



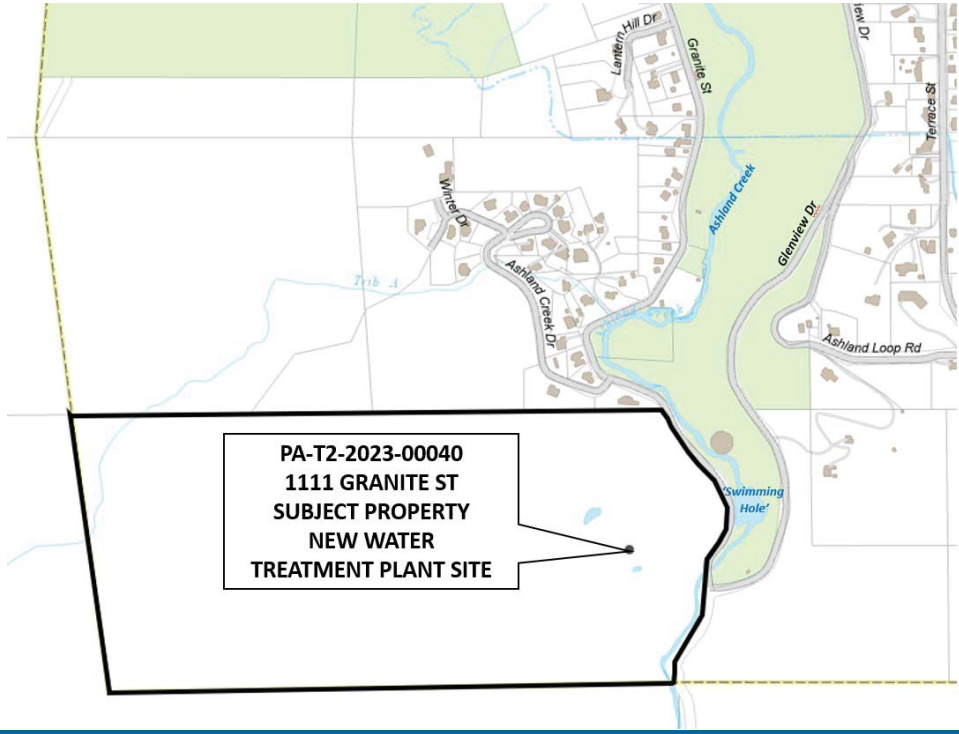
New Water Treatment Plant (WTP)

