CITY OF ASHLAND

TREE COMMISSION AGENDA
September 3, 2015

CALL TO ORDER
6:00 p.m. in the Siskiyou Room of the Community Development and Engineering Services building located at 51 Winburn Way.

APPROVAL OF MINUTES
Approval of August 6, 2015 regular meeting minutes.

ANNOUNCEMENTS & LIAISON REPORTS
- City Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison
  - Tree of the Year

PUBLIC FORUM
Welcome Guests

TYPE II REVIEWS

PLANNING ACTION: PA-2015-01370
SUBJECT PROPERTY: 210-220 East Hersey St.
OWNER: The Bernard Family Trust
APPLICANT: Adroit Construction, as agent for the owners
DESCRIPTION: A request for Site Design Review approval to construct a 24,621 square foot addition to the existing 39,962 square foot Darex building located at 210-220 East Hersey Street. Also included is a request for a Tree Removal Permit to remove two trees, a six-inch diameter at breast height (d.b.h.) Maple tree and a six-inch d.b.h. Pear tree, and for a Variance to allow a new driveway on Clear Creek Drive that is 48 feet from the driveway to the west while a separation of 75 feet is typically required on a commercial neighborhood collector street.
COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CD; **TAX LOTS**: 2000

PLANNING ACTION: PA-2015-01496
SUBJECT PROPERTY: 35 South Second Street
OWNER/APPLICANT: MPM Investments
AGENT: Kistler, Small & White, Architects
DESCRIPTION: A request for Conditional Use Permit and Site Design Review approvals to allow 3,051 square feet of additions including a new kitchen, new bar, laundry room, two new second floor offices and an accessible lift, and the conversion of the existing kitchen into bussing and storage areas for the Winchester Inn located at 35 S. Second St. Also included are requests for Tree Removal Permits to remove two trees: a six-inch diameter Plum tree located within the footprint of the proposed new bar, and an eight-inch diameter Birch tree within the footprint of the addition at the rear of the main

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).

house; and Exception to the Street Standards to retain the existing curbside sidewalks along the perimeter of the property.
COMPREHENSIVE PLAN DESIGNATION: Commercial Downtown; **ZONING: C**-1-D; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS**: 5600-5700

NEW BUSINESS/ITEMS FROM COMMISSIONERS

DISCUSSION ITEMS

- Brown bag lunch.
- Update on tree watering during drought.
  - Soil moisture probe.
  - Brochure.
- Follow up from last month's meeting.

ADJOURNMENT

Next Meeting: September 3, 2015

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

TREE COMMISSION MINUTES (daft)
August 6, 2015

CALL TO ORDER – Chair Gregg Trunnell called the meeting of the Ashland Tree Commission to order at 6:01 p.m. on August 6, 2015 in the Siskiyou Room located at 51 Winburn Way, Ashland Oregon.

Commissioners	**Council Liaison**
Ken Schmidt	Carol Voisin (*absent*)
Gregg Trunnell	**Staff**
Casey Roland	Derek Severson, *Associate Planner*
Maureen Battistella	Pete Baughman, *Parks Liaison*
Russell Neff	
Christopher John	
Mike Oxendine (*absent*)	

APPROVAL OF MINUTES

Schmidt/Neff m/s to approve the July 9, 2015 regular meeting minutes. The motion passed unanimously.

ANNOUNCEMENTS & LIAISON REPORTS

City Council Liaison - None

Parks & Recreation Liaison – There was discussion of there being anthracnose, a foliar fungal disease, present in the oaks in Lithia Park. It was explained that this wasn't lethal and was due to the drought.

There was also discussion of the failure of an oak in the upper park, noting that with warm summer rains like those that occurred recently, trees are unable to fully expel the water absorbed so quickly and the additional weight causes structural failure at weak points. Another oak fell at 108 Granite Street as well.

Community Development Liaison – Severson noted that Mike Oxendine had been appointed to the Commission, but that he was unable to attend this meeting due to illness. Severson also reminded commissioners that there would be a Volunteer Appreciation Barbecue at the Oak Knoll Golf Course Clubhouse on the afternoon of August 30th, and invitations were handed out.

PUBLIC FORUM

None.

