

Remarks of James P. Jarrard
Ashland Planning Commission
January 9, 2024

Hello. I believe that I've not had the opportunity to meet anyone on the dais. I have read the work and listened to the comments of many of you.

Some of the information I've read is on the matter of a local housing developer renegeing on their commitment to the City to provide building lots for affordable housing at no cost. This change in availability of affordable housing has been in local news publications as well.

I come before you to publicly apologize for a scrivener's error in a public document submitted to each of you. On the date of my apparently offending letter, October 30th, I was also preparing teaching materials for my upcoming seminars. The instructional materials weren't yet complete. Regrettably, with multiple tasks competing for my time and attention, I chose to put my attention on being prepared for my instructional obligations instead of on a double check of an advocacy letter to you.

I apologize for my clerical error and regret that some of you took an affront to this error in document preparation. I have learned from this error the importance of redoubling the checks to documents, ensuring the absence of word processing errors. I ask that my apologies to you for this error be entered into the public record.

I have submitted my written apology to the Chairwomen of this commission and the City Recorder. I ask that my apology for this scrivener's error be entered into the public record for this meeting of the commission along with supporting documents and a request that the error be corrected in official public documents from past meetings.

I give this apology to each of you freely and of my own will, without threat or coercion. I sincerely hope that you receive the apology in the spirit it is given.

Thank you

1072 Clear Creek Dr.
Ashland, Oregon 97520

December 13, 2023

Mr. Brandon Goldman, Director
Ashland Planning Commission Staff Liaison
51 Winburn Way
Ashland, Oregon 97520

Dear Director Goldman,

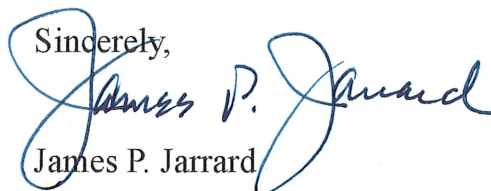
Please allow me to send you a sincere apology for a clerical error in my correspondence to you dated October 30, 2023. This correspondence concerned the renegeing of KDA Homes, Incorporated on their corporate obligation to provide housing lots in the Beach Creek subdivision to Habitat for Humanity's affordable housing projects at no, or low cost.

In this correspondence I inadvertently indicated that Habitat for Humanity or any other affordable housing project manager would have to pay you \$70,000.00 rather than pay KDA Homes, Incorporated \$70,000.00 to build affordable housing in Beach Creek. This clerical error was due to an unpracticed use of 'cut-and-paste' in a word processing program. It is my understanding that most modern land-use/purchase contracts have provisions for correcting clerical errata of this type. I believe the Acting City Attorney, Mr. McGearry, most inexpertly indicated that an error of this type did actually occur.

To clarify, the property developer, KDA Homes, Inc., chose to unilaterally change the conditions of the City's approval to build in the City of Ashland and subsequently charge Habitat for Humanity or any subsequent affordable home project developer \$70,000.00 infrastructure costs. You, in your position as liaison to the Planning Commission, would not be the recipient of that payment, nor have you, nor would you solicit such a payment. It is my understanding that the Planning Commission did allow KDA Homes, Inc. to unilaterally change the provisions of their agreement with the City on the Beach Creek subdivision in regard to providing affordable housing lots at low, or no, cost.

It is my intent to come before the Ashland City Planning Commission to personally express my contrition in this matter.

Sincerely,



James P. Jarrard

October 30, 2023

City of Ashland
ATTN: Brandon Goldman, Staff Liaison
City Planning Commission
51 Winburn Way
Ashland, Oregon 97520

RE: PA-T2-2023-00043, October 25, 2023

I am writing to express concern about proposed changes to the Beach Creek subdivision plan before the builder fulfills its original affordable housing obligations. The proposed changes are distributed to nearby city residents as Planning Action: PA-T2-2023-00043 dated October 25, 2023.

As I understand, the initial agreement required the builder to provide 8 lots to nonprofit organizations for affordable housing, with no infrastructure costs. However, the builder later asked the nonprofits to pay Brandon Goldman \$70,000 per lot for infrastructure. This caused the initial partner, Habitat for Humanity, to withdraw. Subsequently, the builder agreed to fulfill its obligations for 25% of its obligations (2 of 8 lots)

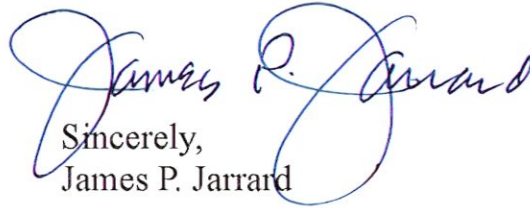
While the builder has since provided 2 affordable lots, they still need to find nonprofit partners for the remaining 6 before any modifications should be approved. The builder made a commitment to this community to provide 8 affordable lots, and it is imperative that the full obligation is met. While I understand the builder's desire for flexibility, it is imperative that the city holds firm on the initial affordable housing obligations. Ashland is facing a severe shortage of affordable workforce housing. This obligation may also be codified in Ashland Municipal Code (AMC).

I urge the Commission to reject any proposed subdivision changes until the builder secures partners for the remaining 6 affordable lots. The City of Ashland has a severe shortage of affordable workforce housing. Reducing guaranteed affordable units from 8 to 2 would represent a major setback in addressing this critical need. In the absence of effective leadership in Ashland, responsibility of upholding community standards falls to the Planning Commission on this issue. The wealth and community heft of the builder (KDA Homes, Incorporated) should hold no sway with the Planning Commission.

Please stand firm and require the builder to fulfill the original affordable housing commitment of 8 lots before approving any modifications. Doing so will

demonstrate Ashland's dedication to equitable development and serving the housing needs of all its residents.

Thank you for your strong leadership on this issue. I am confident the Commission will make the fair decision and hold the builder accountable to their promises.