Planning Commission Hearing
April 25, 2023

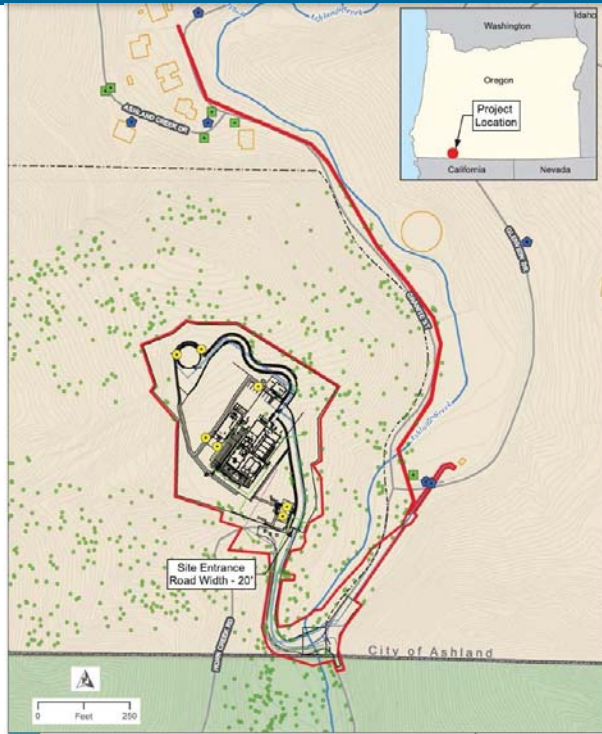
REQUEST

- Site Design Review**
 - ✓ **Exceptions to the Site Design Development & Design Standards** (Refuse/Recycling Enclosure, Plant sizes, Irrigation standards)
 - ✓ **Exceptions to the Street Design Standards** (Paving, Sidewalk & Parkrows/Street Trees)
- Conditional Use Permit**
- Physical & Environmental Constraints Review Permits** (Hillside, Severe Constraints, Floodplain & Wildfire Lands)
 - ✓ **Exceptions to the Development Standards for Hillside Lands**
- Limited Activities & Use Permits** (Culvert Replacement for Access & Utilities)
- Variance** (Exceed 35-foot maximum height for 850,000 gallon clearwell reservoir)
- Tree Removal Permit** (Remove 99 non-hazard trees)

