.9%)

UNIMPROVED LOTS
242,757 sq. ft. (55.7%)

PARKING
Street Parking: 53 spaces
2-Car Garages: 66 spaces
1-Car Garages: 13 spaces
Private Surface Parking: 16
(excludes cottages parking)
TOTAL: 148

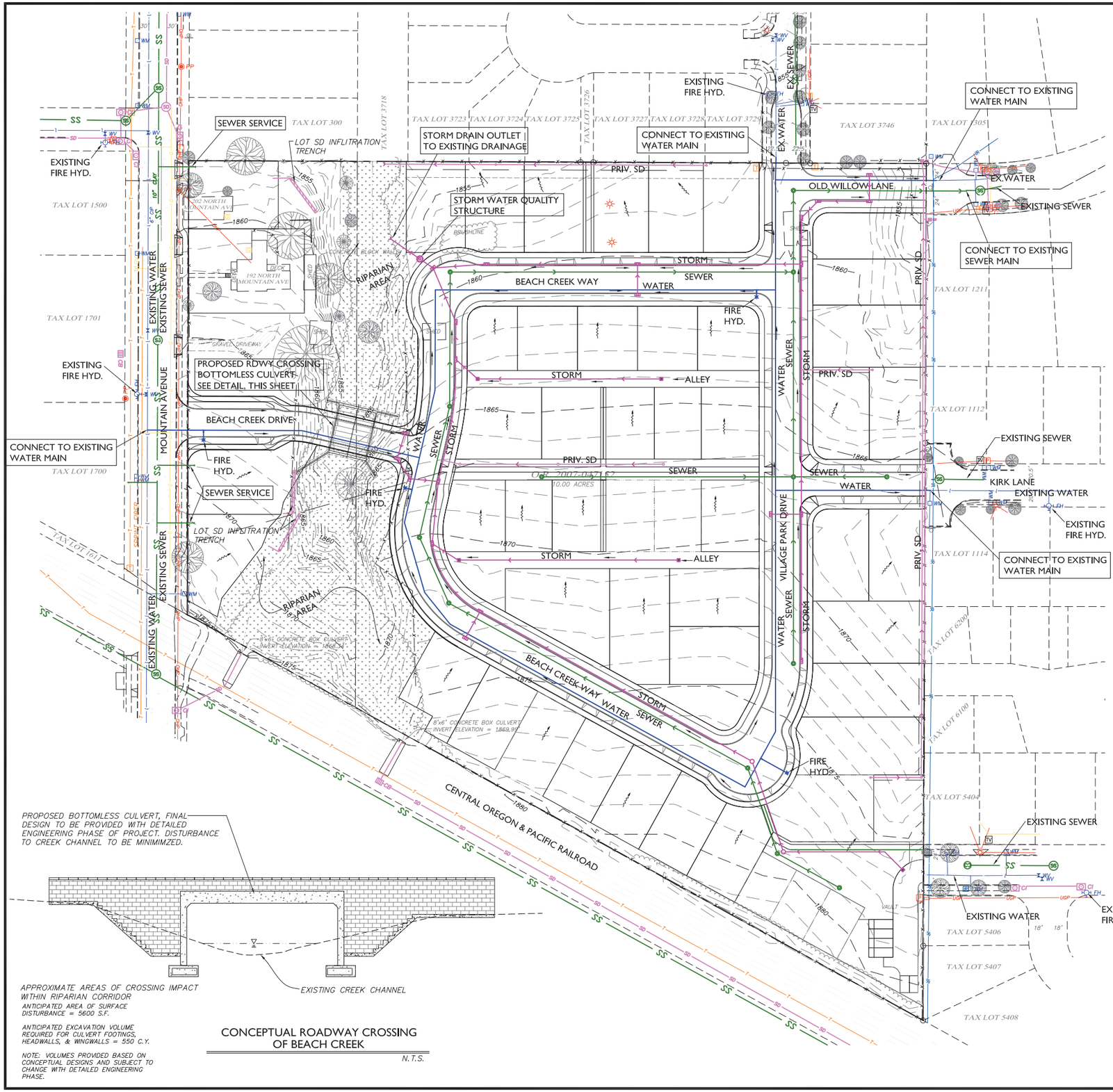
= PRIVATE LOT = AFFORDABLE LOT = TYPICAL LOT COVERAGE CALC

E Beach Creek Park Proposed Site Plan

Scale: 1" = 100'-0"