TYPE I REVIEWS

PLANNING ACTION: PA-2015-01357
SUBJECT PROPERTY: 2350 Ashland Street
OWNER/APPLICANT: Jalaram Hospitality LLC
DESCRIPTION: A request for a Tree Removal Permit to remove one tree from the subject property. The Electric Utility Department recently removed sections of the trees that encroached into the 10 foot safety buffer around utility lines. Now that the trees have uneven canopies, the applicant is requesting to remove the trees for liability concerns.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 14BA; **TAX LOT**: 100

Severson presented a brief staff report. No representative was present on behalf of the applicant. Roland noted that the lean present seems to be due to the prevailing angle of the sun, and that the pruning that has occurred is minimal, not severe, and would only mean about 200 pounds of material was removed from the canopy. He suggested that this was less than ten percent of the canopy volume, and that there is less clearance from the power lines than is required by law. It was noted that the materials provided were from an insurance company, not an arborist, but that the insurance company recommended that an arborist be consulted but no arborist report has been provided. John suggested that the site would likely be better served by a more appropriately-selected street tree, but stated that he would prefer to see an arborist report and mitigation recommendations.

Commissioners Trunnell/John m/s to recommend that the proposal as submitted fails to meet the burden of proof for the removal of a tree that is a hazard. This recommendation was unanimously approved, with the Commissioners noting that they would reconsider this recommendation if the applicants wished to come back with an arborist's report and mitigation proposal. Commissioners also noted that the existing maple tree should not be an issue if pruned regularly.

NEW BUSINESS/ITEMS FROM COMMISSIONERS

Election of Officers – Battistella noted that she was not interested in serving. Schmidt indicated that he was not interested in continuing to serve. John suggested that he would be willing to serve as Vice Chair. Trunnell noted that he was willing to continue in his roll as chair. After discussion, Commissioners unanimously approved Gregg Trunnell as Chair and Christopher John as Vice Chair.

Oregon Department of Forestry (ODF) Brown Bag Lunch – Severson explained that the ODF had been looking for communities willing to host a "brown bag" lunch discussion of trees. He provided a hand-out and noted that Commissioners wishing to attend could go to sessions within the region in either Rogue River or Central Point. He noted that if Commissioners were interested, there may be an opportunity to host a similar session in Ashland later in the year.

Tree Watering During Drought Handout (Conservation Division) – Severson provided a brochure prepared by the Conservation Division on watering trees during drought. He explained

that the brochure was loosely based on one sent from Washington state by former Parks Liaison Ann Thayer.

Commissioners suggested that the brochure might better begin with a statement or quote on the value of trees.

Commissioners discussed tree watering and drought, noting that the City of Medford was recommending gaiters or grow bags.

Roland suggested that people be directed to consider a soil moisture probe available from A.M. Leonard for $75-$80. He emphasized that this was not the moisture meter typically seen, but rather a probe which extracted a core sample of soil from the tree's root zone to determine whether the soil was adequately moist or if watering was needed. There was discussion about whether the Commission could purchase a probe or two and make them available for citizen check-out, along with information on their proper use, either through city offices or through the public library. Roland noted that if this were to be done, there would need to be some means of disinfection to avoid the accidental spread of soil-borne disease.

Commissioners discussed the importance of mulch, and suggested that the brochure could more clearly equate mulching to a reduction in water use and the associated cost. It was also recommended that mulching be moved to the top of the section in the brochure, and that there be a statement on the percentage of water savings that might be achieved with proper use of mulch. Commissioners discussed that the best mulch was fine wood or green waste that had been "tub-ground" and not bark unless it was fine.

There was also discussion of the appropriateness of recommending that neighborhoods share in the cost of paying for a water truck to water trees.

There was discussion of the brochure distribution, with Severson noting his assumption that it would be distributed with utility bills as an insert. Commissioners questioned whether it could be presented (*slightly differently*) on the website. Severson noted that this could certainly be suggested, and he recommended that Commissioners review the city's website regarding water-wise landscaping (http://www.ashlandsaveswater.org).

