



PA- T2-2023-0047  
452 Williamson

PLANNING  
COMMISSION  
APR 9, 2024



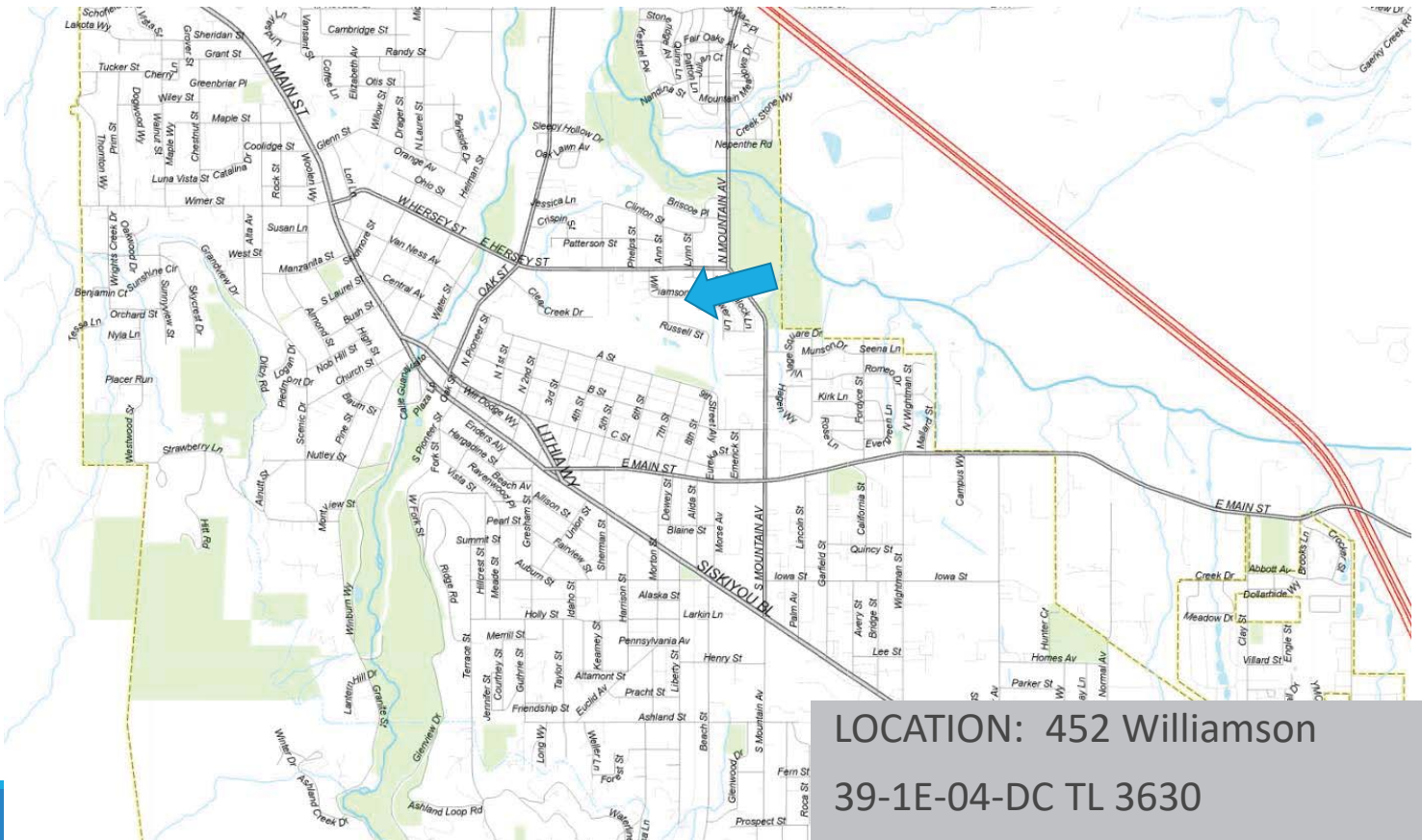
452 Williamson Way.

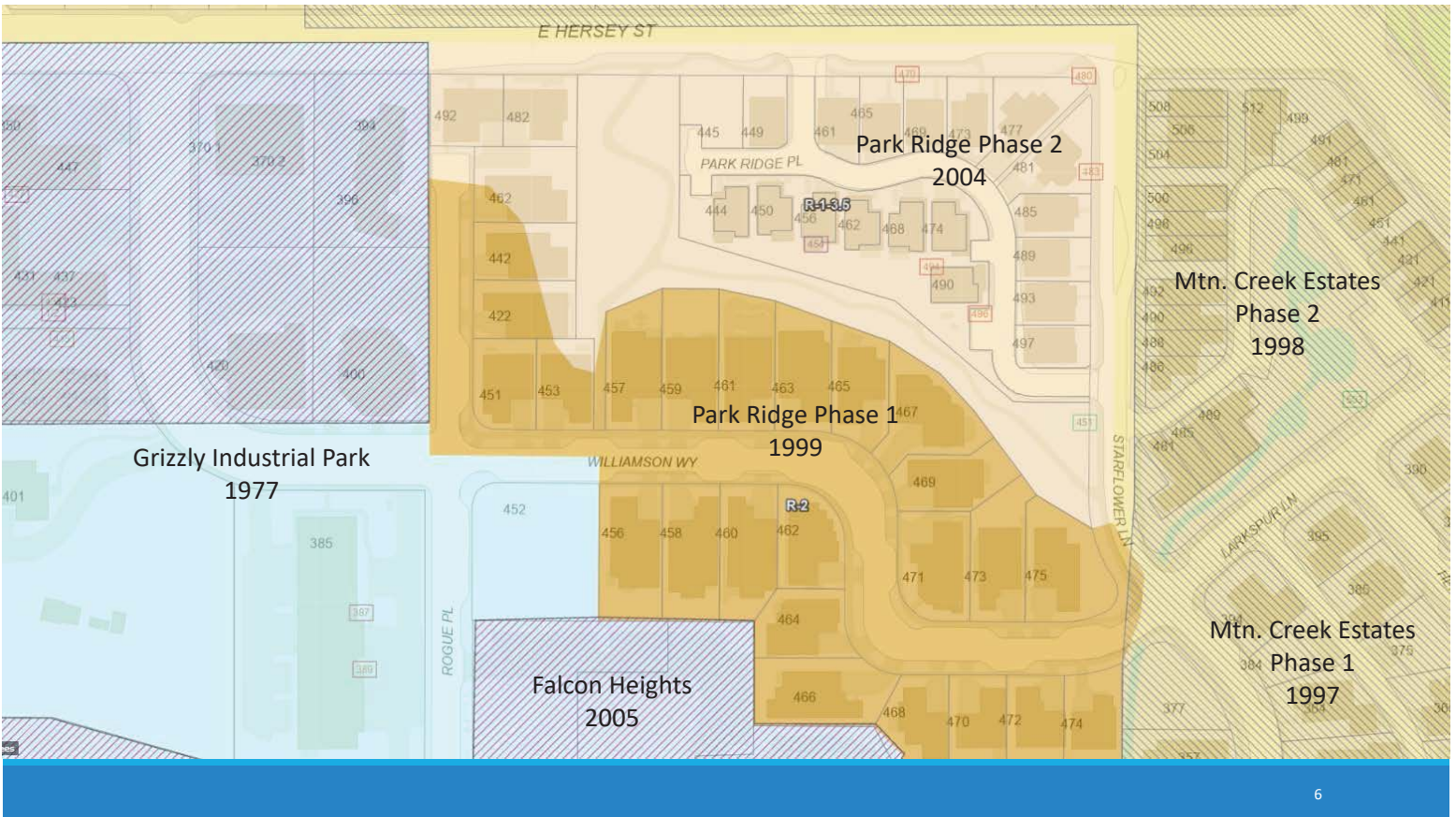
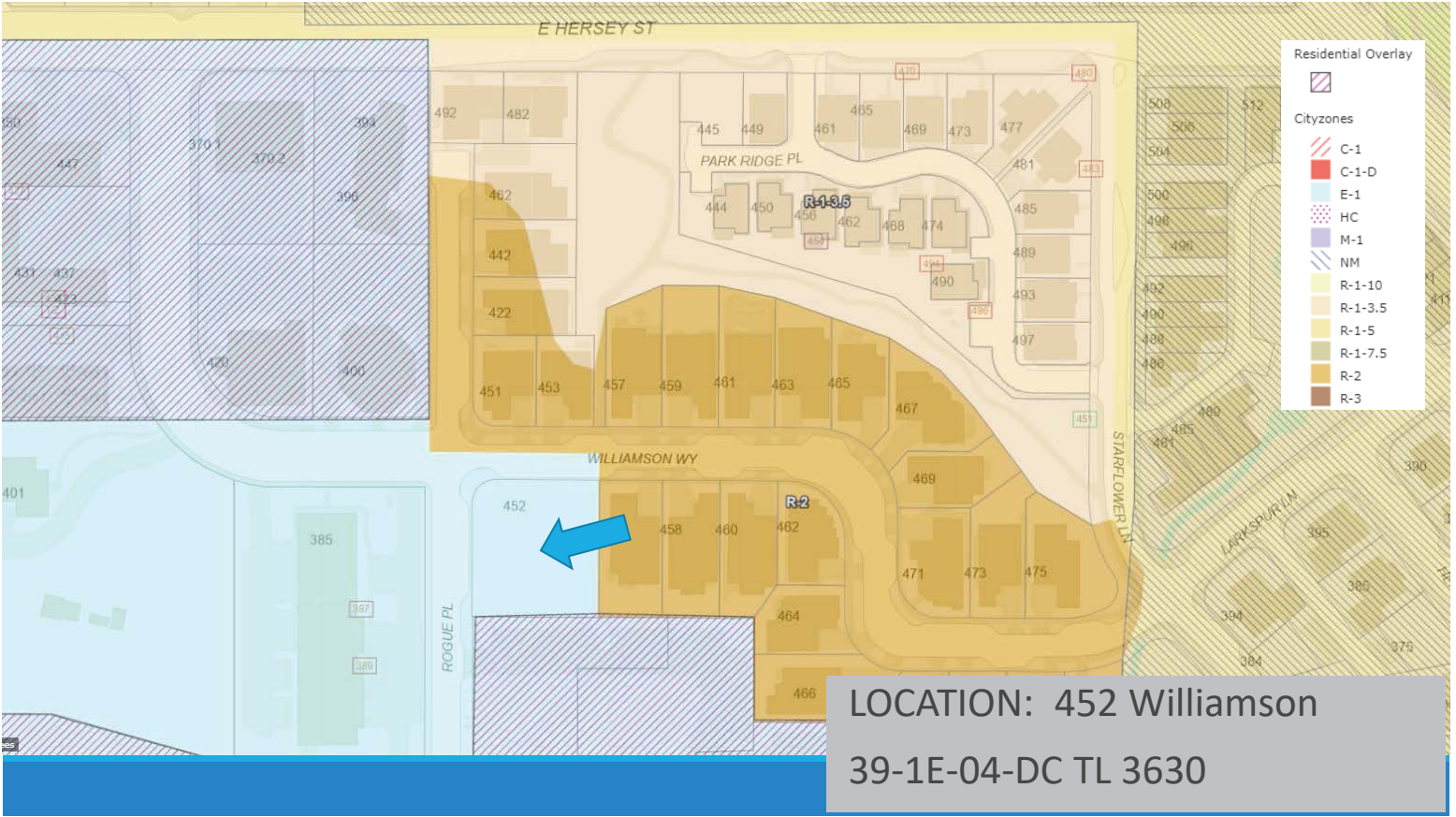
PLANNING COMMISSION  
APRIL 9, 2024