0 50 100 150 200 250 300 350 400 450 500 FT

Outline Plan Exhibit | June 18, 2021
11x17 printed sheet
(Note: scale valid when printed at this size)



LEGEND

- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT (TRANSFORMER AND/OR CABINET)
- EXISTING UNDERGROUND POWER
- EXISTING IRRIGATION MAIN
- EXISTING STORM DRAIN LINE
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER MAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- SURFACE DRAINAGE FLOW DIRECTION
- EXISTING CONTOUR

NOTE:
PROPOSED UTILITY LOCATIONS SHOWN ARE PRELIMINARY ONLY AND ARE INTENDED TO GIVE A GENERAL CONCEPT OF THE ANTICIPATED UTILITY LAYOUT. FINAL UTILITY LOCATIONS MAY DIFFER FROM THOSE SHOWN ON THESE PLANS AND ARE SUBJECT TO CHANGE WITH THE DETAILED ENGINEERING PHASE OF THE PROJECT.

PROPOSED BOTTOMLESS CULVERT, FINAL DESIGN TO BE PROVIDED WITH DETAILED ENGINEERING PHASE OF PROJECT. DISTURBANCE TO CREEK CHANNEL TO BE MINIMIMZED.

APPROXIMATE AREAS OF CROSSING IMPACT WITHIN RIPARIAN CORRIDOR

ANTICIPATED AREA OF SURFACE DISTURBANCE = 5600 S.F.

ANTICIPATED EXCAVATION VOLUME REQUIRED FOR CULVERT FOOTINGS, HEADWALLS, & WINGWALLS = 550 C.Y.

NOTE: VOLUMES PROVIDED BASED ON CONCEPTUAL DESIGNS AND SUBJECT TO CHANGE WITH DETAILED ENGINEERING PHASE.

CONCEPTUAL ROADWAY CROSSING OF BEACH CREEK

N.T.S.

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CALL 48 HOURS BEFORE YOU DIG

OREGON UTILITY NOTIFICATION CENTER 1-800-332-2344 STOP. CALL BEFORE YOU DIG!

CONSTRUCTION ENGINEERING CONSULTANTS, INC.
P.O. BOX 1724 - MEDFORD, OREGON 97501
PH. (541) 779-5268

DRAWN BY:	MWK
CHECKED BY:	MWK/AMB
APPROVED:	DATE: 04/21
APPROVED:	DATE: 04/21
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:
APPROVED:	DATE:

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 2006
ANTHONY M. BARKER
EXPIRES 12/31/21