Sincerely,
James P. Jarrard

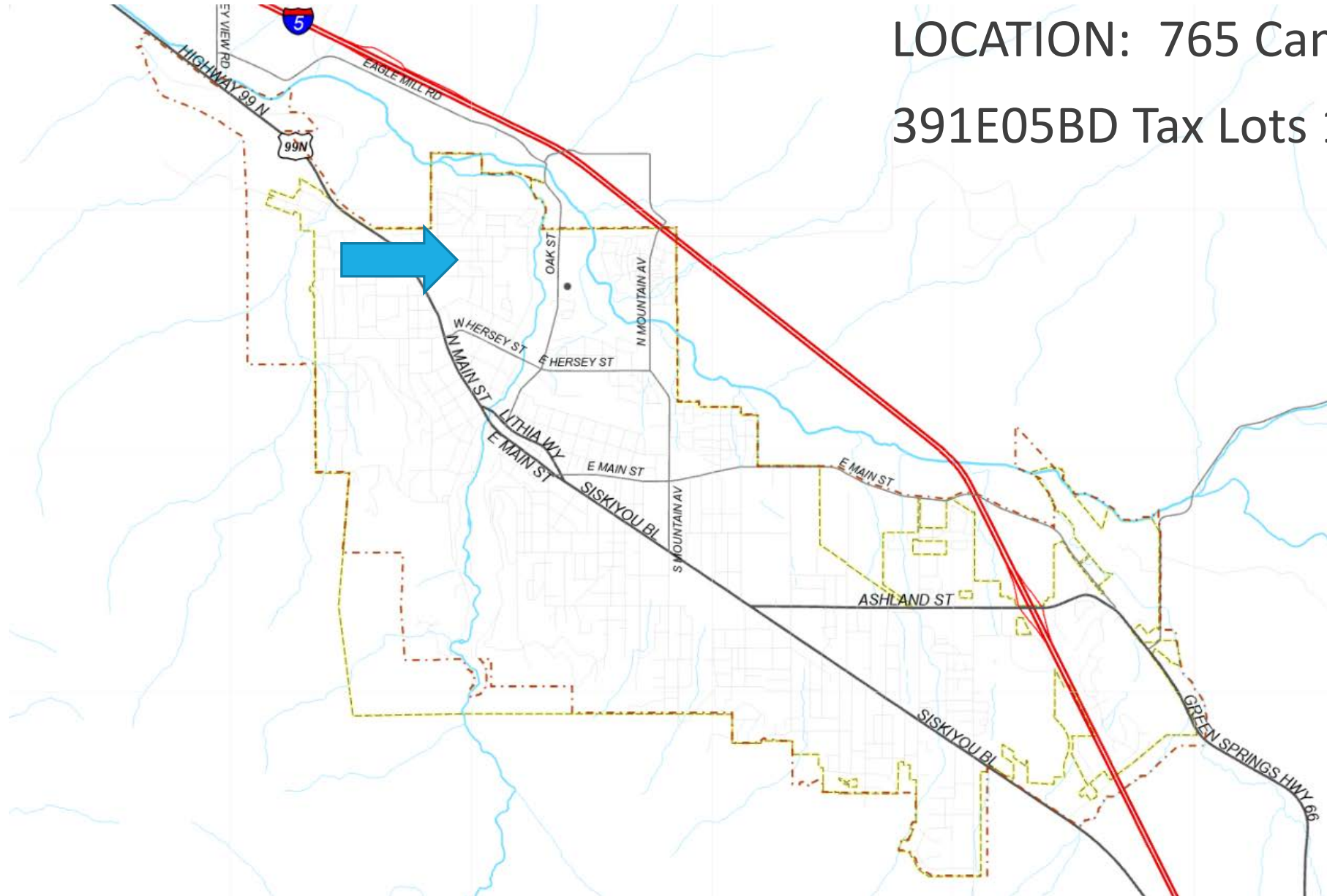
Ashland Resident
1072 Clear Creek Drive
Ashland, Oregon 97520



PA- T2-2023-0045
765 Cambridge - Cottages

PLANNING
COMMISSION
JAN 9, 2023

LOCATION: 765 Cambridge St.
391E05BD Tax Lots 1100



Application Request

The request is for approval of an Outline and Final Plan Approval of five lot subdivision and cottage housing development (four residential development lots and a common area lot)

An exception to street standards to not install park row and sidewalk

Staff feels that an exception to the park row requirement is reasonable, however sidewalk is an essential part of the transportation network and should be installed.