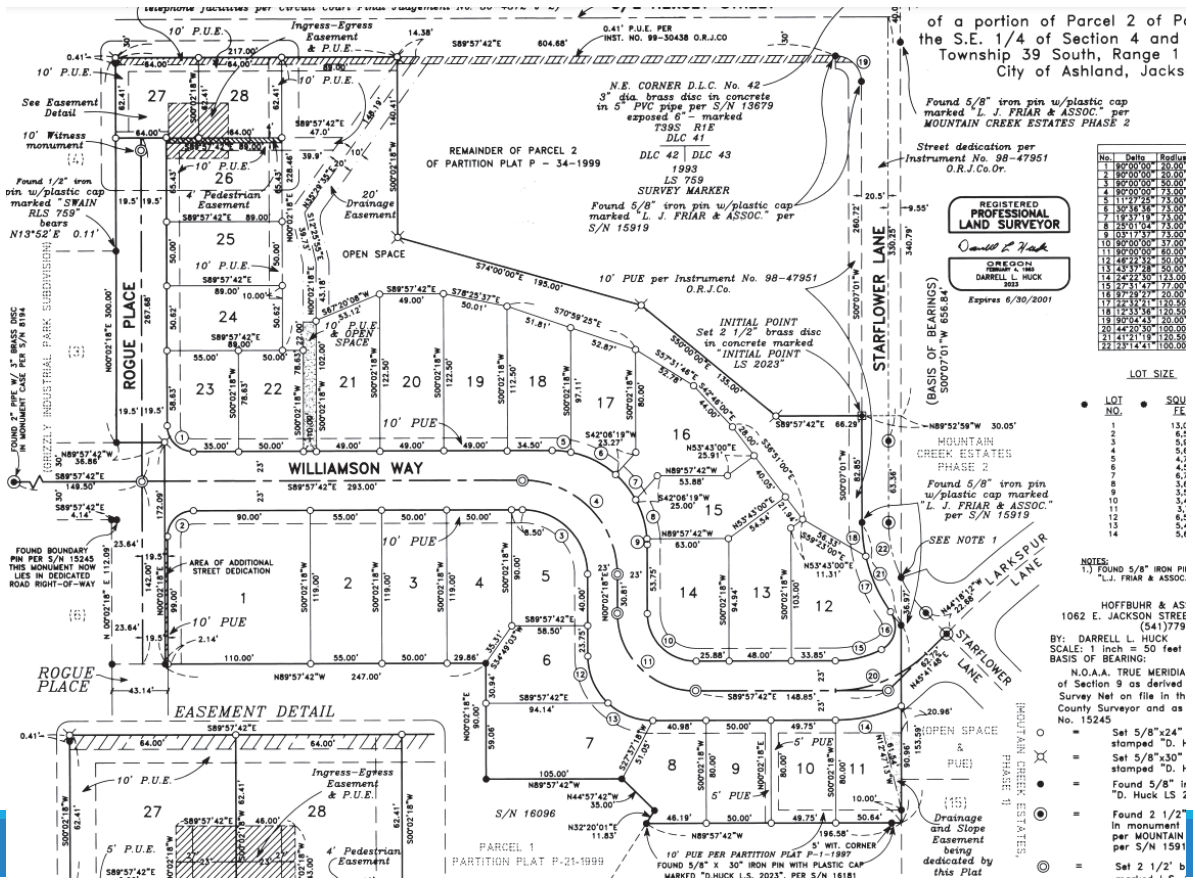
# Application Request

The request is for Preliminary Plat approval for a four-lot subdivision.

Residential Site Design Review for two shared wall townhomes (4 dwellings)







Ashland, Jackson County, Oregon, according to the original plat survey, recorded in  
Volume 25, Page 21 Plat Records.

(Code 5-01, Account #1-092910-8, Map #391E04DC, Tax Lot #3630)

Subject To:

- 2005-06 taxes, a lien in an amount to be determined, but not yet payable.
- Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded January 5, 1948 in Volume 289, page 107, of the Deed Records of Jackson County, Oregon. (No specific location)
- Public utility easement, 10.0 feet in width, adjacent to streets, as shown on the recorded plat and declaration.
- Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded July 22, 1999 as No. 99-38580 of the Official Records of Jackson County, Oregon.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec.3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec.3607, or (c) relates to a handicap, but does not discriminate against handicapped people.



## ORS 197.308 – Affordable housing allowed outright

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Residential Use is only allowed in an E-1 Zone when the residential overlay is present. The property is not located within the residential overlay, and even if it were, the Special Use Standards governing dwellings in non-residential properties (AMC 18.2.3.130) require mixed use development where at least 65% of the floor area of the ground floor be permitted commercial uses.