NOT FOR CONSTRUCTION

VERIFY SCALES!!!
BAR IS ONE INCH ON ORIGINAL DWG. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

NO.	REVISION	DATE	BY

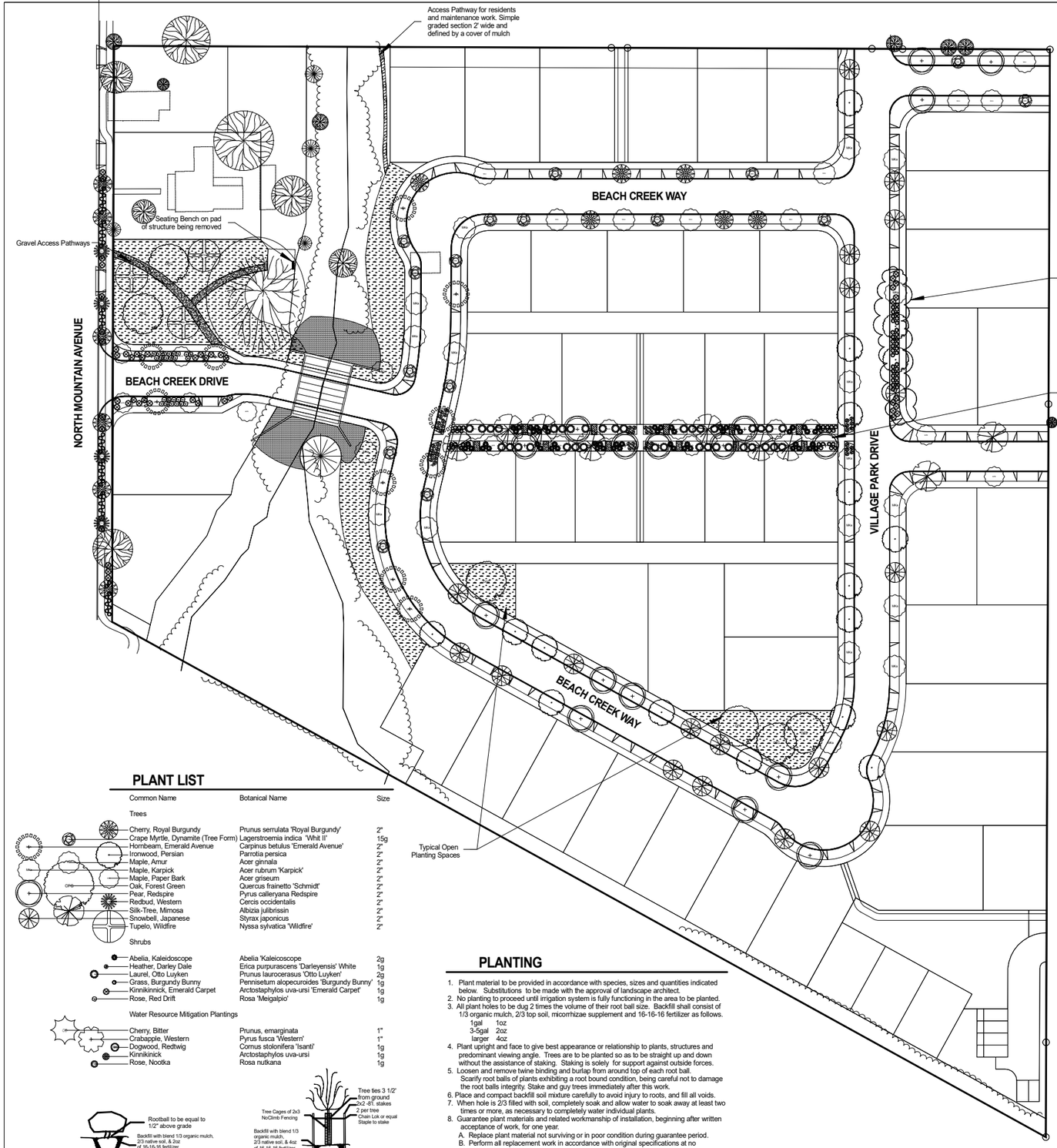
CONSTRUCTION ENGINEERING CONSULTANTS, INC.

BEACH CREEK SUBDIVISION
CONCEPTUAL DRAINAGE & UTILITY PLAN

PROJECT NO.

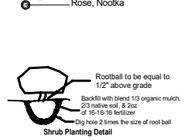
DRAWING NO.
1 OF 1

NAME: BEA-CONCEPT-UTILITY.dwg PROJ. NO: 20-08 PLOT DATE: 06/2/21

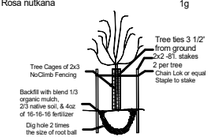


PLANT LIST

Common Name	Botanical Name	Size
Trees		
Cherry, Royal Burgundy	Prunus serrulata 'Royal Burgundy'	2"
Crape Myrtle, Dynamite (Tree Form)	Lagerstroemia indica 'Whit II'	15g
Hornbeam, Emerald Avenue	Carpinus betulus 'Emerald Avenue'	2"
Ironwood, Persian	Parrotia persica	2"
Maple, Amur	Acer ginnala	2"
Maple, Karpick	Acer rubrum 'Karpick'	2"
Maple, Paper Bark	Acer griseum	2"
Oak, Forest Green	Quercus frainetto 'Schmidt'	2"
Pear, Redspire	Pyrus calleryana Redspire	2"
Redbud, Western	Cercis occidentalis	2"
Silk-Tree, Mimosa	Albizia julibrissin	2"
Snowbell, Japanese	Styrax japonicus	2"
Tupelo, Wildfire	Nyssa sylvatica 'Wildfire'	2"
Shrubs		
Abelia, Kaleidoscope	Abelia 'Kaleicoscope	2g
Heather, Darley Dale	Erica purpurascens 'Darleyensis' White	1g
Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	2g
Grass, Burgundy Bunny	Pennisetum alopecuroides 'Burgundy Bunny'	1g
Kinnikinnick, Emerald Carpet	Arctostaphylos uva-ursi 'Emerald Carpet'	1g
Rose, Red Drift	Rosa 'Meigalpio'	1g
Water Resource Mitigation Plantings		
Cherry, Bitter	Prunus, emarginata	1"
Crabapple, Western	Pyrus fusca 'Western'	1"
Dogwood, Redtwig	Cornus stolonifera 'Isanti'	1g
Kinnikinick	Arctostaphylos uva-ursi	1g
Rose, Nootka	Rosa nutkana	1g



Shrub Planting Detail



Deciduous Tree Planting Detail

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micorrhizae supplement and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

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

GENERAL CONSTRUCTION NOTES

COORDINATION WITH CIVIL DRAWINGS, AND GENERAL SITE CONTRACTOR IMPERITIVE.