Commissioners summarized their recommendations for the brochure: 1) Include a statement or quote on the value and benefits of trees on the front of the brochure; 2) Move mulch to the top of its column, before soil type and emphasize that mulching can save water and money, and include a statement that fine to medium wood waste makes the best mulch rather than decorative bark; 3) Discuss symptoms of drought and the need to know your soil's moisture content, and recommend the use of a 16- to 18-inch soil profiling probe which produces a core sample to gauge the need to water (not a moisture meter used for houseplants). It was noted that there was a recent New Yorker article on trees, and that the Save the Plaza group had some good quotes about trees. Battistella stated that should would follow-up on quotes about the value and benefits of trees.

Commissioners also questioned whether trainings from Oregon State University's Agricultural Extension Service could be presented in Ashland, with Battistella noting that she could speak with Max Bennett at the Extension Service offices about this possibility.

DISCUSSION ITEMS

Review of Recent Tree Commission Recommendations on Planning Actions - Severson noted that 156 Van Ness had been denied, as recommended by the Commission. He also noted that the Planning Commission had denied the request to removed the tree at 380 Clay Street, but further explained that the applicant had subsequently requested an extension to delay adoption of a final decision while options were considered. He noted that work with Southern Oregon University continues and they will ultimately come back to the Commission with a mitigation plan as they proposed last month. He further explained that the University has contracted with a sound engineer to look at mitigation of the mechanical equipment noise, and have invited neighbors to be present for that analysis.

Severson noted that decisions had not yet been made on 233 Granite Street or 440 Glenview Drive, that the contractor at Granite Street had been cited as recommended by the Commission, and that monitoring of the work at that site continues.

There was brief discussion that the tagging and flagging of trees and providing site access were not approval criteria for a decision, and that generally if a tree inventory, protection plan and assessment of trees are provided and the decision can be conditioned to meet requirements (as with standard conditions that trees be tagged and flagged for inspection by the Staff Advisor prior to removal) an action could not be denied. Severson further explained that within Oregon land use law, decisions are subject to specific criteria and to a timeline which means that if a decision is delayed the applicants can simply petition a court for approval once 120 days have passed and circumvent the review process. He emphasized that the times built into the process for noticing and hearings mean that even a small delay could make it difficult to meet this timeline, which has to accommodate a decision and the potential for appeals. He suggested that staff would look more closely at actions where access or visibility are limited, and in these instances site visits by the commission could be scheduled at a specific time as they are for the Planning Commission.

Study Session Follow-Up – Severson noted that the Planning Director had seen some difficulty with adding additional meetings to the Commission schedule. He explained that the department had lost two experienced planners and was still training their replacements while things are very busy. He had instead recommended that the Commission look at prioritizing a list of topics and having a recurring agenda item that would reserve time on each agenda to look at these items. Commissioners discussed the list of items that should be included:

- **Tree Watering in Drought.** Finalize recommendations.

- **Tree Protection Requirements (Fencing, Penalties and Enforcement).** Commissioners discussed that the current tree protection regulations don't seem to be working without giving the Commission some teeth for enforcement. Roland suggested

that the Commission purchase tamper proof tags which would be installed on tree protection fencing at the Tree Verification inspection by staff and which could only be removed with the approval of the project arborist or staff advisor. The arborist would call staff and maintain a logbook of any tag removal, and there would be enforcement action for tags improperly removed.

- **Street Trees and the Street Tree Guide.** There has been previous discussion of the Street Tree Permit process, street tree pruning and permitting standards, and updating the Street Tree Guide. Roland noted that he would also like to see some discussion of options for the pruning and replacement of trees growing in areas with limited or constrained growth space (i.e. street trees in narrow parkrows). He noted the three oaks along Hersey Street in front of the condominiums near Oak Street as an example. *(Commissioners also noted that it would be helpful if new commissioners received a current Street Tree Guide at the time of appointment.)*

- **Training in meeting conduct and land use.**

OTHER ITEMS

Commissioners asked that staff provide an update on the Tree of the Year process at next month's meeting.

Battistella noted that there is an Oregon Heritage Tree process, and she noted that there is only one heritage tree in Southern Oregon, outside of Central Point. There was brief discussion of whether it would be appropriate to nominate the Clay Street tree. Battistella noted that she thought the Osage Orange at the corner of Helman and Orange Streets would be an appropriate nominee.

ADJOURNMENT

The meeting was adjourned at 8:07 p.m.