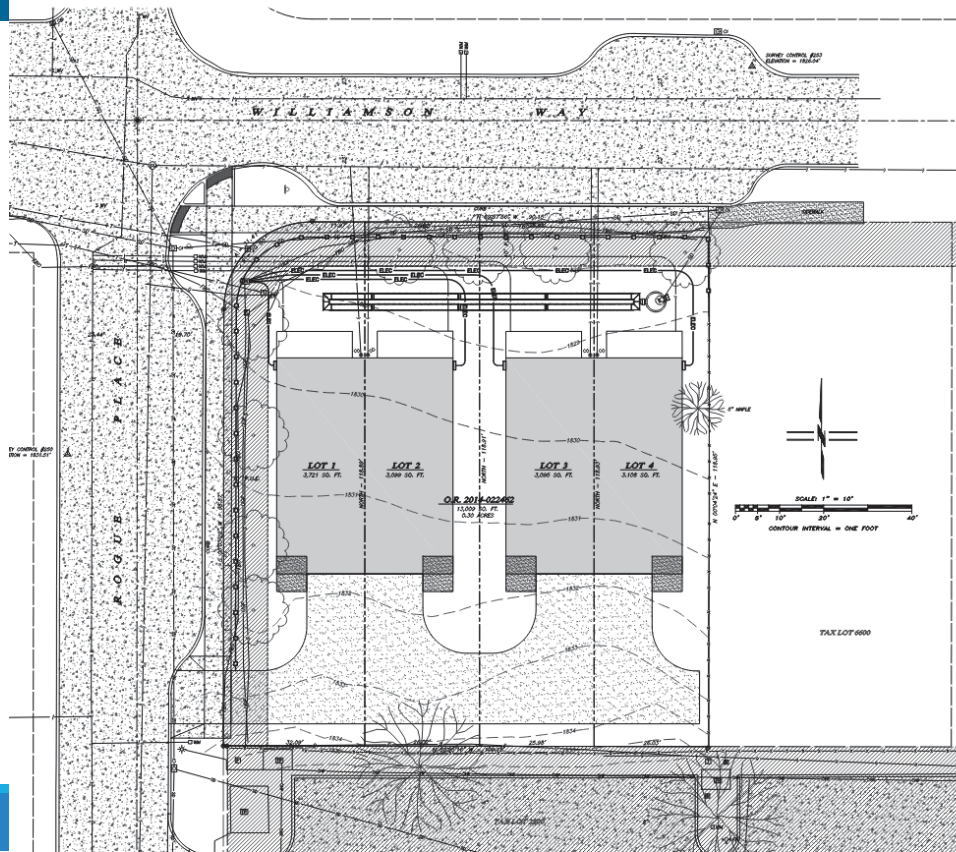
Oregon House Bill 4051 “Relating to housing; creating new provisions; amending ORS 197.308 ...” and others became effective on June 3, 2022. This law requires that “a local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing” on commercial property [subject to certain provisions.]

# Affordable Housing

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- (1) As used in this section, “affordable housing” means residential property:
  - (a) In which:
    - (A) Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or
    - (B) The average of all units on the property is made available to families with incomes of 60 percent or less of the area median income; and
  - (b) Whose affordability is enforceable, including as described in ORS 456.270 (Definitions for ORS 456.270 to 456.295) to 456.295 (Action affecting covenant) , for a duration of no less than 30 years.





**TOPOGRAPHIC SITE SURVEY**

LOCATED AT  
 452 Williamson Way  
 Ashland, Oregon  
 LYNDU STUBBS WETBY  
 SOUTHEAST QUARTER OF SECTION 4  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON  
 FOR  
 Habitat for Humanity Rogue Valley  
 2377 South Pacific Highway  
 Medford, Oregon 97501

- LEGEND**
- ▲ BENCH CONTROL POINT, AS DESCRIBED
  - IRON PIN ENCLOSURE
  - BREAD CRUMB MARKER
  - SUBJECT PROPERTY LINE
  - CONTIGUOUS LINE
  - BOUNDARY LINE
  - FENCE LINE
  - WATER LINE
  - BOUND NATURAL GAS LINE
  - BOUND TELEPHONE LINE
  - BOUND CABLE TV LINE
  - BOUND SEWER LINE
  - FUTURE GAS LINE
  - SANITARY SEWER LINE
  - OVERHEAD POWER LINE
  - BOUND POWER LINE
  - ROCK WALL
  - CONTOUR LINE
  - GUT ARCHIVE
  - POWER POLE
  - POWER TRANSFORMER
  - POWER METER/CABINET
  - SEWER CHUTE
  - SEWER PUMP
  - AREA LIGHT
  - WATER METER
  - WATER TAP
  - FIRE HYDRANT
  - CABLE
  - CORR. BUILT
  - FUTURE GAS METER
  - CEMENT
  - TELEPHONE METER
  - GAS METER
  - GAS VALVE
  - MANHOLE/POPE
  - CONCRETE PORCH
  - ASPHALT DRIVEWAY
  - BUILDING
  - PUBLIC UTILITY BASEMENT
  - COVER TREE (AS DESCRIBED)
  - DECIDUOUS TREE (AS DESCRIBED)

**SURVEY NOTES**

THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCH MARK IN THE TOP OF THE CONCRETE CURB LOCATED AT THE INTERSECTION OF FRONT STREET AND A WEST ASHLAND STREET. ELEVATIONS OF ALL POINTS ARE BASED ON THE NATIONAL GEODESIC DATUM OF 1983 UNLESS OTHERWISE NOTED.

BOUNDARY STRUCTURES WERE FIELD LOCATED DURING THE SURVEY. BOUNDARY POINTS WERE FIELD LOCATED DURING THE SURVEY. BOUNDARY POINTS WERE FIELD LOCATED DURING THE SURVEY. BOUNDARY POINTS WERE FIELD LOCATED DURING THE SURVEY. BOUNDARY POINTS WERE FIELD LOCATED DURING THE SURVEY.



DATE: 4/30/2025  
 SURVEYED BY:  
 POLARIS LAND SURVEYING LLC  
 P.O. BOX 450

# Density Standards

Lot size: 0.30 ac

E-1 @ 15 /ac (AMC 18.2.3.130.B.2)

Base Density: 0.30 x 15 = 4.5

No density bonuses proposed.

Proposed density is 4 lots.

# The approval criteria for Preliminary Subdivision Plat are

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1. The subdivision plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.
2. Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4 (e.g., parking and access, tree preservation, solar access and orientation).
3. Access to individual lots necessary to serve the development shall conform to the standards contained in section 18.4.3.080 Vehicle Area Design.
4. The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter 18.4.6, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.
5. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas (e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&Rs)).
6. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.

# Site Design Review

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REQUIRED FOR ALL TOWNHOME STYLE HOUSES





# The approval criteria for Site Design Review are

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A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist. ....

## Landscaping

Deferred landscape plan:

#5) That a final size- and species-specific landscaping and irrigation plan shall be submitted for review to ensure compliance with AMC 18.4.4.030 with the submittal of building permit applications.

Tree MAC recommends Zelcova and/or Red Oak along Williamson. Eastern redbud / dogwood along Rouge.

## Staff Recommendation

Findings have been prepared in anticipation of approval for the Planning Commission to consider.

There have been a few light edits.

If Approved, Staff recommends adopting all conditions of approval in the prepared findings.

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## 2.5.4 – Adjacent development

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2.5.4 → The Planning Commission notes that the fourth criterion of approval for Preliminary Subdivision Plat is that “*The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter 18.4.6, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.*” The Planning Commission notes that the application includes details on utility capacity and drainage, and that there are no proposed streets. The Planning Commission notes that the existing curb line with parking bays is extant, and that the application includes details on proposed sidewalks, street trees, and ADA ramps. The Planning Commission notes that while there are some vacant properties to the south, all adjacent properties are fully developed inasmuch as they have been subdivided and had all associated utilities installed, therefore, and the proposal will not prevent any future development from occurring. The Planning Commission notes that the application materials identify all proposed public improvements and dedications. The Planning Commission finds that this criterion of approval is met. ¶

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## 2.5.5 – Maintenance of Common improvements.

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2.5.5 → The Planning Commission notes that the fifth criterion of approval for Preliminary Subdivision Plat is that “*All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas (e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&Rs).*” The Planning Commission notes that there are no proposed or required common areas, ~~as such there is no need for,~~ however the proposed ‘conceptual’ storm drain detention system is shown crossing all four lots and would qualify as a ‘common improvement.’ The Planning Commission notes that if the final storm drain system is proposed to be common in nature then a recorded copy of a legal instrument to ensure their maintenance shall be required to be provided, and a condition of approval to that effect has been included below. The Planning Commission finds that with the inclusion of the condition of approval this criterion of approval is met.¶

## 2.6.3 – Pedestrian Connectivity

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2.6.3 → The Planning Commission notes that the third criterion of approval for Site Design Review is that “*The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided below.*” The Planning Commission notes that the application includes detailed responses to each of the Site Development and Design Standards. The Planning Commission notes that the building orientation, garage standards, proposed building materials, preliminary landscape plan and open space standards all met. The Planning Commission notes that the application appears to not include a pedestrian connection to the sidewalk. The Planning Commission notes that AMC 18.4.3.090.B.4 requires a pedestrian connection that is concrete or other durable surface at least five feet in width and will be required to be included on the site plan when the building permit is applied for. A condition of approval to that effect has been included below. The Planning Commission notes that a final landscaping plan with irrigation details will be required and a condition of approval to that effect has been included below. The Planning Commission finds that with the forgoing that this criterion of approval is met.¶



# Questions?

Additional slides on procedure available



## Timeline / Procedure

<b>SUBMITTAL DATE:</b>	March 1, 2024
<b>DEEMED COMPLETE DATE:</b>	March 15, 2024
<b>HEARING NOTICE:</b>	March 20, 2024
<b>PUBLIC HEARING:</b>	April 9, 2024

If we receive a request for a continuance the Planning Commission shall either:

- ❖ grant the continuance to a date and time certain

--or--

- ❖ leave the record open

<b>120-DAY DEADLINE:</b>	July 13, 2024
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Section 197.797 - Local quasi-judicial land use hearings; notice requirements; hearing procedures



ORS 197.797(6) (a) Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The local hearings authority shall grant such request by continuing the public hearing pursuant to paragraph (b) of this subsection or leaving the record open for additional written evidence, arguments or testimony pursuant to paragraph (c) of this subsection.