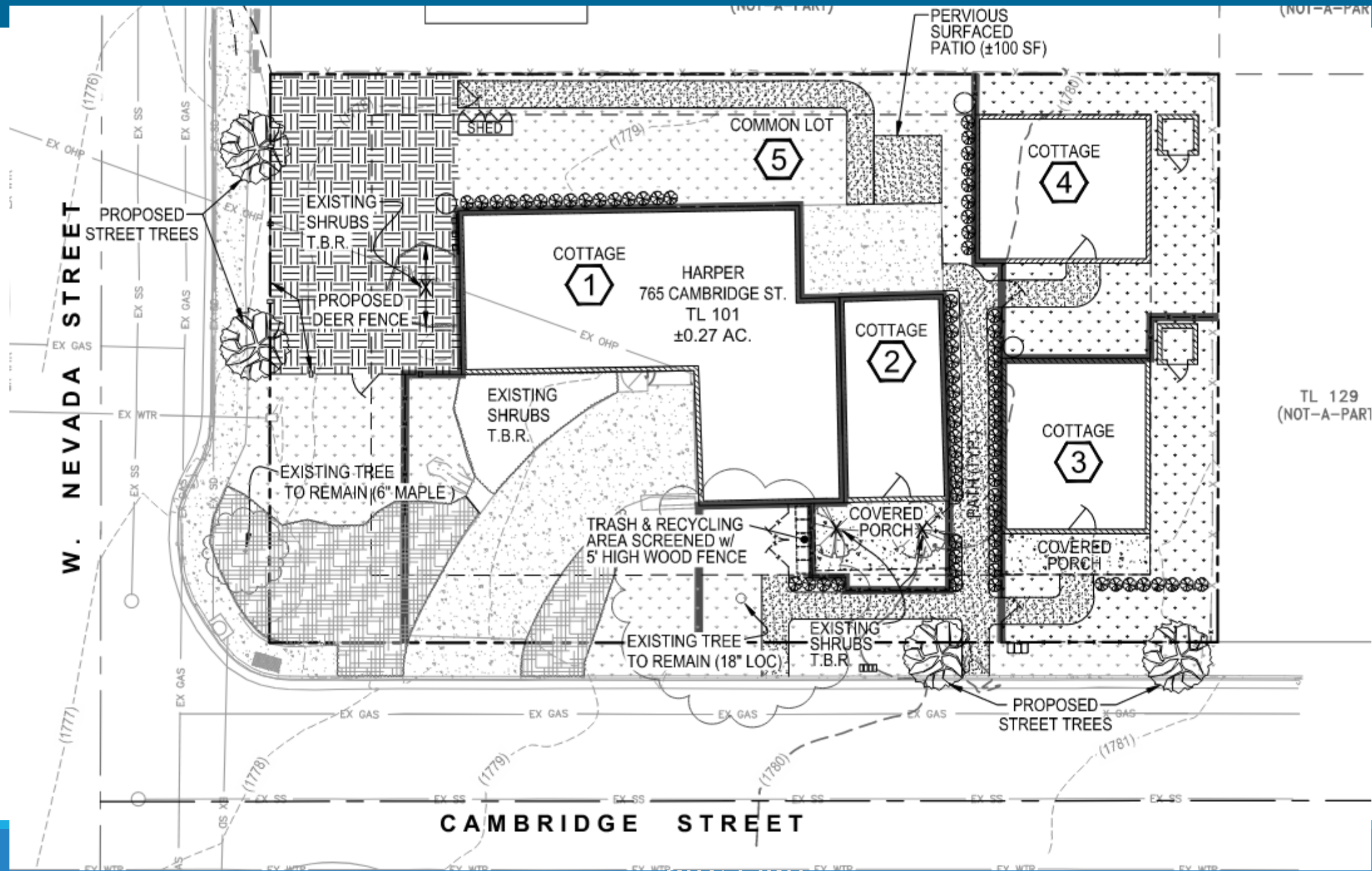
Prepared Findings

The applicant in this case provided detailed findings formatted very similarly to City finding documents in an effort to ease the application. These are located between pages 79 – 87 in your meeting packet. Because the applicant had hoped for approval of the street exception these findings include language speaking to their approval.

The Findings that have been prepared for your consideration (pages 57-73) include the staff recommendation to deny the exception in part, allowing for the relief from the parkrow standards (based on existing ROW width and curb location, but require the installation of a five-foot curb tight sidewalk.







W. NEVADA STREET

CAMBRIDGE STREET

HARPER
765 CAMBRIDGE ST.
TL 101
±0.27 AC.

COTTAGE 1

COTTAGE 2

COTTAGE 3

COTTAGE 4

COMMON LOT 5

SHED

PVIOUS SURFACED PATIO (±100 SF)

PROPOSED STREET TREES

EXISTING SHRUBS T.B.R.

PROPOSED DEER FENCE

EXISTING SHRUBS T.B.R.

EXISTING TREE TO REMAIN (6" MAPLE)

TRASH & RECYCLING AREA SCREENED w/ 5' HIGH WOOD FENCE

COVERED PORCH

COVERED PORCH

EXISTING TREE TO REMAIN (18" LOC)

EXISTING SHRUBS T.B.R.

PROPOSED STREET TREES

TL 129 (NOT-A-PART)

SITE PLAN FOR CAMBRIDGE ST. COTTAGE HOUSING

PROPOSED COTTAGES

PROPOSED LOT SIZE	DWELLINGS	OPEN SPACE ²
1 = 3,447 SF	1,497 SF > ATTACHED ¹	1,734 SF (PRIVATE)
2 = 729 SF	472 SF - DETACHED	257 SF (PRIVATE)
3 = 1,408 SF	572 SF - DETACHED	836 SF (PRIVATE)
4 = 1,400 SF	572 SF - DETACHED	672 SF (PRIVATE)
5 = 4,859 SF	N/A - REMAINDER	3,227 SF (COMMON)
TOTAL = 11,843 SF	3,113 SF	

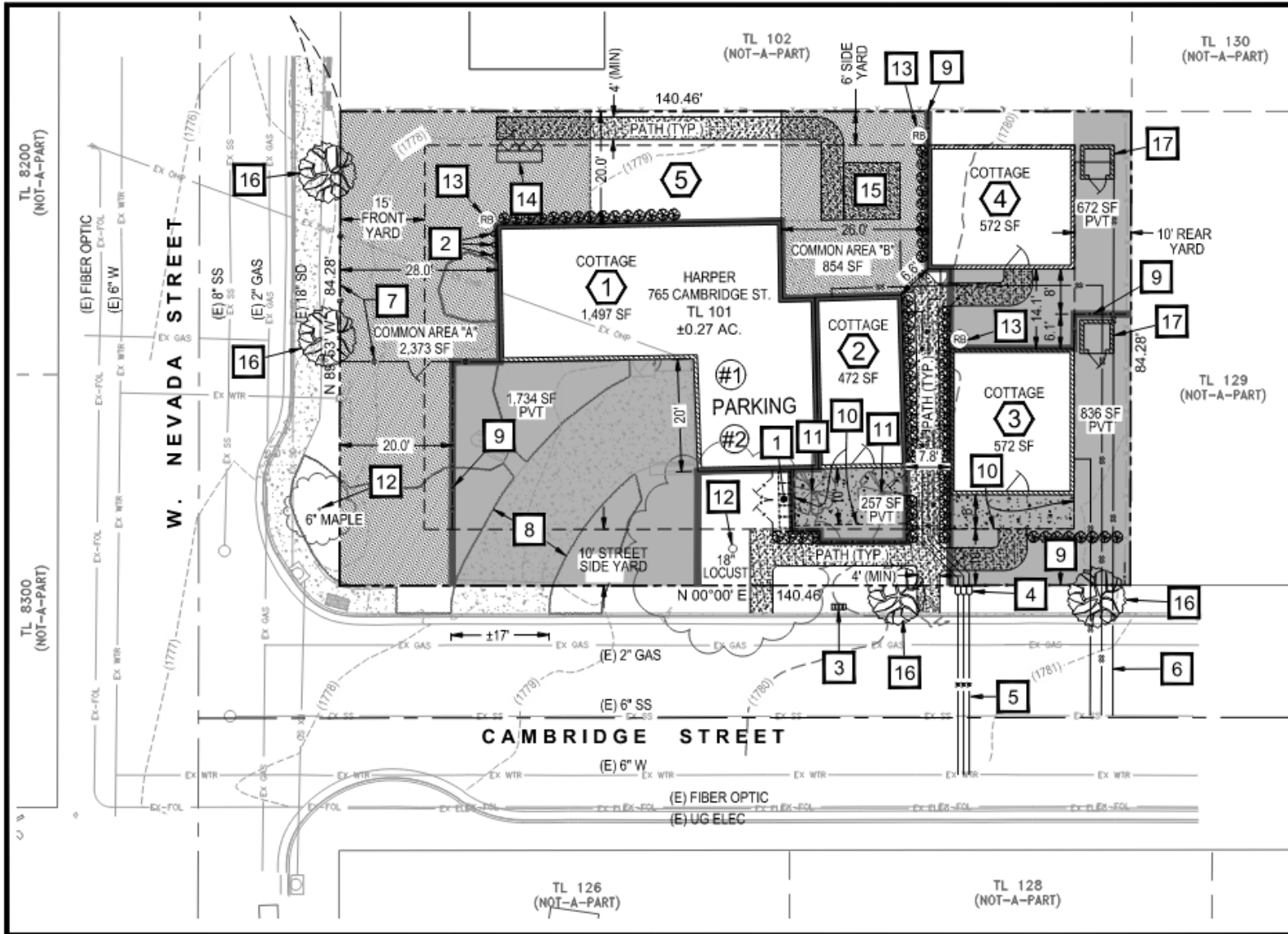
- EXISTING SINGLE FAMILY RESIDENCE TO BE STRUCTURALLY MODIFIED TO CREATE TWO ATTACHED DWELLINGS
- PRIVATE AND COMMON OPEN SPACE AREAS CALCULATED IN ACCORDANCE WITH AMC CHAPTER 18.2.3.090.C.4&5