Next Meeting: September 3, 2015

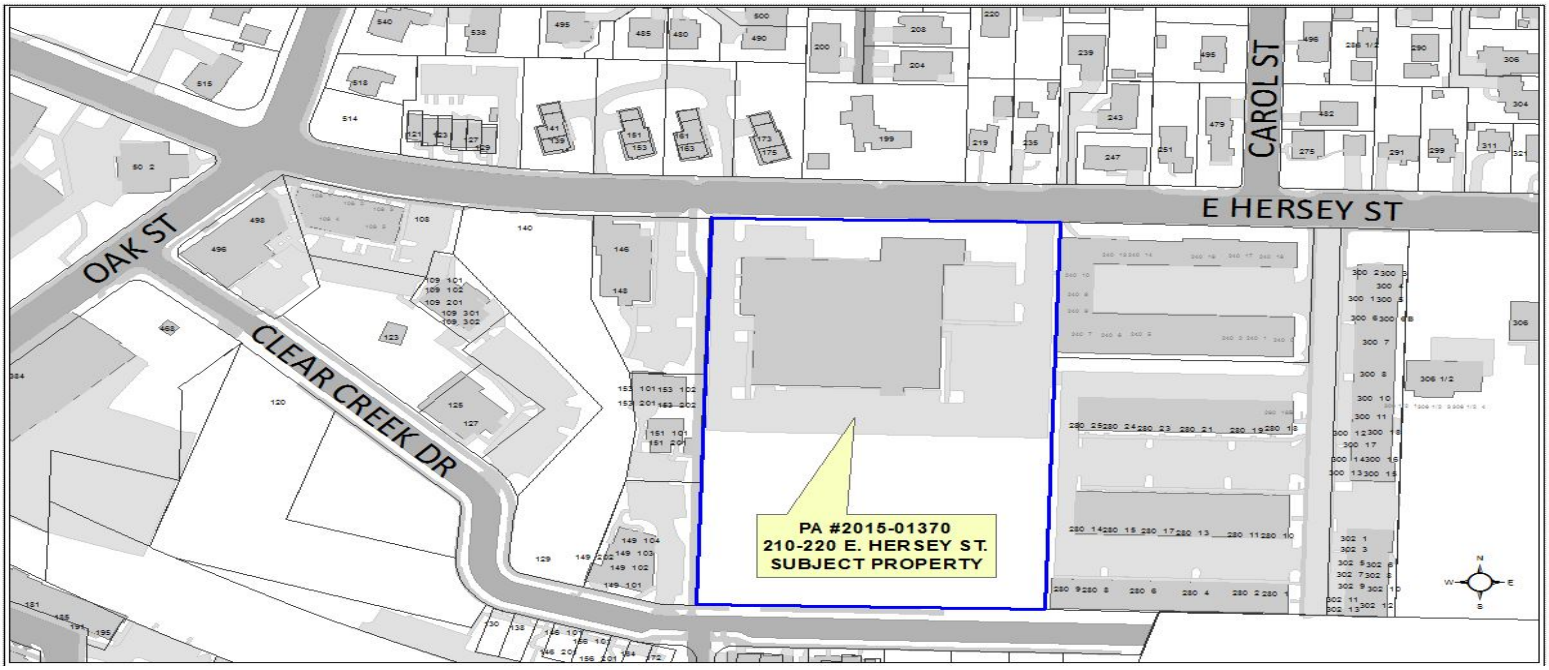
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: 2015-01370
SUBJECT PROPERTY: 210-220 East Hersey Street
OWNER: The Bernard Family Trust
APPLICANT: Adroit Construction, as agent for the owners
DESCRIPTION: A request for Site Design Review approval to allow the construction of a 24,621 square foot addition behind the existing 39,962 square foot Darex factory located at 210-220 East Hersey Street. (A second phase consisting of an 11,107 square foot stand-alone building along Clear Creek Drive will be reviewed separately at a later date.) Also included is a request for Tree Removal Permits to remove two trees six-inches or more in diameter at breast height: a six-inch Maple tree and a six-inch Pear tree. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 04CD; **TAX LOTS**: 2000

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, September 3, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *September 8, 2015 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or 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 Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

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 the Ashland Planning Division, 541-488-5305.

SITE DESIGN AND USE STANDARDS
18.5.2.050 Approval Criteria

The following criteria shall be used to approve or deny an application:

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 or 2, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or

2. 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 purpose of the Site Development and Design Standards.