(b) If the hearings authority grants a continuance, the hearing shall be continued to a date, time and place certain at least seven days from the date of the initial evidentiary hearing. An opportunity shall be provided at the continued hearing for persons to present and rebut new evidence, arguments or testimony. If new written evidence is submitted at the continued hearing, any person may request, prior to the conclusion of the continued hearing, that the record be left open for at least seven days to submit additional written evidence, arguments or testimony for the purpose of responding to the new written evidence.

Codified at: AMC 18.5.1.060.D.5

## AMC 18.5.1.060.D.5

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5. If the hearing body decides to continue the hearing, the hearing shall be continued to a date that is at least seven days after the date of the first evidentiary hearing; where the date is announced during the proceedings of the subject hearing, the City is not required to issue new notices. An opportunity shall be provided at the continued hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that they can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, the hearing body may close the hearing and limit additional testimony to arguments and not accept additional evidence.



(c) If the hearings authority leaves the record open for additional written evidence, arguments or testimony, the record shall be left open for at least seven days. Any participant may file a written request with the local government for an opportunity to respond to new evidence submitted during the period the record was left open. If such a request is filed, the hearings authority shall reopen the record pursuant to subsection (7) of this section.

Codified at: AMC 18.5.1.060.D.6

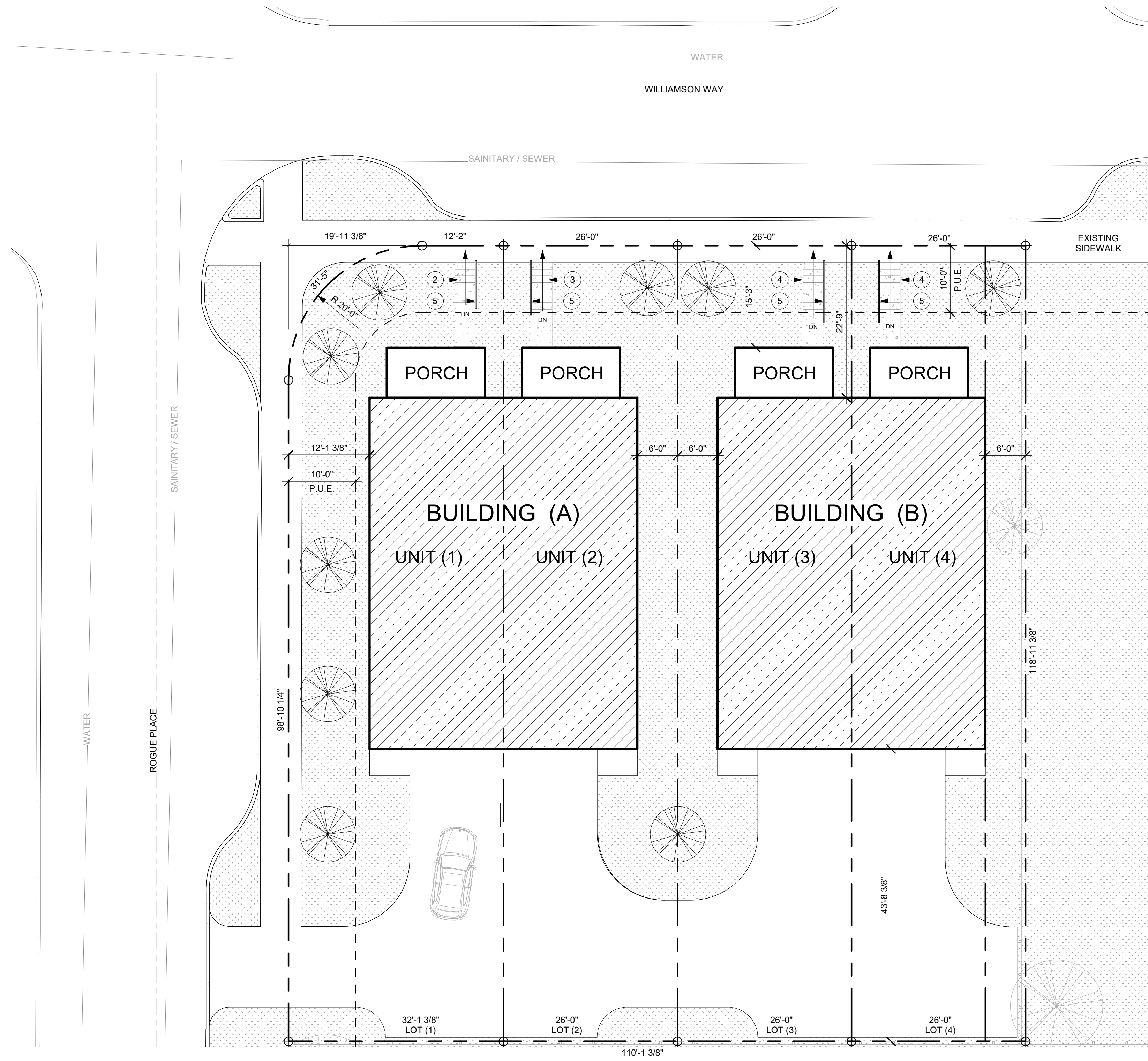
## AMC 18.5.1.060.D.6

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6. If the hearing body leaves the record open for additional written testimony, the record shall be left open for at least seven days after the hearing. Any participant may ask the hearing body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open). If such a request is filed, the hearing body shall reopen the record, as follows.

- a. When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony.
- b. An extension of the hearing or record granted pursuant to this section is subject to the limitations of subsection 18.5.1.090.B (ORS 227.178 - “120-day rule”), unless the applicant voluntarily waives his or her right to a final decision being made within 120 days of filing a complete application.
- c. If requested by the applicant, the hearing body shall grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.





**GENERAL NOTES - SITE PLAN**

- A. SITE PLAN KEYNOTES APPLY TO SHEET AXXX.
- B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = XXX.XX' ON SURVEY AND CIVIL DOCUMENTS.
- C. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
- D. WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT DRAWINGS FOR INFORMATION.
- E. REFERENCE ELECTRICAL DRAWINGS FOR SITE LIGHTING SCHEDULE.

**KEYNOTES - SITE PLAN**

- 1 ALIGN
- 2 UNIT (1) STAIRS - 7 RISERS / 6 TREADS TO MEET GRADE OF SIDEWALK
- 3 UNIT (2) STAIRS - 8 RISERS / 7 TREADS TO MEET GRADE OF SIDEWALK
- 4 UNIT (3 & 4) STAIRS - 9 RISERS / 8 TREADS TO MEET GRADE OF SIDEWALK
- 5 EXTERIOR METAL HANDRAIL TYP. PER CODE



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

**FOR CONSTRUCTION**

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

**PLANNING**



**WILLIAMSON WAY DEVELOPMENT**

**HABITAT FOR HUMANITY  
452 WILLIAMSON WAY ASHLAND OR 97520**

**REVISIONS**

**SITE PLAN & ZONING SUMMARY**

PROJECT NO.: 23-031  
ISSUE DATE: 04.01.2024  
SHEET:

**A0.1**

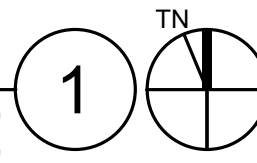
**BUILDING (A) & (B) TOTAL AREAS (Net):**

	UNIT (1)	UNIT (2)	UNIT (3)	UNIT (4)
LEVEL 1	622 SF	622 SF	622 SF	622 SF
LEVEL 2	671 SF	671 SF	671 SF	671 SF
TOTALS	1,293 SF	1,293 SF	1,293 SF	1,293 SF