SITE STATISTICS

COMMON OPEN SPACE	PROPOSED ON-SITE PARKING
3,227 SF / 11,843 SF = 27.2%	2 EXISTING SPACES FOR COTTAGE #1
FLOOR-AREA RATIO (FAR)	TOTAL = 2 SPACES
3,113 SF / 11,843 SF = 26.3%	
LOT COVERAGE	
5,189 SF / 11,843 SF = 43.6%	

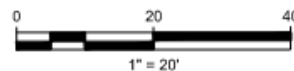
SITE PLAN NOTES

- | | |
|---|-------------------------------------|
| 1 TRASH & RECYCLING AREA SCREENED w/ 5' HIGH WOOD FENCE | 9 4' HIGH INTERIOR FENCING |
| 2 PROPOSED ELECTRIC METERS (3 TOTAL) | 10 PROPOSED COVERED PORCH |
| 3 (4) PROPOSED MAILBOXES | 11 EXISTING SHRUB TO BE REMOVED |
| 4 (3) PROPOSED WATER METERS | 12 EXISTING TREE TO REMAIN |
| 5 (3) PROPOSED WATER SERVICES | 13 PROPOSED RAIN BARREL |
| 6 (3) PROPOSED 4" SEWER LATERALS | 14 PROPOSED GARDEN SHED |
| 7 PROPOSED DEER FENCE | 15 PROPOSED PERVIOUS SURFACED PATIO |
| 8 EXISTING DRIVEWAY TO REMAIN | 16 PROPOSED STREET TREE (4 TOTAL) |
| | 17 6'x6' STORAGE SHED (2 TOTAL) |



PROPOSED SITE PLAN

SCALE: 1" = 20' (11x17)



HARPER COTTAGE HOUSING

765 CAMBRIDGE ST. ASHLAND, OR 97520
MAP 39-1E-05-AD, TAX LOT 101

DRAWN BY: JG
DESIGNED BY: AH
PROJECT: 21-0706
ISSUE DATE: 15 NOV 2025

SHEET NUMBER:
2 of 4

Table 18.2.3.090.C.1.a. Cottage Housing Development Density

Zones	Maximum Cottage Density	Minimum Number of Cottages per Cottage Housing Development	Maximum Number of Cottages per Cottage Housing Development	Minimum Lot Size (Accommodates Minimum Number of Cottages)	Maximum Floor Area Ratio (FAR)
R-1-5, NN-1-5, NM-R-1-5	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7,500 square feet	0.35