TREE REMOVAL PERMIT FROM THE UNIFIED LAND USE ORDINANCE
18.5.7.040.B Criteria for Issuance of Tree Removal Permit

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. 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.
   1. 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.
   2. 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.
   3. 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.
   4. 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.
   5. 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.

Darex Expansion
Planning Application Project Findings

August 17, 2015

OGDEN ROEMER WILKERSON
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City of Ashland
Planning Division
51 Winburn Way
Ashland, OR 97520

Project Identification

Darex Expansion
Site Address: 210-220 Hersey St, Ashland, OR 97520
Map #: 39IE04CD
Tax Lot: 2000
Zoning: E 1 (Employment)
ORW Architecture #: 1444

Purpose

These findings are intended to serve as the guiding document that will allow the City of Ashland to review and make its determinations regarding the planned expansion of the existing Darex facility. It will explain and demonstrate how the planned work will be acceptable within the Ashland Municipal Code.

Project Overview

The existing Darex facility located at 210-220 East Hersey Street is 39,962 SF with 79 existing parking spaces. Darex is planning two phases of future construction: Phase 1 is a 24,621 SF addition to their existing factory to accommodate additional space for administration and assembly employees, and 62 additional parking spaces for customer and employee parking; Phase 2 is an 11,107 SF stand-alone building at the south side of the property and 22 additional parking spaces. We request Site Design Review approval to construct the Phase 1 addition which is a one-story metal building and roof, approximately 24' high, and will match the southern portion of the existing building in color and materials. The project will provide additional area for the unique, hand assembly business model Darex is known for to accommodate an eventual increase in employees from the current 129 up to 226. The application includes a request for Tree Removal Permit to remove three trees, a 4.5-inch diameter Pear tree, a six-inch diameter Maple tree, and a six-inch diameter Pear tree. The application also proposes a private park be constructed in the location of the future Phase 2 building which will be open to the public from Clear Creek Drive, and 22 parking spaces for the future Phase 2 development. If the preferred proposal of the Phase 1 building addition, 84 (62+22) additional parking spaces and park is not allowed, an alternate site design has been developed which includes the same building addition, 69 additional parking spaces, and low-maintenance shrubs in place of the park. A site stair will also be added from Hersey Street to the main entry to further comply with City of Ashland standards.

Municipal Codes

The existing building will be renovated under the Ashland Land Use Ordinance (ALUO), Chapter 18 Land Use Standard development codes 18.2.2, 18.4.2, 18.4.3, and 18.5.2.

Zoning

The project is in Zone E-1 with a Residential Overlay on the north half of the site that includes the existing Darex building fronting Hersey Street. The addition is south of and perpendicular to the existing building and complies with all applicable provisions of the zoning code including setbacks, lot coverage, building height and design, parking area requirements, and design criteria as demonstrated in this submittal.

Development Area

The project expands the existing facility within the existing 4.85 acre site (556'x378').

Structural Site Coverage

The project expands the existing building area by 24,621 SF. The total (existing + addition) proposed building footprint of 64,583 SF provides a site coverage of approximately 31 percent.

Impervious Surface Coverage

The project has approximately 60, 000 SF of new asphalt and concrete, plus minimal additional coverage for the bike rack and loading area curbs/bollards.

Parking

The Phase 1 addition adds 63 parking spaces which includes 6 accessible spaces. 22 additional spaces are located adjacent to the park to serve the future Phase 2 building. Bicycle parking will be expanded and located adjacent to the existing building's main entrance. Parking will be accessed from three existing curb cut locations: two on Hersey St and one on the west side of Clear Creek Drive which reduces congestion at the main Hersey Street entry. A fourth existing curb cut on the east side of Clear Creek Drive will be improved with a drive apron only to finish the appearance between the existing curb cut and the proposed sidewalk.

A description of the parking space per person ratio is provided due to the nature of Darex's business and the quantity of employees. Refer to the Project Considerations narrative located at the end of this document.

Pedestrian circulation in parking areas comply with City standards. The eastern side of the proposed addition has nine entry locations, offering short travel distances from the parking area. The west parking areas have a network of compliant walkways connecting parking areas to building entries.