COVERED PATIO	224 SF	224 SF	224 SF	224 SF
GARAGE	306 SF	306 SF	306 SF	306 SF

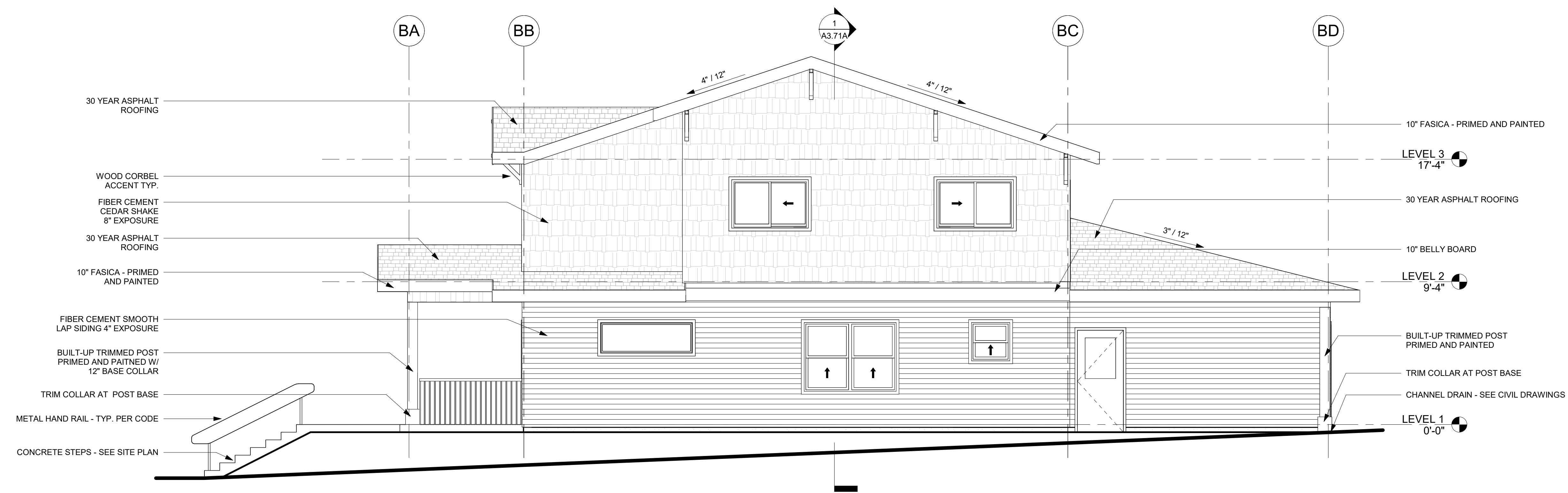
**SITE - PLAN**

SCALE: 1" = 10'-0" (24 X 36)  
SCALE: 1" = 20'-0" (11 X 17)





**EXT ELEV - NORTH - A** 2  
 SCALE: 1/4" = 1'-0" (24 X 36)  
 SCALE: 1/8" = 1'-0" (11 X 17)



**EXT ELEV - WEST - A** 3  
 SCALE: 1/4" = 1'-0" (24 X 36)  
 SCALE: 1/8" = 1'-0" (11 X 17)

**GENERAL NOTES - EXT ELEVATIONS**

- A. ELEVATION KEYNOTES APPLY TO SHEETS A6.X - A6.X. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE A1.1 FOR WALL ASSEMBLIES
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.

**KEYNOTES - EXTERIOR ELEVATIONS** 1

- 1 ALIGN



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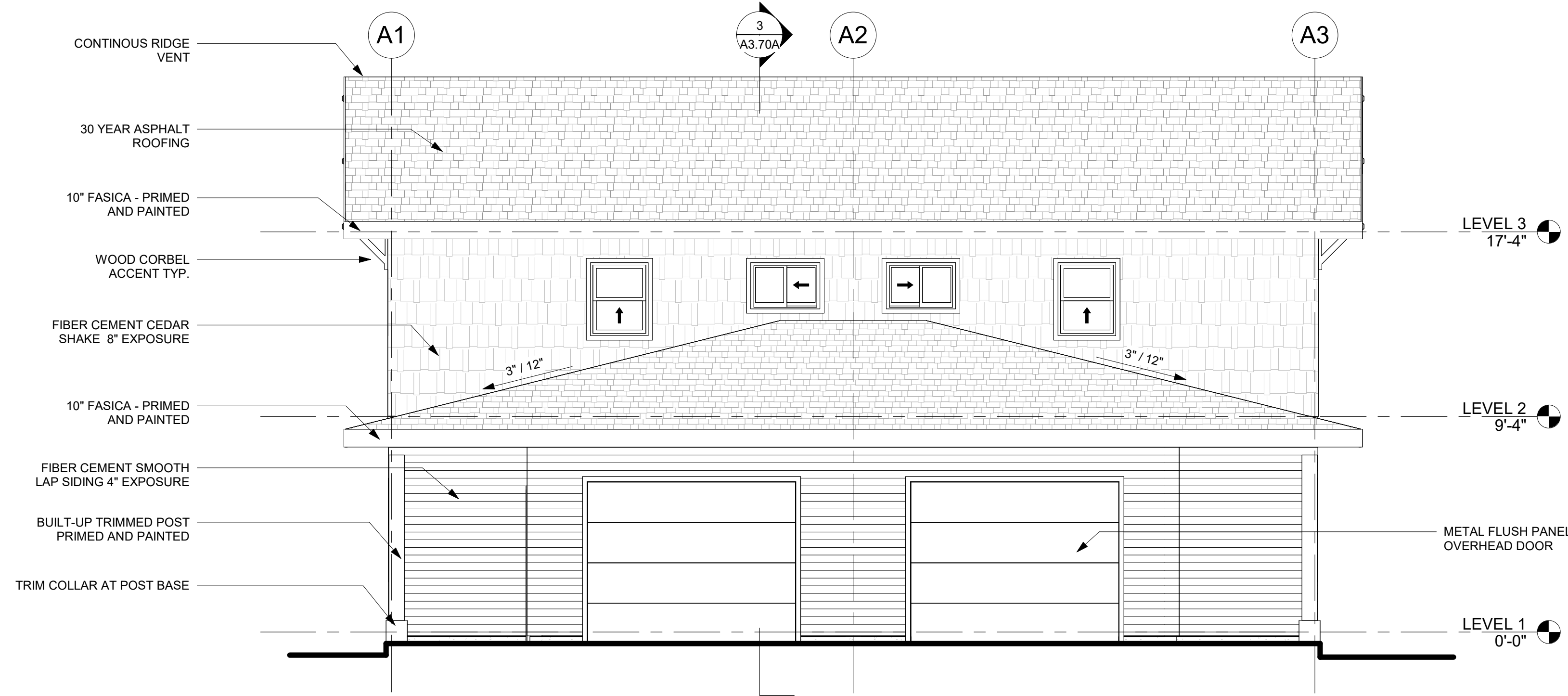
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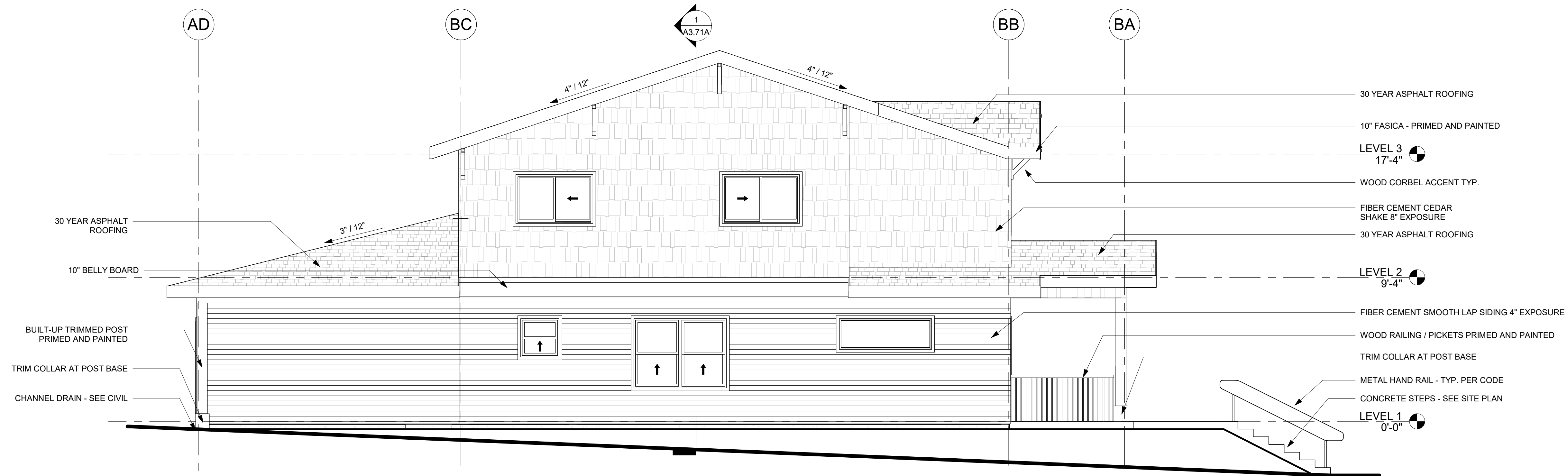
**EXTERIOR ELEVATIONS**

PROJECT NO.: 23-031  
 ISSUE DATE: 04.01.2024  
 SHEET:

**A3.60A**



**EXT ELEV - SOUTH - A** ②  
 SCALE: 1/4" = 1'-0" (24 X 36)  
 SCALE: 1/8" = 1'-0" (11 X 17)



**EXT ELEV - EAST - A** ①  
 SCALE: 1/4" = 1'-0" (24 X 36)  
 SCALE: 1/8" = 1'-0" (11 X 17)

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**KEYNOTES - EXTERIOR ELEVATIONS** ①