Density Standards

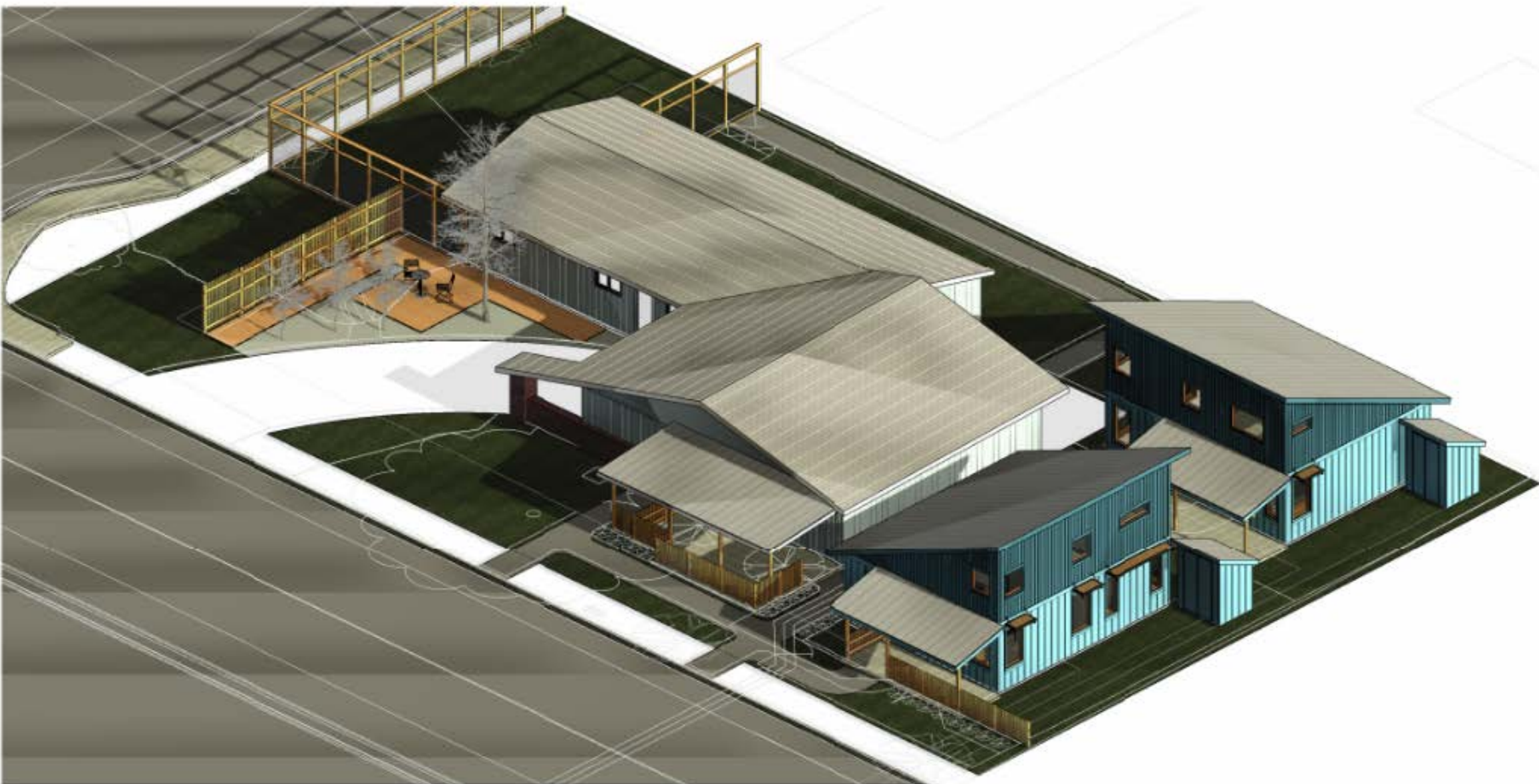
Cottage Housing Details

0.27 Ac zoned R-1-5

18.2.3.090 Allows cottage housing in the R-1-5 zone for lots larger than 7500 sq. ft. at a rate of 1/2500 sq. ft.

$11,837 \text{ sq. ft.} / 2500 = 4.7$ & $\text{FAR} = 11837 \times 0.35 = 4142$

As Proposed: “The project will create four units. Two units are attached and will be the result of dividing the existing home into two units (1,497 sq. ft. and 472 sq. ft.) and two new cottages which will be 572 sq ft in size.” total 3,113 sq. ft. < 4,142 FAR limit



NOTE: EXISTING FENCES ALONG SOUTH AND EAST PROPERTY LINES OMITTED FOR CLARITY.

SW AXON (WINTER SOLSTICE)



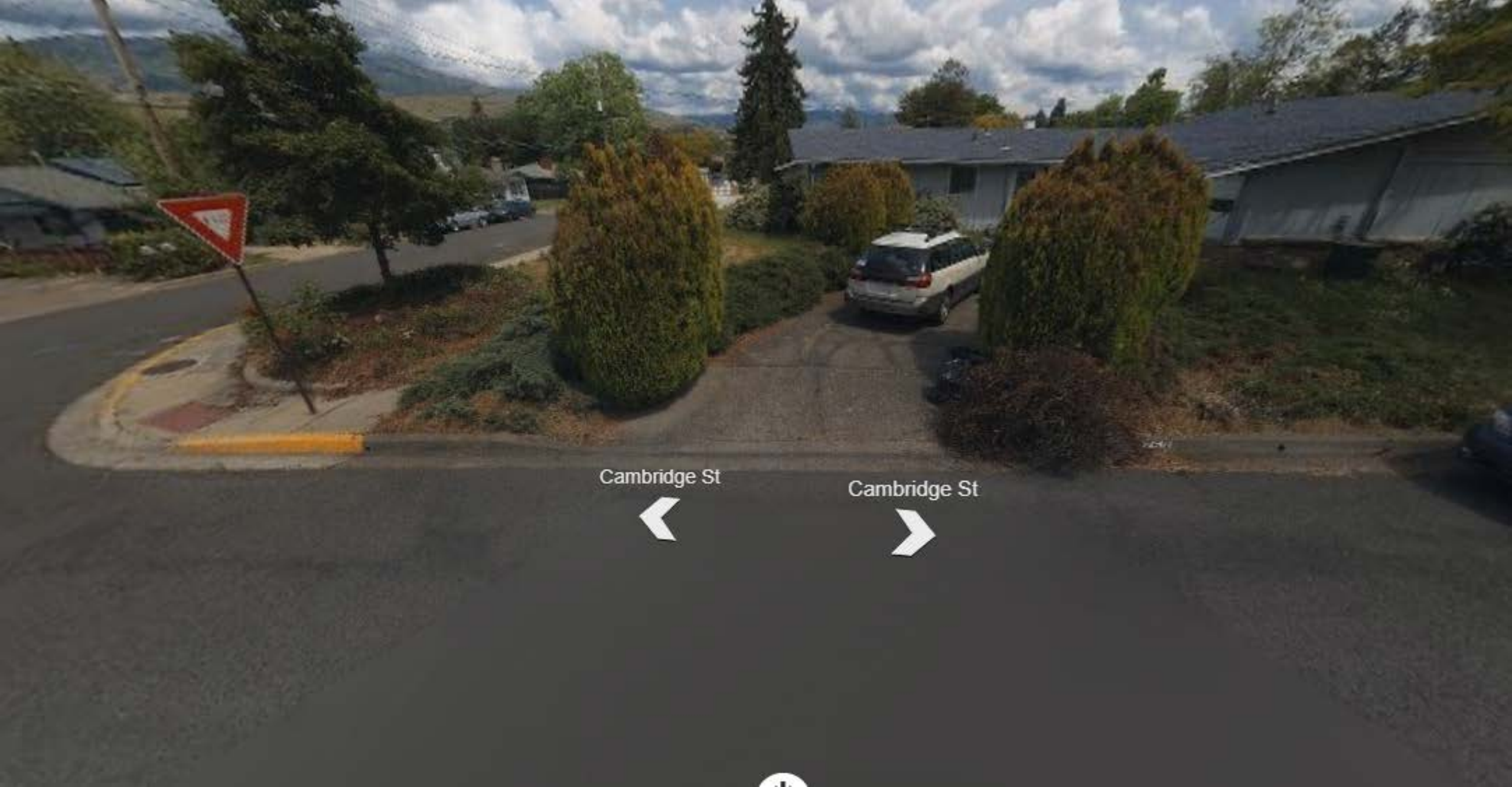


TYPE OF STREET	AVERAGE DAILY TRIPS (ADT)	RIGHT-OF-WAY WIDTH	CURB-TO-CURB PAVEMENT WIDTH	WITHIN CURB-TO-CURB AREA				CURB on both sides	PARK-ROW on both sides	SIDE-WALKS on both sides
				MOTOR VEHICLE TRAVEL LANES	MEDIAN AND/OR CENTER TURN LANE	BIKE LANES on both sides	PARKING			
Neighborhood Street Parking One Side	less than 1,500	47'-51'	22'	15' Queuing	NA	NA 3	7'	6"	5'-8'1	5'-6'
Neighborhood Street Parking Both Sides		50'-57'	25'-28'	11'-14' Queuing			7'	6"	5'-8'1	5'-6'

Street Standards

PRESENT IMPROVEMENTS ARE ROW OF 47' AND PAVING 33' WIDE.