Accessible parking will be distributed such that all parking areas will be less than 50 spaces

Traffic Impact

The proposed expansion of the manufacturing facility on 210 E. Hersey St. does not meet any of the threshold criteria and therefore the requirement for a Traffic Impact Analysis is not met. Refer to JRH Engineering document dated 07/09/2015 attached.

Landscaped Area

The landscaped area of the proposed development is approximately 27% of the affected developed lot area, including the proposed park. This calculation excludes the north portion of the existing site which remains largely unchanged. Refer to the attached drawings which meet the requirements. Development of the future Phase 2 building will require that the landscaping be re-designed to meet Ashland Planning ordinance at that time.

Proposed Park (Preferred Site Design)

The project proposes the construction of a private park, open to the public, in exchange for the early creation of parking to serve the future Phase 2 building.

Darex anticipates building a Phase 2 development in approximately 10 years. The proposal requests building the parking associated with that future building as part of Phase 1, and offers in exchange to build a privately held park, accessible to the public, that will serve the community until the Phase 2 building project is developed. The proposed park features:

- A variety of ornamental trees.
- Trees will grow and prosper in raised planters, but can be easily moved when the site is redeveloped. The materials are all reusable or recyclable.
- The park will be owned, maintained and insured by the applicant, while being fully accessible to the public.
- The park has a large "lawn" but uses a low water use "Lawn Alternative" seed mix that requires 50% less water and infrequent mowing.
- All the paths and hard surfaces are permeable crushed granite.

Park Trees:

The trees are planted in raised planters approximately 30" tall. The planters are built from a reusable, pinned segmental retaining wall system. Lining the retaining wall and the bottom of the planters (six inches below the exterior finish grade) is landscape fabric. This fabric, and the raised planters create a "grow bag" that contain the roots of the trees while giving them plenty of room to grow. When the time comes to develop the park area into a building, the walls can be taken down and the tree along with its intact soil volume can be moved with a fork lift. Basically, the trees are being placed in an extended nursery situation, and being grown as boxed trees to be replanted into the future building landscape. The retaining wall blocks will be reused to create terraces on the back slope of the lot for level tree wells.

Park Ownership:

The park will be built and cared for by the applicant. Liability and responsibility for the park will stay with the applicant. The employees at Darex will be free to use the park for their breaks and small gatherings. The public will be able to use this park in the same way that the Darex employees do, as a free-form neighborhood park. The park would include a public use easement that would be revoked when the building project moves forward. There will be winding paths and crushed granite patios along with a large green "Lawn Alternative".

Alternate Site Design

If the park and associated parking are not allowed, an alternate site design (shown on the Alternate Site Plan drawing) develops the land adjacent to Clear Creek Drive with a low water use mowable field that includes irrigation and ten shade trees.

Public Facilities Overview

City facilities have adequate capacity to serve the proposed addition for water, sewer, electricity, urban storm drainage, and paved access to the north and south edges of the site. Existing public transportation serves the site.

Electricity

The electrical design/build contractor has performed preliminary load calculations estimating the proposed addition's demand will be 147,000 watts or 408 amps at 120/208 three-phase. The existing service size and City-owned transformer (2000 amp service at 750KVA 120/208 three-phase) have sufficient capacity to serve the proposed addition.

Gas
Gas may be provided to the addition and will not result in public utility upgrades.

Water and Sewer
The project proposes four additional toilets, two lavatories, and two drinking fountains. The design team contacted Steve Walker (Ashland Water Division) and Jason Robustelli (Ashland Wastewater Division) and both confirmed the existing public water line (12" main on Hersey Street) and sewer facilities are more than adequate to handle the additional proposed fixtures. As the design progresses the team will confer with the City (i.e. Steve Walker, Scott Fluery, Jason Robustelli, and others) to verify the existing system's capacity and any upgrades if needed.

Storm Water
All new improvements (building, parking and sidewalks) were designed with the Rogue Valley Quality Design Manual to address both quality and quantity and comply with current storm drain requirements. The civil engineer contacted Pieter Smeenk (Ashland Public Works Division) and confirmed the detention strategy is compliant via an eastern detention swale and asphalt detention areas. Storm water will be treated for water quality and detained so that post-development flows do not exceed pre-development flows (undeveloped ground). Therefore the proposed development will not have any impact on the downstream infrastructure.