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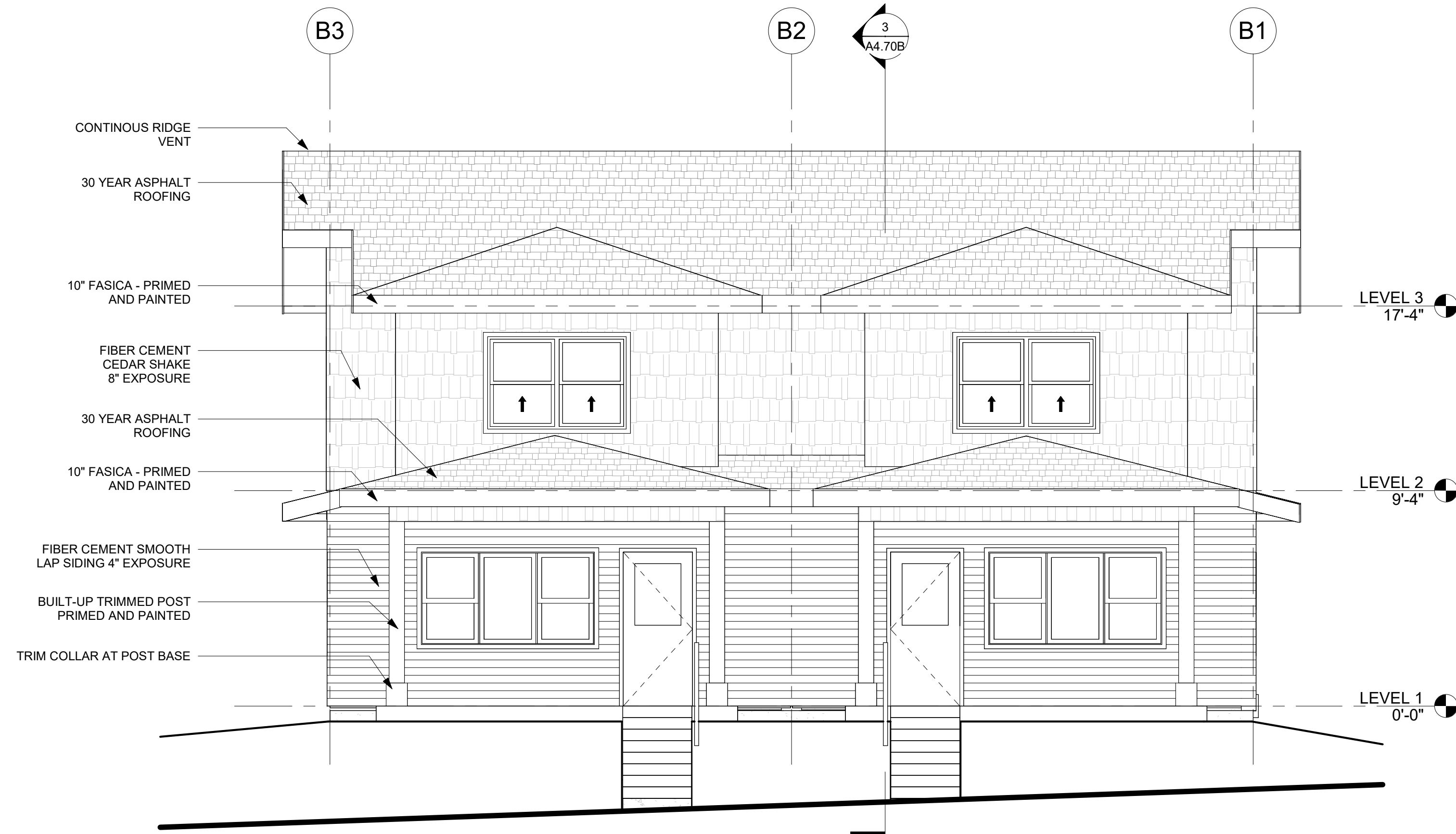
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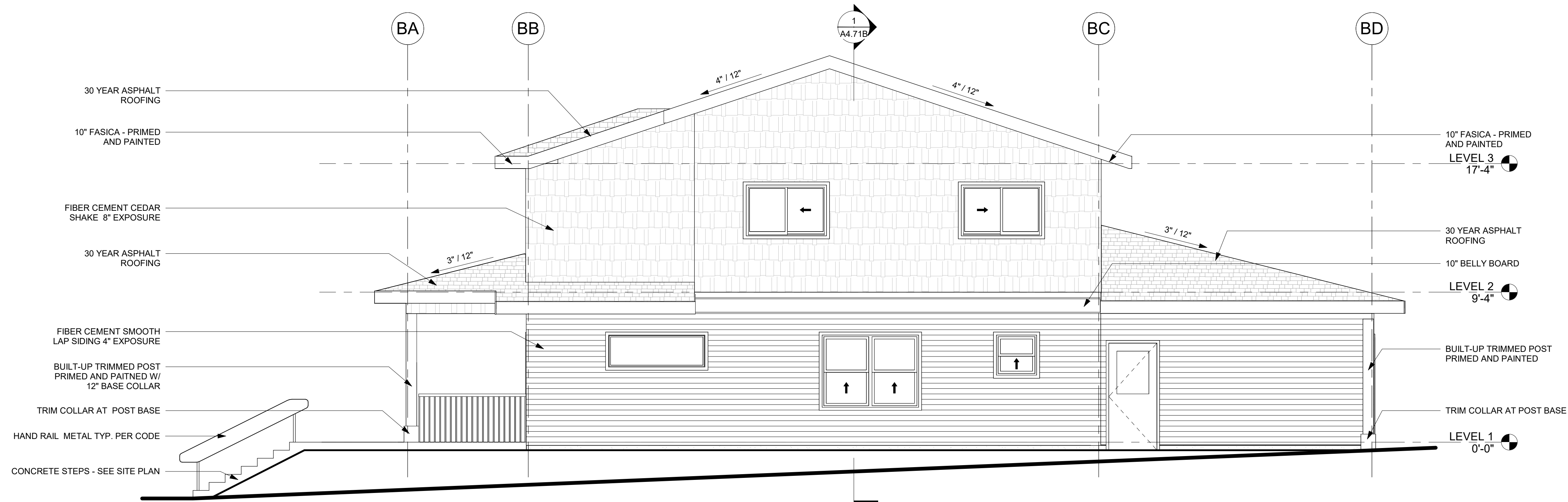
**EXTERIOR ELEVATIONS**

PROJECT NO.: 23-031  
 ISSUE DATE: 04.01.2024  
 SHEET:

**A3.61A**



**EXT ELEV - NORTH - B** 2  
 SCALE: 1/4" = 1'-0" (24 X 36)  
 SCALE: 1/8" = 1'-0" (11 X 17)



**EXT ELEV - WEST - B** 3  
 SCALE: 1/4" = 1'-0" (24 X 36)  
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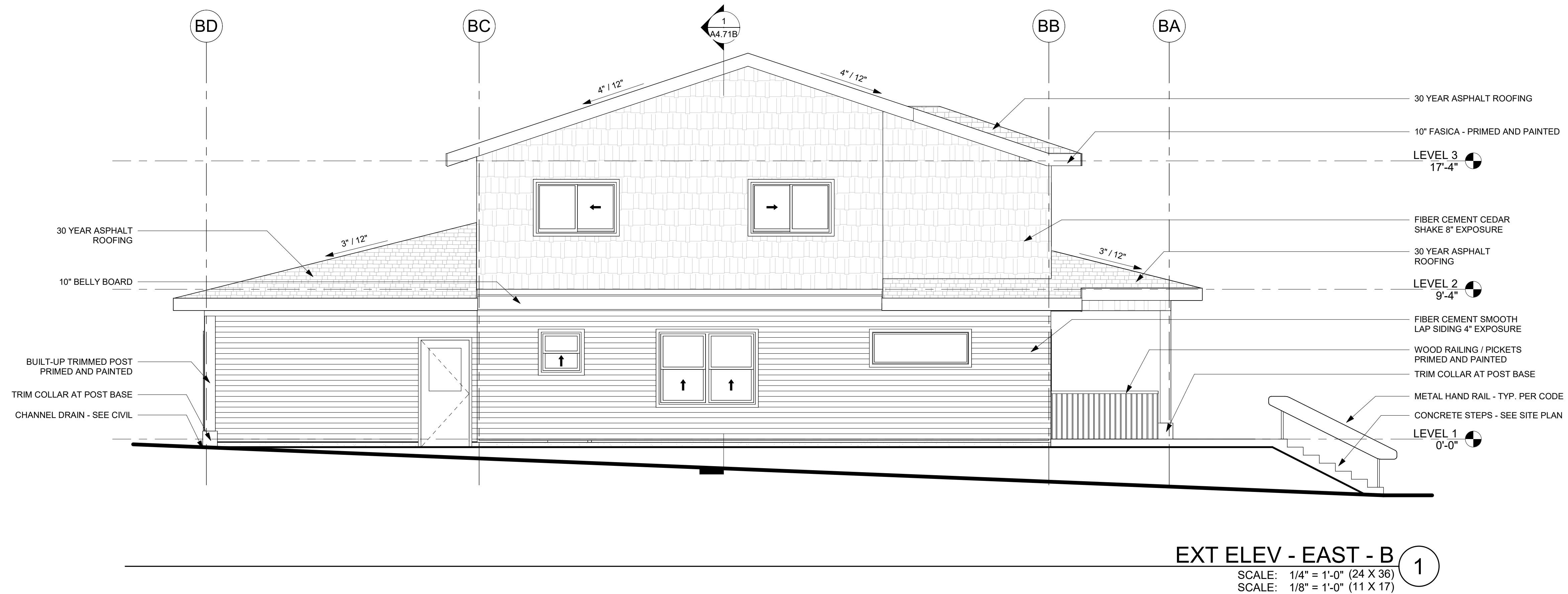
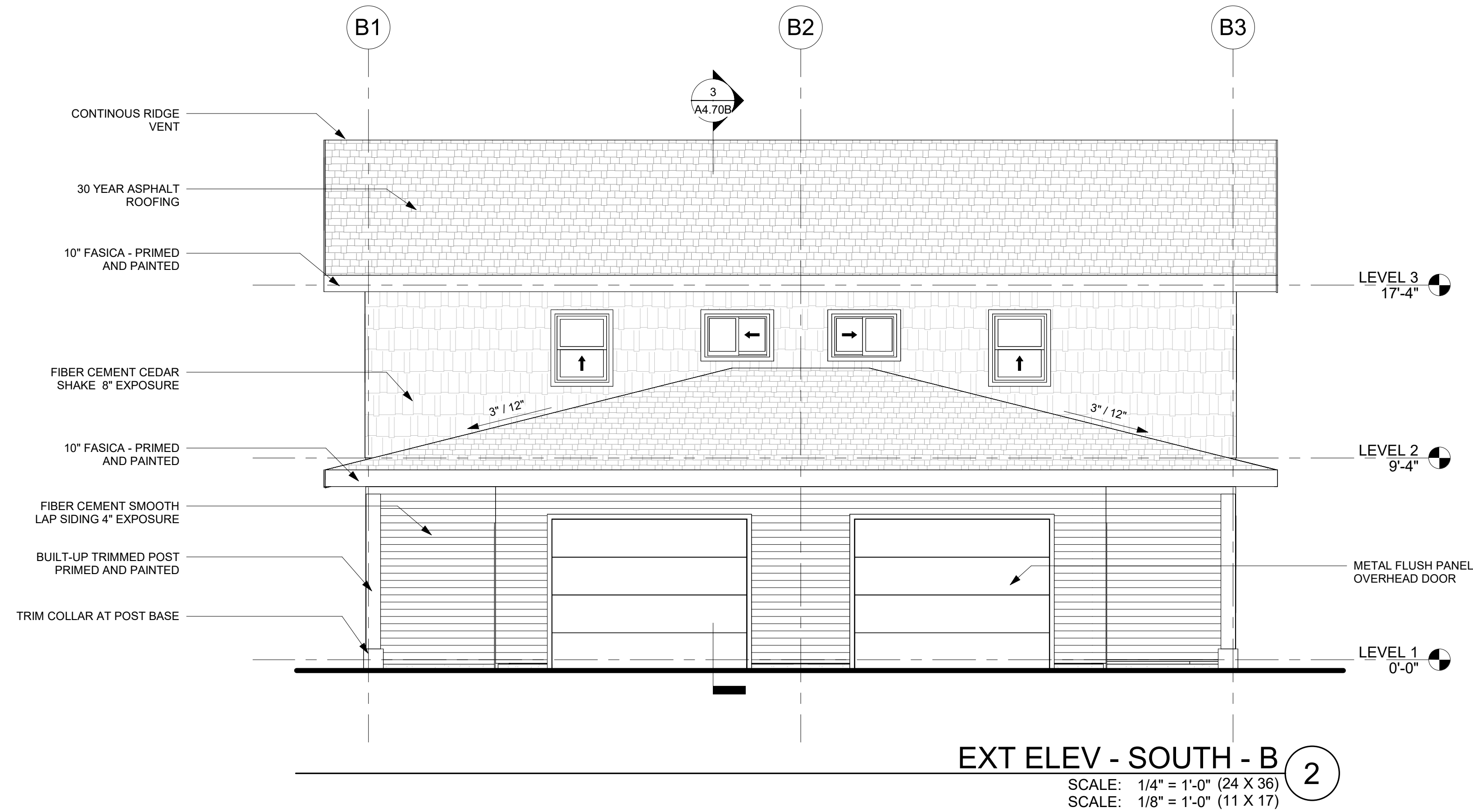
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**A4.60B**