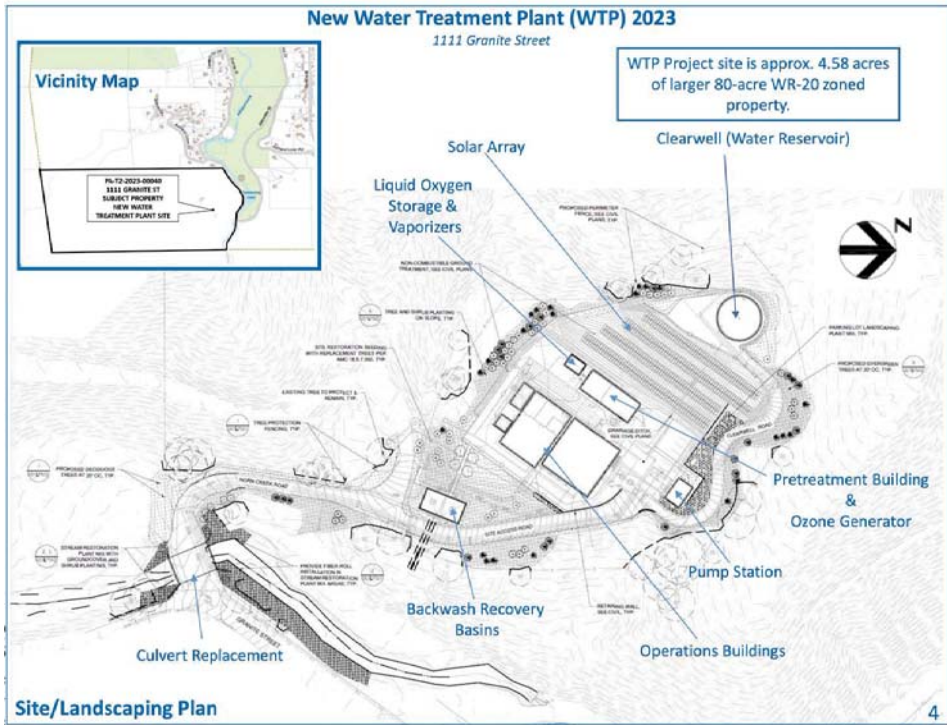
VICINITY MAP



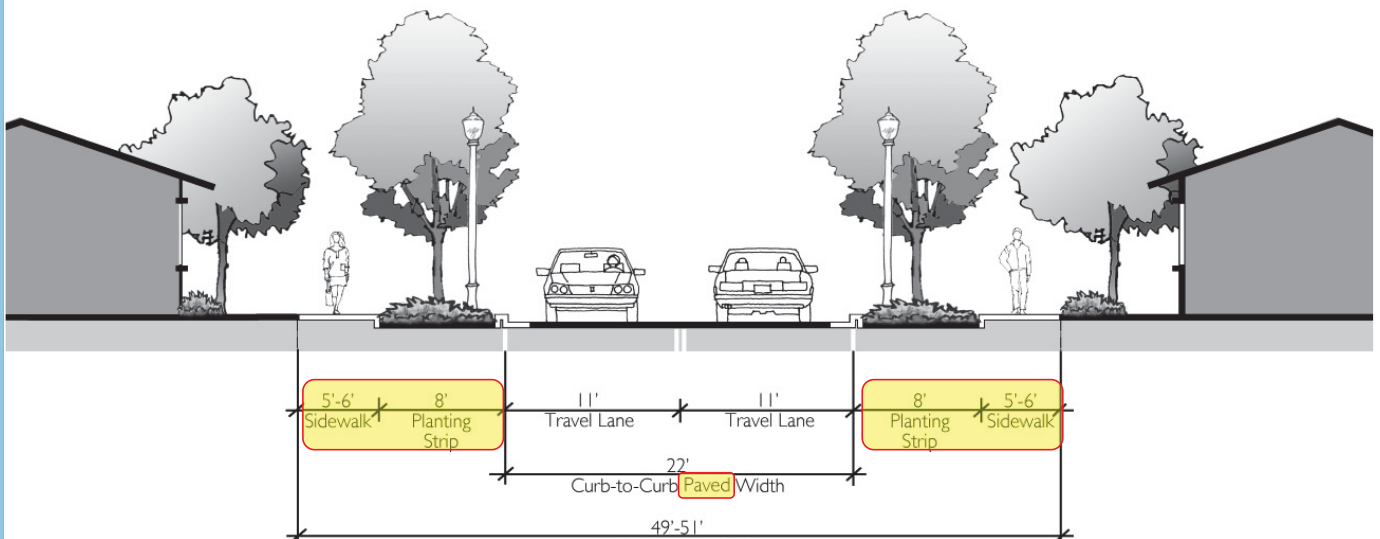
CONTEXT MAP



EXCEPTIONS TO THE SITE
DEVELOPMENT & DESIGN
STANDARDS



EXCEPTIONS TO THE STREET
DESIGN STANDARDS



AMC Figure 18.4.6.040.G.3.a Typical Cross-Section: Residential Neighborhood Collector w/no on-street parking.

18.4.6.040.I Hillside Streets & Natural Areas

Hillside Streets and Natural Areas. Streets constructed in hillside lands or natural resource areas (e.g., creeks, rock outcroppings, drainages, wetlands) should minimize negative impacts and use minimal cut and fill slopes. Generally, the range of street types provided in subsection [18.4.6.040.G](#) make it possible to construct or improve streets in accordance with the design standards. However, street design may be adjusted in hillside lands and natural resource areas using the exceptions to street standards process in subsection [18.4.6.020.B.1](#). In addition to the approval criteria for an exception to street standards, the following standards must be met:

1. Approval of Streets in Hillside Lands and Natural Areas. Approval of a street in hillside lands or natural areas shall conform to chapter [18.3.10](#), Physical and Environmental Constraints Overlay, and the following provisions:
 - a. Clear Travel Lane. New streets shall provide a 20-foot clear travel lane area in areas designated hillside lands.
 - b. On-Street Parking. Ample on-street or bay parking shall be provided at the foot of steep hills, especially those prone to snow or ice buildup.
 - c. Streets shall be located in a manner that preserves natural features to the greatest extent feasible.
 - d. Whenever possible, street alignments shall follow natural contours and features so that visual and physical access to the natural feature is possible.
 - e. Streets shall be situated between natural features, such as creeks, mature trees, drainages, common or public open spaces, and individual parcels in order to appropriately incorporate such significant neighborhood features.