Waste
All waste is controlled by Darex in accordance with OSHA and local regulation for waste disposal.

Landfill
Waste generation will grow to be similar to the existing Darex building per square foot. The existing building accommodates one 25-yard dumpster for trash which is emptied seasonally, and one 2.5-yard dumpster for trash emptied weekly. Darex anticipates using the existing dumpsters and increasing the pick-up frequency as needed to accommodate additional waste for the addition.

Recyclables
Recyclable generation will grow to be similar to the existing Darex building per square foot. The existing building accommodates one 25-yard dumpster for cardboard which is emptied weekly, and several comingled recyclable (paper/cans/glass) wheeled bins emptied weekly. Darex anticipates using the existing cardboard dumpster and increasing the pick-up frequency as needed to accommodate additional waste for the addition; Darex may acquire additional wheeled bins for comingled recyclables if needed.

Site Lighting
Exterior lighting will be added to the building and parking areas per code requirements.

Air Pollution
There is no expected addition to the local air pollution.

Hazards
There are no hazardous substances introduced by the proposed scope of work.

18.5 APPLICATION REVIEW PROCEDURES AND APPROVAL CRITERIA

Reader note: Code sections are shown in italics, followed by proposed findings and conclusions.

allowing natural surveillance of public and semi-public areas, and by using impenetrable hedges in areas where physical access is discouraged.

e. Street Trees. Street trees shall conform to the street tree list approved by the Ashland Tree Commission. See the Ashland Recommended Street Tree Guide.

3. Water Conserving Landscaping. Commercial, industrial, non-residential, and mixed-use developments that are subject to chapter 18.5.2 Site Design Review, shall use plants that are low water use and meet the requirements of 18.4.4.030.I Water Conserving Landscaping.

5. Screening

a. Evergreen shrubs shall be used where a sight-obscuring landscape screen is required.

b. Where a hedge is used as a screen, evergreen shrubs shall be planted so that not less than 50 percent of the desired screening is achieved within two years and 100 percent is achieved within four years. Living groundcover in the screen strip shall be planted such that 100 percent coverage is achieved within two years.

6. Plant Sizes

a. Trees shall be not less than two-inch caliper for street trees, and 1.5-inch caliper for other trees at the time of planting.

b. Shrubs shall be planted from not less than one gallon containers, and where required for screening shall meet the requirements of 18.4.4.030.C.5 Screening.

Finding: Per the proposed site plan and tree removal and protection drawings, three trees are proposed to be demolished and three are proposed to remain and be protected per City standards. The parking area shade strategy proposes many new trees which more than mitigates the three trees to be demolished.

Finding: Plant selections are predominantly deciduous with a mix of evergreen and deciduous shrubs.

Finding: All proposed plants are adapted to this region and are positioned based on exposure, water needs, site soils and drainage.

Finding: The Stormwater bio-swales are proposed to be planted with appropriate shrubs and trees.

Finding: Defensible design is integrated into the design.

Finding: The city of Ashland street tree list was used to generate the proposed street trees.

Finding: Plant selections meet the City's water conservation landscaping standards.

Finding: The East and West project boundaries are designed as site-obscuring landscape screens containing evergreen shrubs and deciduous trees.

Finding: The site-obscuring landscape screens (hedges) will achieve 50 percent of the desired screening within two years and 100 percent within four years. Living groundcover in the screen strip shall be planted such that 100 percent coverage is achieved within two years.

Finding: All street trees are specified as two inch caliper; all other trees are specified as a minimum 1.5 inch caliper.

Finding: All shrubs are at least one gallon at planting and 5 gallon for screening purposes.

Conclusion: The proposed scope of work complies.

D. Tree Preservation, Protection, and Removal. *See chapter 18.4.5 for Tree Protection and Preservation and chapter 18.5.7 for Tree Removal Permit requirements.*

Finding: A tree removal and protection plan is included in this submittal.

Conclusion: The proposed scope of work complies.

E. Street Trees. (Item E.4 not applicable)

The purpose of street trees is to form a deciduous canopy over the street. The same effect is also desired in parking lots and internal circulation streets; rows of street trees should be

included in these areas where feasible. All development fronting on public or private streets shall be required to plant street trees in accordance with the following standards and chosen from the recommended list of street trees.