1. INTENT OF THIS PLAN SHEET
   To define the plantings within the park strips between sidewalks and back of curbs throughout the new development. This includes street trees and ground cover plantings. There is to be a variety of trees so as to not promote a mono-culture and low ground covers that allow for easy visual access while discouraging weeds. The trees are noted on a 25' spacing and the ground cover will be placed as appropriate to allow for their mature size. Open spaces as defined by hatching are a combination of wildland grasses, fire and deer resistant native plants of appropriate size and scale, and trees. These areas are to be available visually and in some instances physically and are to add to the aesthetic while balancing the constructed portions of the site. The main walking corridor is to create a pleasant space for residents to engage as well as bring a sense of community to the adjacent properties.
2. General preparation of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock and/or debris in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Organic mulch to be placed in all shrub beds to a depth of 3" where Fire Appropriate Rock mulch will be used in those areas within close proximity of structures and as required.
5. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care.
6. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.

SEE CIVIL ENGINEERS DRAWINGS FOR GRADES

GRADING

1. All planting beds to be excavated to a minimum depth of 18" as determined by surrounding concrete and hardscapes. If excavation encounters native soil suitable for positive plant growth at a depth of 12' of excavation, further excavation may be curtailed, after consultation with the Landscape Architect.
   At that point there will be a credit returned for the unused portion of topsoil planned to be placed. Unacceptable native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 18" below surrounding hardscapes.
2. Fill all planter spaces and open spaces with topsoil, including retained native soil, that is determined to be satisfactory for superior plant growth through certified testing. Fill with sufficient excess to allow for 25% compaction. Fill planters so as to achieve a final grade within 3" of the top of the nearest hard surface or Concrete after compaction.
3. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
4. Sub-grading and final grade to consist of a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
5. SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AND CONDITIONS THROUGHOUT THE SITE
6. All sub-grades to be adequately firm without being overly compacted.
7. Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft. and then rip to blend with top soil to a depth of 8"
8. Finish grade in shrub areas to be a smooth even grade mounded 2" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
9. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

OPEN SPACE HYDRO-SEEDING

Moderate to Dryer Plantings as Hydro-seed MixFOR SLOPED SIDES ONLY — 20 pounds per acre

Blue Wildrye	Elymus glaucus	20%
Idaho Fescue	Festuca idahoensis	20%
California Brome	Bromus carinatus	20%
California Oatgrass	Danthonia californica	20%
Prairie Junegrass	Koeleria macrantha	20%

Additional Seed Added for Erosion Control in Hydro-seeding

Sterile Wheatgrass	Sterile Triticale	20 pounds per acre

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 30 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source..
2. All materials are to be new and in original condition.
3. No zone shall exceed 30gpm. Pipe sized to have less than 5ft / sec flows.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
6. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed terminating in a Drip Riser.
7. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 150 mesh filter and 30psi pressure regulator
8. Hunter series heads in open grass areas with nozzles of the appropriate radius for the area being watered. Heads are to be located 2-3" from any concrete, hard surface or transitional area between grass and shrubs. ALL SPRINKLERS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING IN TO THE MIDDLE.
   ******NO EXCEPTIONS******
9. All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
10. Control wires are to be a minimum of 14ga and spliced with water proof connections only. Place all wiring below piping in trenches.
11. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
12. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
13. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
14. Provide owner with preliminary watering schedule for the established landscape.
15. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
16. Walk owner through the entire system describing the operating instructions.

BFP - Wilkins 350XL 1" Double Check Valve

FIRE PREVENTION & CONTROL PLAN NOTES

1. The Whole Parcel noted on this sheet is considered covered as General Fuel Modification Area and is intended to follow Ashland LDC Subsection 18.3.10.100.B
2. All standing dead and dying vegetation shall be removed from the property and disposed of appropriately at the time of initial 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 devoid 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 construction.