Cambridge St



Cambridge St





Cambridge St

Cambridge St

Street Standards

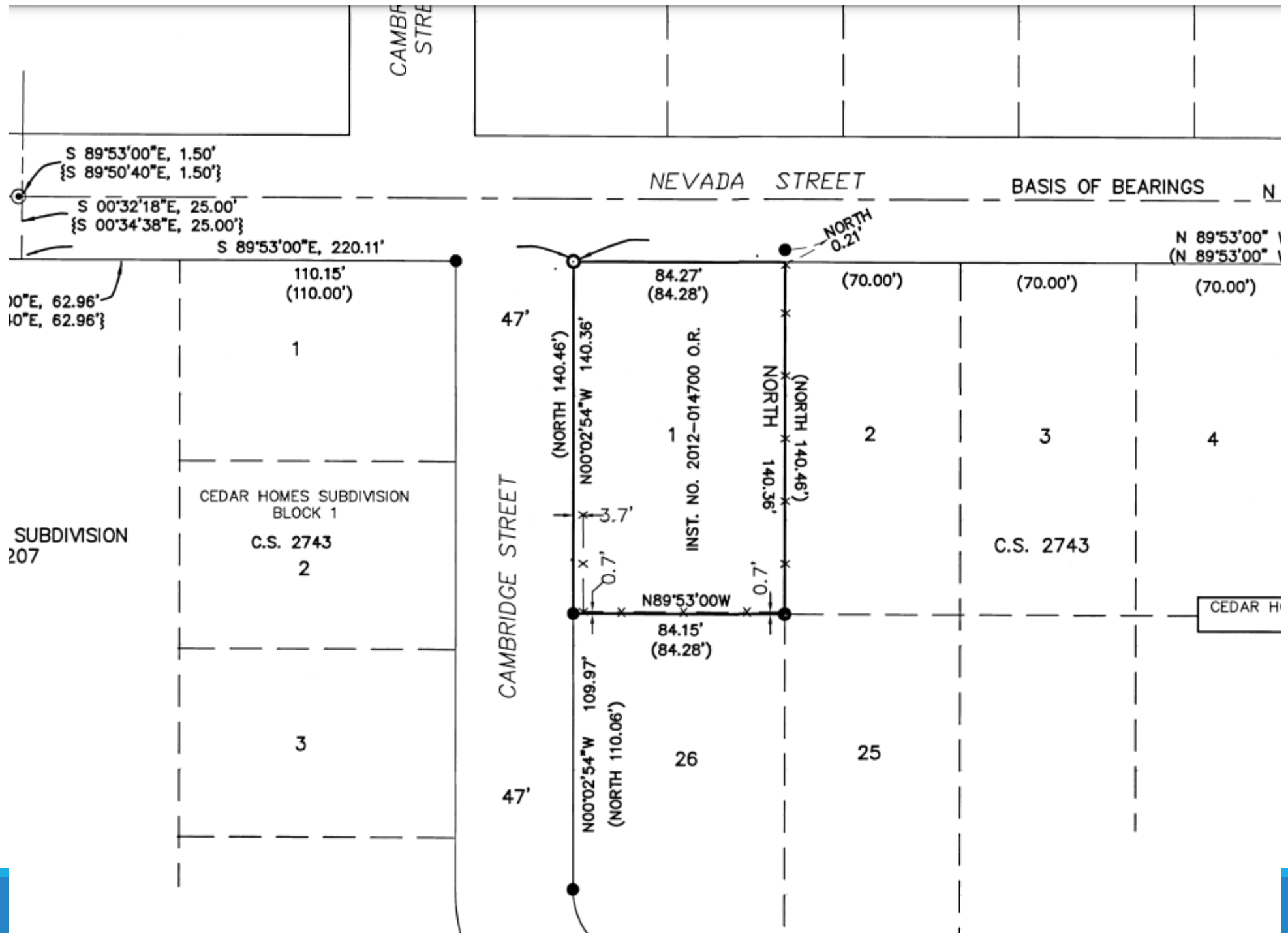
City standards envision six- to six-foot sidewalks, seven-foot parkrow planting strips, a six-inch curb, seven-foot parking bays, and eleven- to fourteen total travel lane.

The city-standard cross-section includes a total right-of-way width of 50-55 feet although the existing right-of-way is only 47 feet.

Staff feels that based on the existing sidewalk along the northside of the project extending the existing pedestrian network is important, but that the exception to parkrow is justified based on the ROW width.

Approval Criteria for Exception to Street Standards

1. Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section 18.4.6.040 if the circumstances in either subsection B.1.a or b, below, 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; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection 18.4.6.040.A; and 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 safely and efficiently cross roadway; or
 - b. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purposes, intent, and background of the street design standards in subsection 18.4.6.040.A.





Questions?



Planning Commission

Right-of-Way Vacations
January 9, 2024

Proposed Right-of-Way Vacations

Fern Street

Consider request to vacate a portion of R-oW near 1109 Fern Street.
Make a recommendation to Council.

Mountain Meadows

Consider request to vacate a portion of R-oW near Fair Oaks Avenue & Golden Aspen Place.
Make a recommendation to Council.