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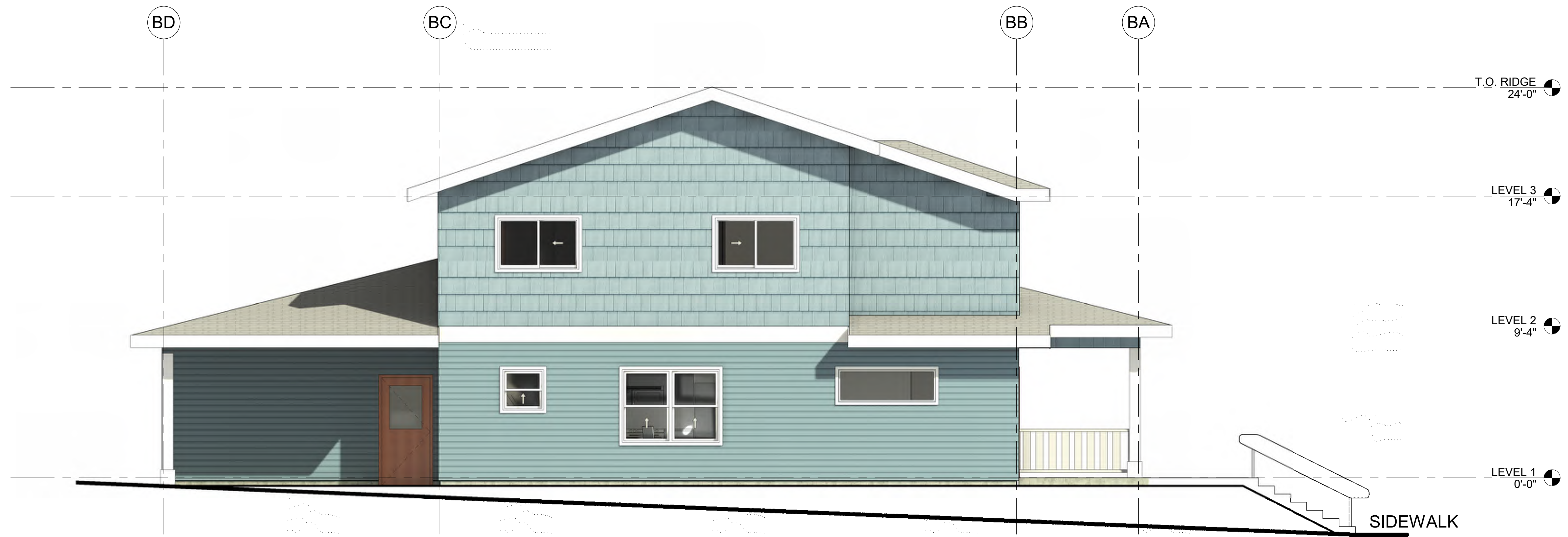
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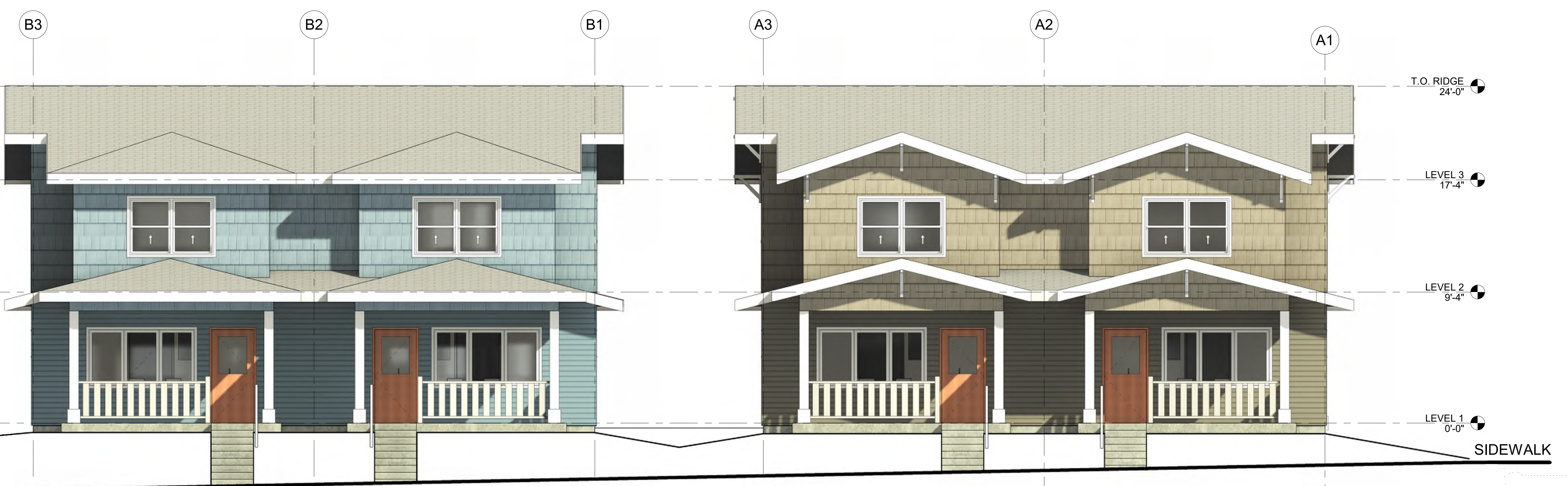
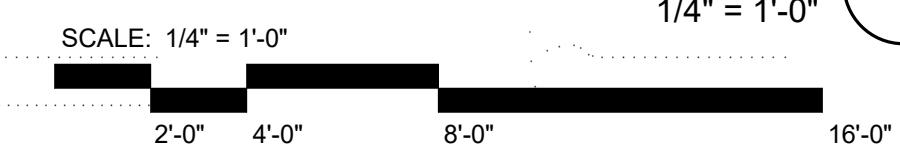
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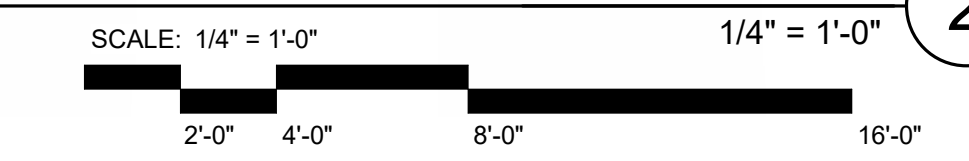
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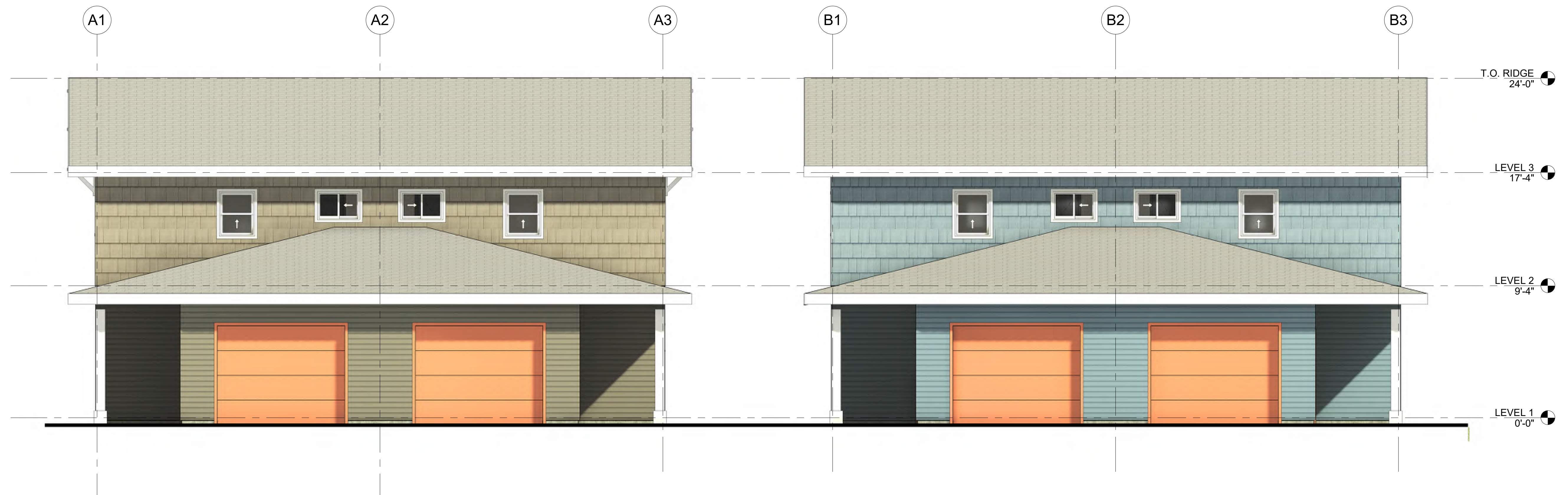
PRES EXT ELEV - EAST 1



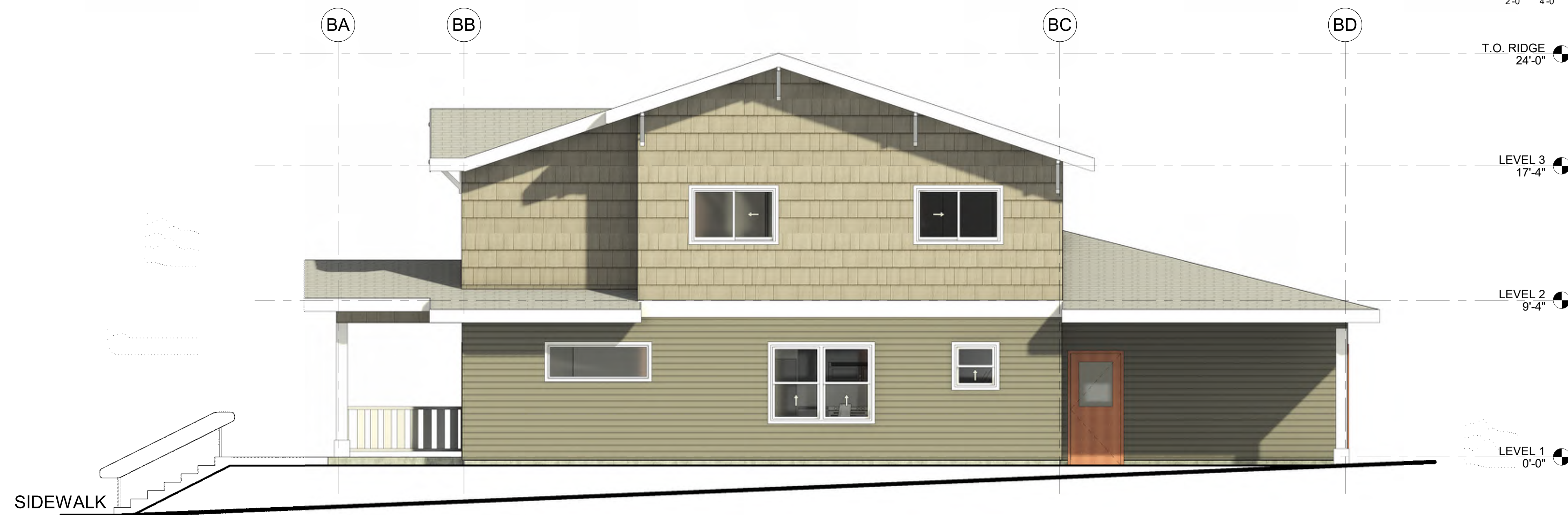
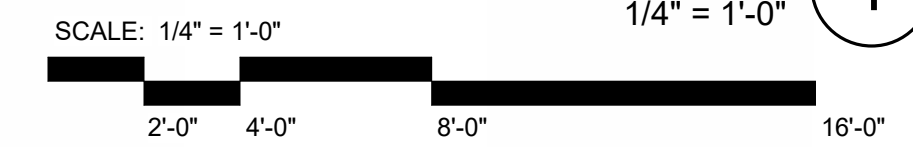
PRES EXT ELEV - NORTH 2



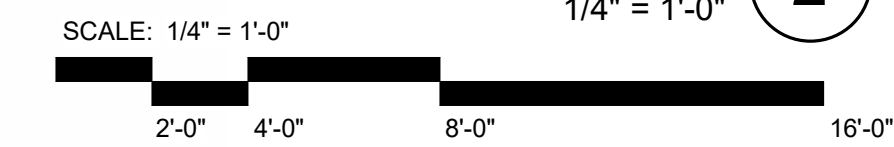
**WILLIAMSON WAY DEVELOPMENT**  
 PLANNING  
 04.09.2024



PRES EXT ELEV - SOUTH 1



PRES EXT ELEV - WEST 2





# Habitat for Humanity®

Rogue Valley



Artist rendering for illustration purposes only.