GRANITE STREET
CORRIDOR



East Property Frontage on Granite Street at “Swimming Hole”

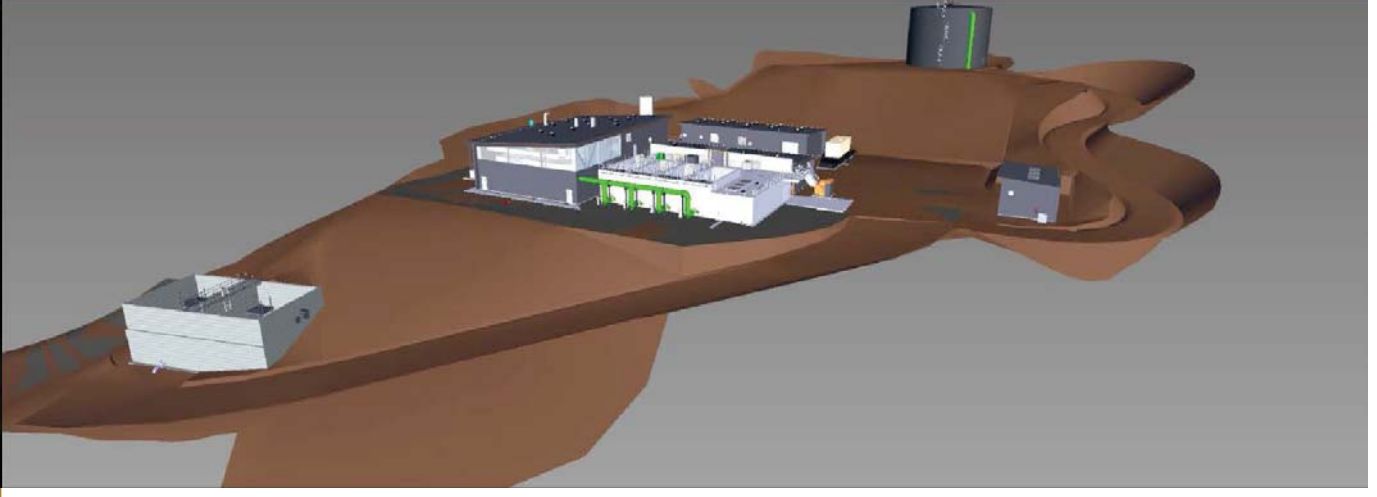
GRANITE STREET
CORRIDOR