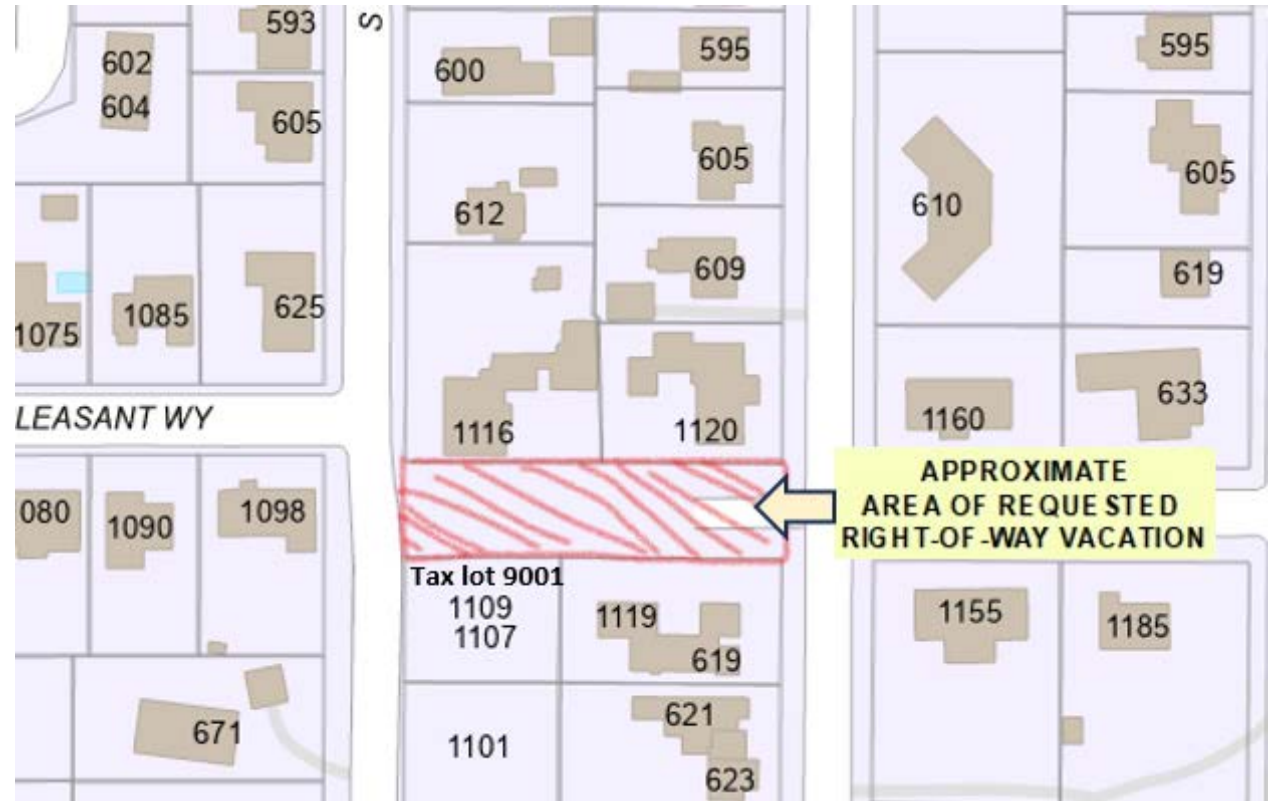
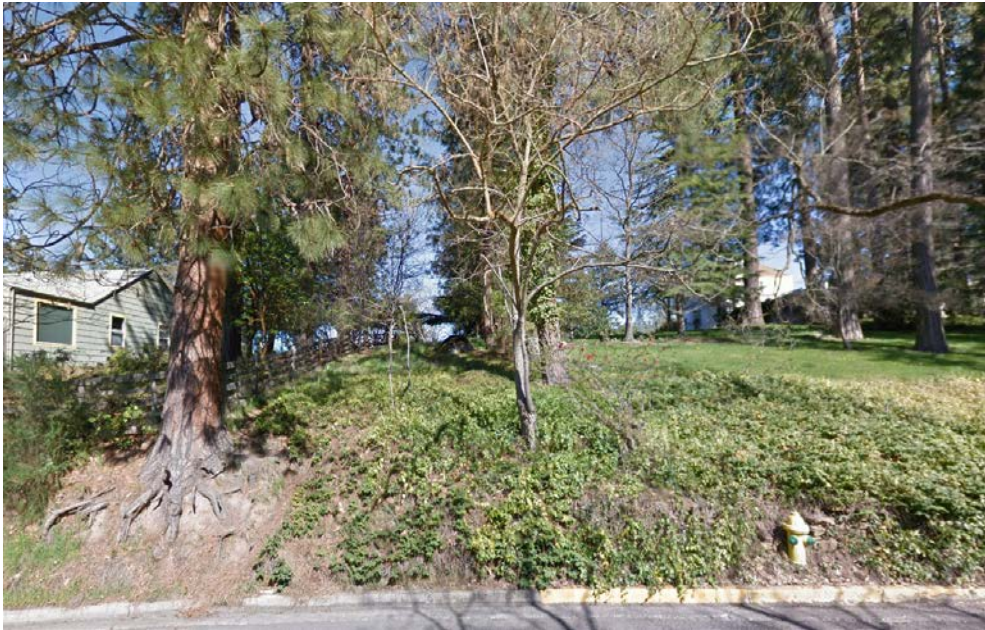
R-o-W Vacation

Fern Street

Street Connectivity

Bicycle & Pedestrian Access

Utility Easements



R-o-W Vacation

Fern Street

Street Connectivity – *Grades don't allow street improvements. Easements to support driveway access to adjacent lots should be maintained.*

Bicycle & Pedestrian Access – *Given block lengths and perimeters with vacation are at least twice the standard (3,100' v. 1,200'-1,600'), staff believe a mid-block pedestrian easement would be beneficial to the future walkability of the neighborhood.*

Utility Easements – *Staff believe reserving a public utility easement to support future development in the area would be beneficial in the long-term.*



QUESTIONS?
Recommendation...