WATER RESOURCE PROTECTION ZONE PLANNING

Plantings within the Water Resource Protection Zone shall follow the Prescriptive Option of Mitigation as defined in the City of Ashland Code 18.3.11.110 for Ephemeral Streams. The area being addressed is the space affected by the installation of a Bottomless Culvert on Beach Creek Drive and the appropriate adjacent space, noted by defined hatching.

The elements specific to this project include the removal and management of non-native plant materials, the protection of any existing trees to remain as defined in the Tree Protection plan, control of disturbed soil(Erosion Control), prior to and until completion of, construction, placement of temporary irrigation to aid in establishing new plantings, and timely replanting with native materials, some trees, shrubs and a cover crop of Native Grasses. Included in this process is a Management plan, noted elsewhere, that will clearly define expectations and methods to promote the healthy growth of the area affected while curtailing the intrusion of non-native materials.

Plantings are as noted on the included plant list under Water Resource Protection. Trees are to be spaced at 20' intervals, shrub plantings are to be at densities that allow for 50% total coverage in 5 years of growth and the remaining areas are to be hydro-seeded with the prescribed open space seed mix.

Irrigation is to follow the included details noted as Open Grass Area irrigation and is intended to be temporary to aid in establishment of plantings within the Water Resource Protection Zone. This irrigation is not for long term use and will be discontinued once the establishment period is complete.

-Hatch Deliniating Water Resource Protection Zone

SCALE: 1" = 40'

LANDSCAPE PLAN

0 20 40 80 120 160 200 240

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

STAMP:

REGISTERED LANDSCAPE ARCHITECT — Thomas W. Madara — OREGON — 05/05/03

CONCEPTUAL NOT FOR CONSTRUCTION

OWNER:

KDA HOMES
plan. develop. build

PROJECT ADDRESS
NORTH MOUNTAIN AVE
ASHLAND, OREGON

REVISIONS

MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 6/10/2021

PROJECT:

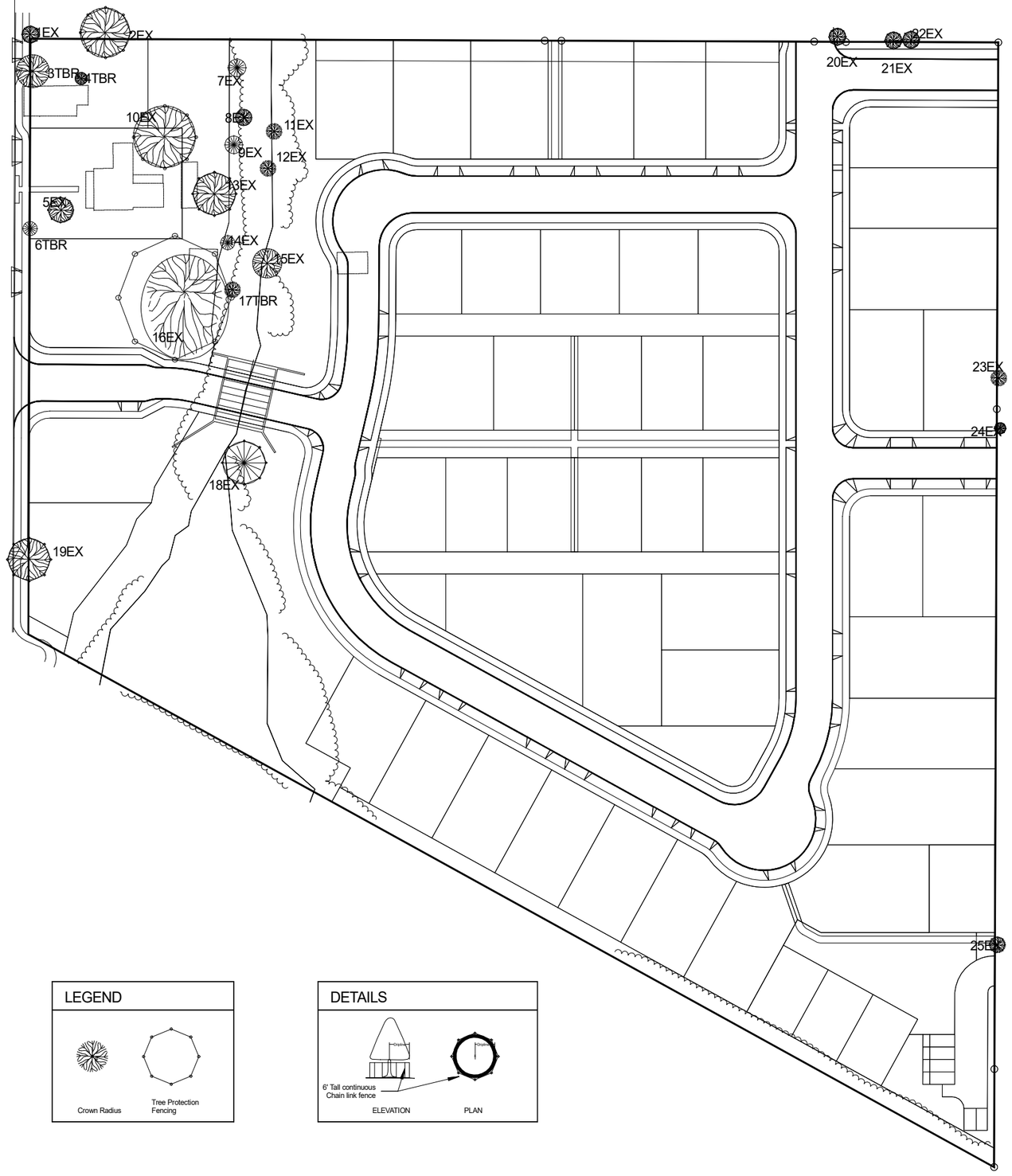
BEACH CREEK SUBDIVISION

SHEET TITLE:

LANDSCAPE PLAN, STREET TREE & PARKING STRIPS

SHEET NO.:

L-101



Report Prepared by
Thomas Madara
International Society of Arboriculture
Certified Arborist License Number PN-6204-A

TREE INVENTORY

Tree #	Tree Type	DBH	Observed Condition	Final Status
1	Almond	10	In need of pruning	Fair to Remain
2	Walnut	28	In need of pruning	Good to Remain
3	White Oak	16	Poor	To Be Removed
4	White Oak	8	Serious Damage	To Be Removed
5	Sweet Gum	15	In need of pruning	Good to Remain
6	Western Red Cedar	10	Future Power Line Interference	To Be Removed
7	Western Red Cedar	16	Very Healthy	Good to Remain
8	Oregon Ash	12	Fair Major Trunk Cleavage	To Remain
9	Western Red Cedar	15	In need of pruning	Good to Remain
10	Black Oak	36	In need of pruning	Good to Remain
11	Walnut	18	In need of pruning	Fair to Remain
12	Big Leaf Maple	10	In need of pruning	Fair to Remain
13	Black Oak	30	In need of pruning	Good to Remain
14	Western Red Cedar	8	Good	Good to Remain
15	Maple	2 X 12	In need of pruning	To Remain
16	Black Oak	60	In need of pruning	Very Good to Remain
17	Oak	15	Poor	To Be Removed
18	Ponderosa	30	Good	To Remain
19	Ash	30	In need of pruning	To Remain
20	Cherry	8	In need of pruning	Fair to Remain
21	Sweet Gum	6	Good	Good to Remain
22	Oak	10	In need of pruning	Good to Remain
23	Oak	12	In need of pruning	Good to Remain
24	Oak	12	In need of pruning	Good to Remain
25	Willow	20	In need of pruning	Good to Remain

TREE PROTECTION NOTES

Trees noted with EX are existing and to remain with tree protection when applicable as a function of associated construction work.
Trees noted with TBR are to be removed.
Any grade changes are as noted on Civil Engineering Drawings

1.Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
2.Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel having associated construction work.
3.Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Arborist for the project.
4.The actual location or tree protection for this project is as noted on these plans.
5.The fencing shall be flush with the initial undisturbed grade.
6.Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction. The only exception to this are those trees that are on adjoining private properties where there is to be no assiciated construction work. In those instances the tree protection fencing is to terminate at that specific property line.
7.No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles, except under the direct supervision of a Staff Arborist.
8.The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9.No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
10.Any work necessary within the dripline is subject to prior approval and direction of the Staff Arborist.
11.Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12.Tree(s) to be removed that are within the dripline of any trees to remain shall be removed only by a certified arborist.
13.Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
14.Except as otherwise determined by the Staff Arborist, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

LEGEND

DETAILS

SCALE:
1" = 40'

TREE PROTECTION PLAN

0 20 40 80 120 160 200 240

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plan. develop. build

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REVISIONS

MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 6/10/2021

PROJECT:

BEACH CREEK SUBDIVISION

SHEET TITLE:

TREE PROTECTION PLAN

SHEET NO.:

L-102