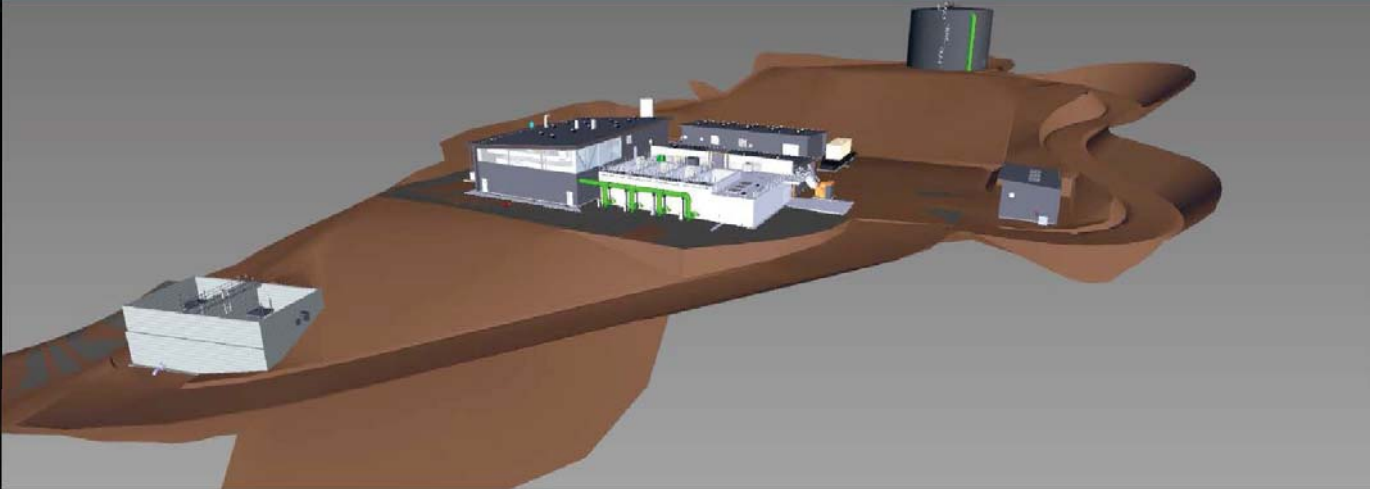
CONDITIONAL USE
PERMIT



P&E PERMITS



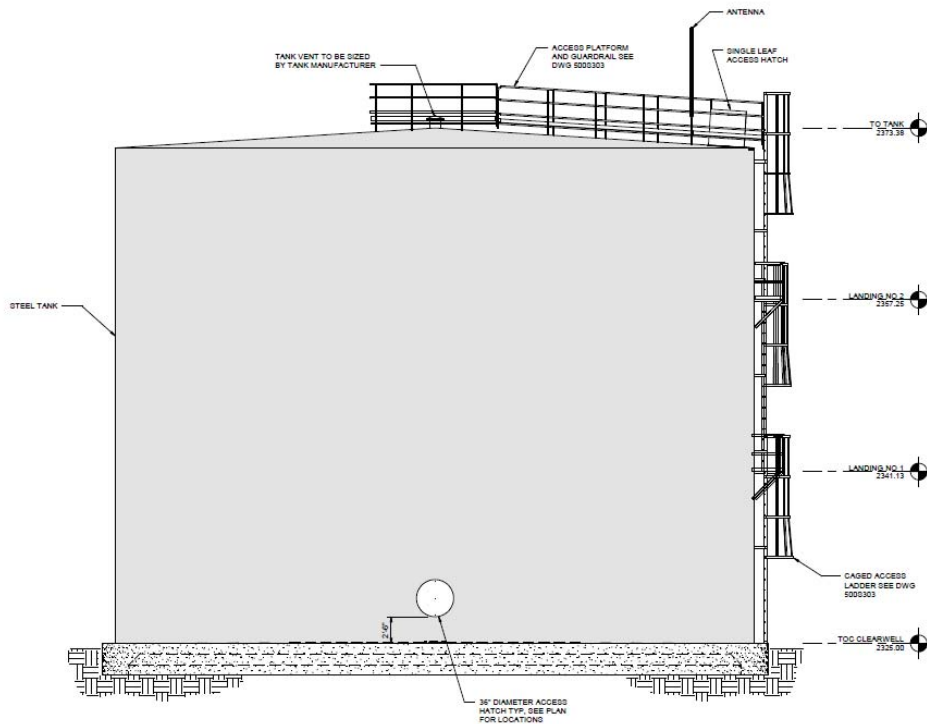
EXCEPTIONS TO THE DEVELOPMENT STANDARDS FOR HILLSIDE LANDS