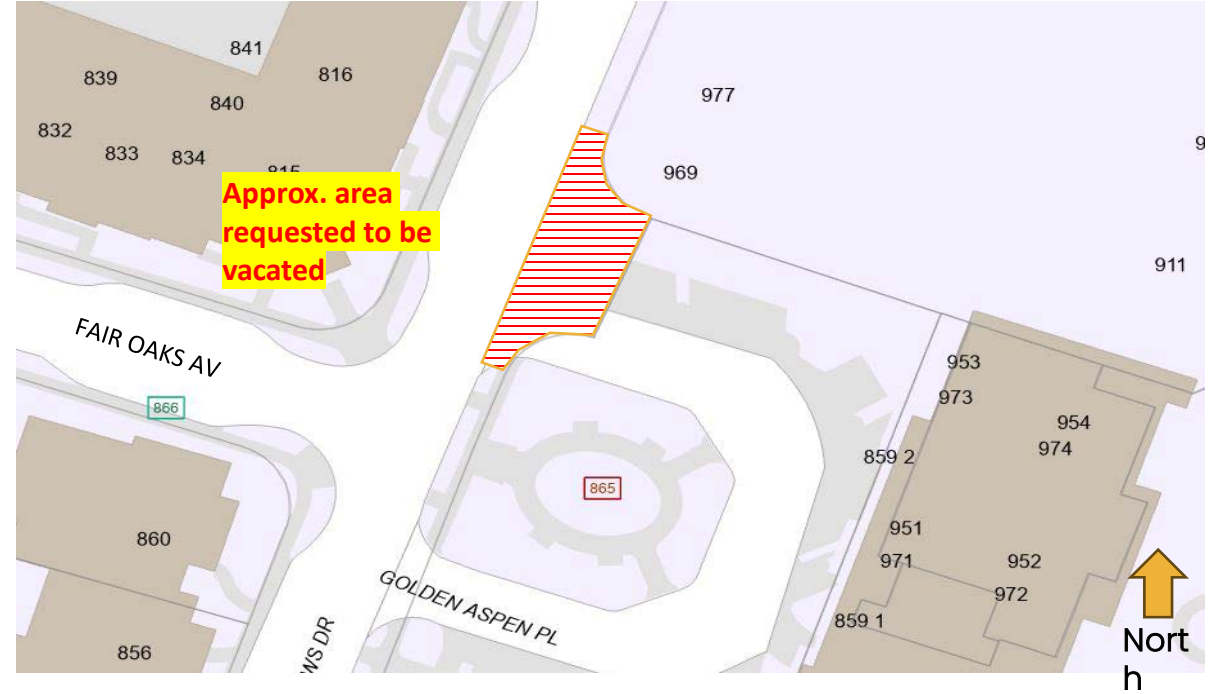
R-o-W Vacation

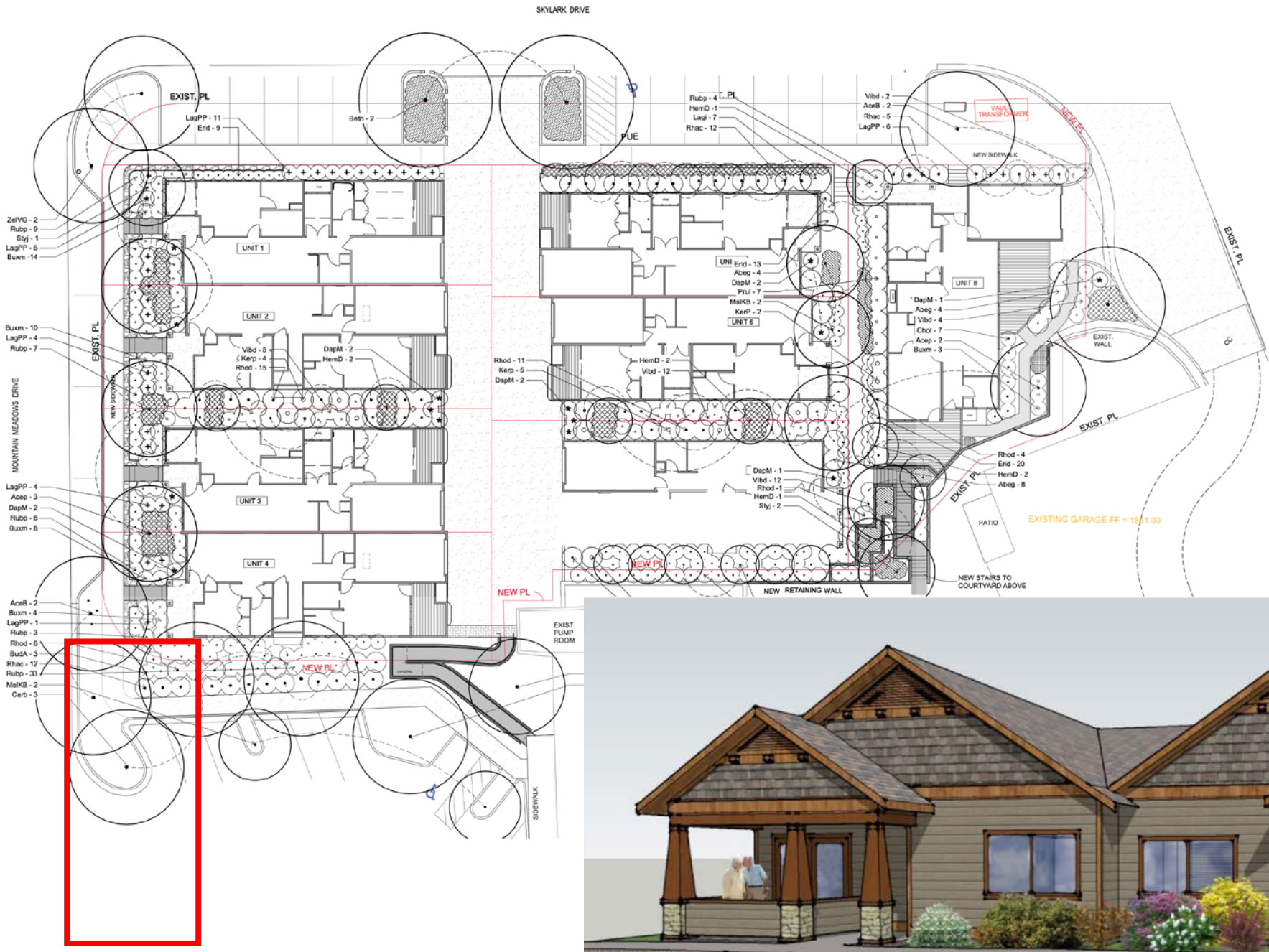
Mountain Meadows Drive

Street Connectivity

Bicycle & Pedestrian Access

Utility Easements





Mountain Hill Estates
 Approved in 2021
 Initial Sitework Underway



5. The irrigation system will provide a fully automatic irrigation controller that will meet the requirements as noted in the Apiland Development Code.
 6. The proposed irrigation system will consist of low volume distribution.

QUESTIONS?
Recommendation...





Planning Commission

Right-of-Way Vacations
January 9, 2024