LIMITED ACTIVITIES & USES PERMIT



VARIANCE BUILDING HEIGHT



Clearwell Water Reservoir: 850,000 gallons/48.38 feet tall

VARIANCE
BUILDING HEIGHT

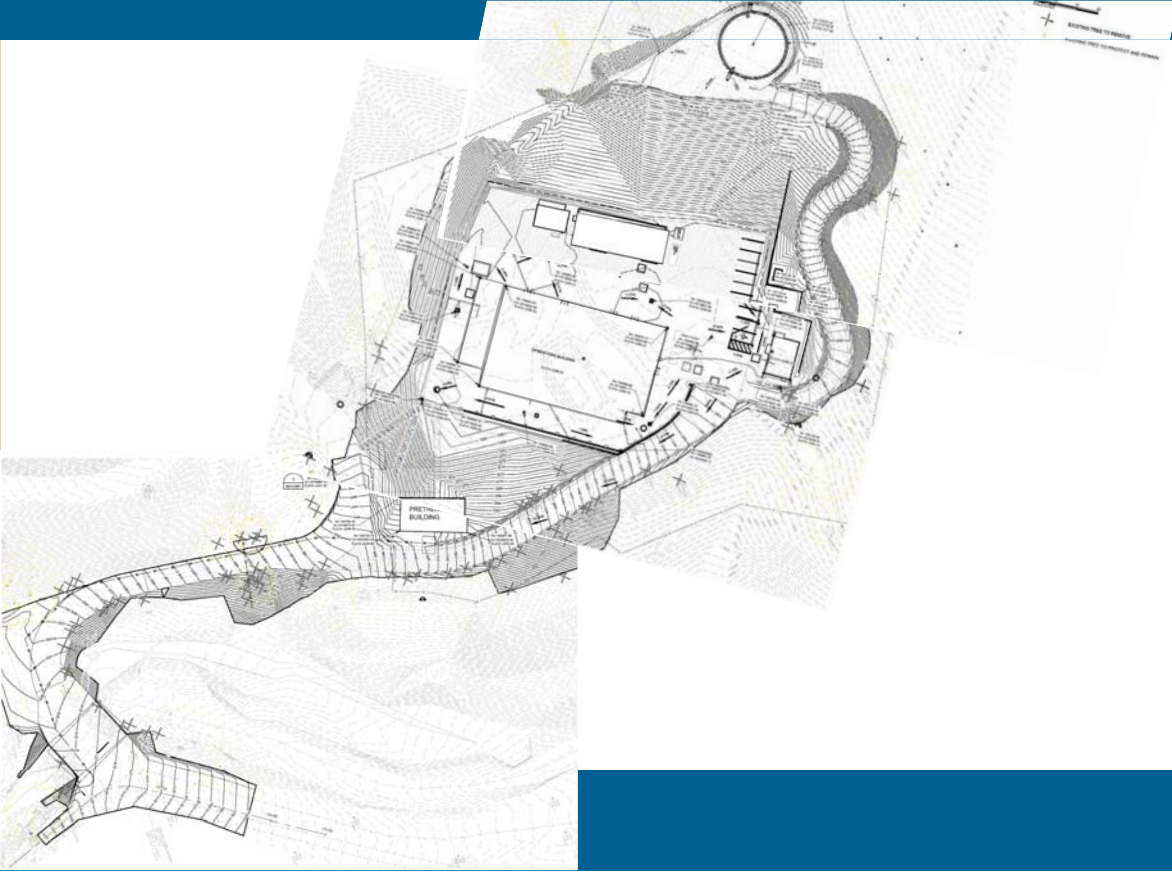


Clearwell Water Reservoir: 850,000 gallons/48.38 feet tall

TREE REMOVAL
PERMIT

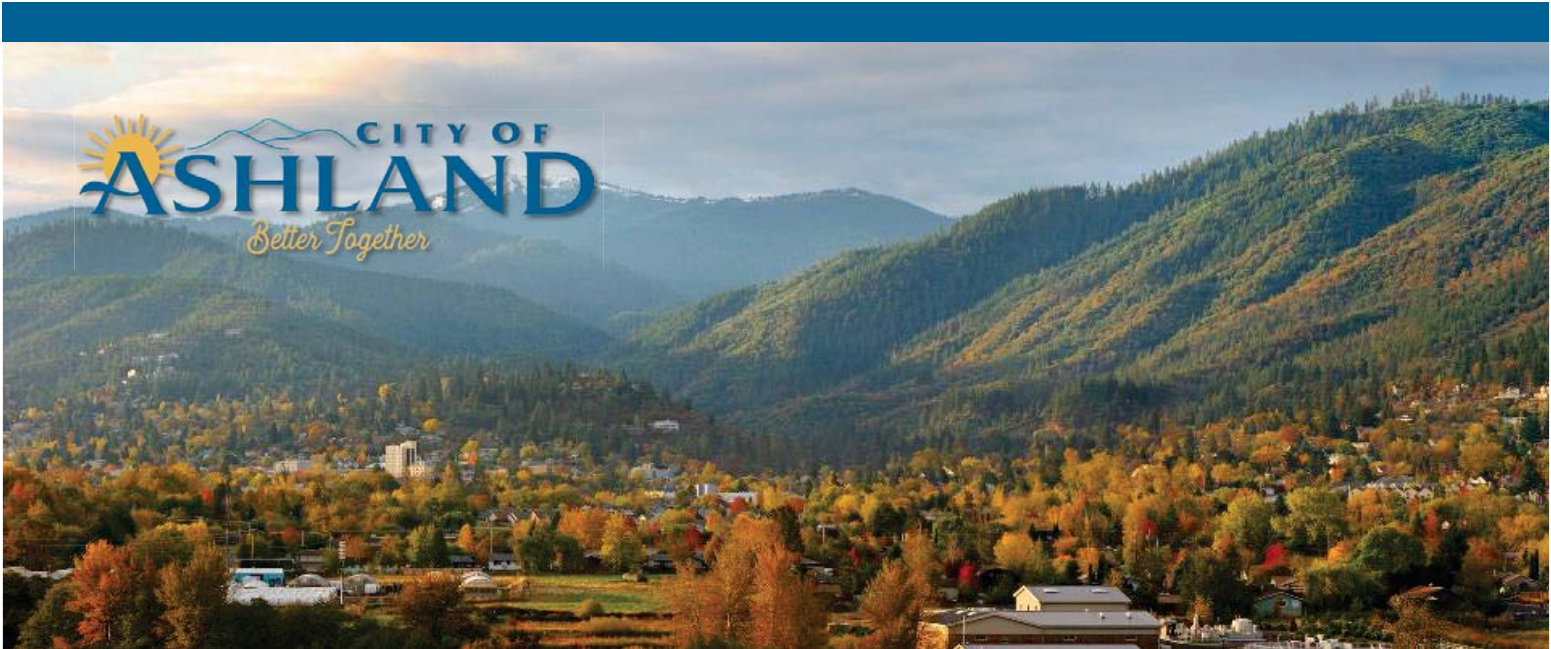


TREE REMOVAL PERMIT



STAFF RECOMMENDATION





New Water Treatment Plant (WTP)

Planning Commission Hearing
April 25, 2023

Michael Sullivan

From: David Runkel <davidrunkel@gmail.com>
Sent: Monday, April 24, 2023 6:58 PM
To: Planning Commission - Public Testimony
Subject: Public hearing -- water treatment plant

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Dear Commissioners, I'm unable to attend Tuesday meeting where I understood there was going to be discussion of the city's proposed new water treatment plant, and in any event my concerns probably are not something you can address. But, I've been frustrated with the lack of response to my concern. That is, this project has never been subject to an Environmental Impact Study, even though it probably is the biggest construction project undertaken by the city ever. I've appealed to the public works department and the CEAP office and gotten no where. I don't understand why when Ashland is so involved with other environmental issues. My request is that in your report to Council you raise this issue. Best regards, David Runkel, 893 Plum Ridge Drive, davidrunkel@gmail.com, 541-210-0031.

From: Mark Knox <knox@mind.net>
Sent: Tuesday, April 25, 2023 12:53 PM
To: Derek Severson <derek.severson@ashland.or.us>
Subject: PA-T2-2023-00040

Hey Derek,

I'm supportive of the new water treatment facility in the upper end of Granite Streets, but just wanted to make sure the trail to the east and south remain accessible and that Horn Road (I always call it 2060) remains accessible other than temporary closures for the construction. I'm sure it is, but it wasn't easy to sift through the 130 pages!!!

Overall, I know the facility is necessary and it looks like a well thought-out plan for that heavily disturbed site, but not sure the solar panel array for that location compared to other "full-exposure" areas of town.... That said, the applicants know what they are doing. Thanks – Mark Knox