1. *Location of Street Trees. Street trees shall be located in the designated planting strip or street tree wells between the curb and sidewalk, or behind the sidewalk in cases where a planting strip or tree wells are or will not be in place. Street trees shall include irrigation, root barriers, and generally conform to the standards established by the Community Development Department.*
2. *Spacing and Placement of Street Trees. All street tree spacing may be made subject to special site conditions that may, for reasons such as safety, affect the decision. Any such proposed special condition shall be subject to the Staff Advisor's review and approval. The placement, spacing, and pruning of street trees shall meet all of the following requirements.*
   a. *Street trees shall be placed at the rate of one tree for every 30 feet of street frontage. Trees shall be evenly spaced, with variations to the spacing permitted for specific site limitations, such as driveway approaches.*
   b. *Street trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.*
   d. *Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location shall be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least 20 feet distant.*
   e. *Street trees shall not be planted closer than 2.5 feet from the face of the curb. Street trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees, or tree wells, shall be at least 25 square feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Tree wells shall be covered by tree grates in accordance with City specifications.*
   f. *Street trees planted under or near power lines shall be selected so as to not conflict with power lines at maturity.*
   g. *Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation, where approved pursuant to section 18.4.6.040 Street Design Standards, may be utilized to save existing street trees, subject to approval by the Staff Advisor.*
3. *Pruning. Street trees, as they grow, shall be pruned to provide at least eight feet of clearance above sidewalks and 12 feet above street roadway surfaces.*

Finding: Trees along the Clear Creek Drive frontage are placed one tree per thirty feet.
Finding: Street trees are not near street or alley intersections, and not closer than 10' from proposed driveways.
Finding: Per the tree planting detail on our proposed planting plan, all street trees include irrigation, root barriers, and other approved systems for the health and wellbeing of new trees to promote their growth.
Finding: Trees and light standard locations are compliant.
Finding: All trees have at least 3' of space between the trunk and hardscape.
Finding: Power lines are underground at this site and will not conflict with trees.
Finding: Existing trees will not be used as street trees.
Finding: Street trees will be pruned to comply with City standards.
Conclusion: The proposed scope of work complies.

F. Parking Lot Landscaping and Screening. (Items 2.c is not applicable)

Parking lot landscaping, including areas of vehicle maneuvering, parking, and loading, shall meet the following requirements.

1. *Landscaping.*
   a. *Parking lot landscaping shall consist of a minimum of seven percent of the total parking area plus a ratio of one tree for each seven parking spaces to create a canopy effect.*
   b. *The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list approved by the Ashland Tree Commission to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians. See the Ashland Recommended Street Tree Guide.*
   c. *The tree shall be planted in a landscaped area such that the tree bole is at least two feet from any curb or paved area.*
   d. *The landscaped area shall be distributed throughout the parking area and parking perimeter at the required ratio.*
   e. *That portion of a required landscaped yard, buffer strip, or screening strip abutting parking stalls may be counted toward required parking lot landscaping but only for those stalls abutting landscaping as long as the tree species, living plant material coverage, and placement distribution criteria are also met. Front or exterior yard landscaping may not be substituted for the interior landscaping required for interior parking stalls.*
2. *Screening.*
   a. *Screening Abutting Property Lines. A five foot landscaped strip shall screen parking abutting a property line. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip, and will not be an additional requirement.*
   b. *Screening Adjacent to Residential Building. Where a parking area is adjacent to a residential building it shall be setback at least eight feet from the building, and shall provide a continuous hedge screen.*

Finding: The total area of parking and circulation is 54,690 square feet. The total landscape area is 14,539. Landscape cover within the combined parking and circulation areas is 26.5%.

Finding: Proposed parking lot tree varieties include the list below and follow the Ashland recommended street tree guide accept where parenthetically noted:

Betula nigra 'Duraheat' (in the bioswale)

Carpinus betulus 'Fastigiata'

Malus ioensis 'Klehms Improved Bechtel'

Platanus x a. 'Bloodgood' (used in larger planting areas)

Quercus rubra

Zelkova serrata 'Green Vase'

Finding: All trees are planted a minimum of three feet from any curb or paved area.

Finding: The landscaping is distributed throughout the parking area and at the perimeter.

Finding: Landscaping meets all City ratios and standards.

Finding: The parking lots and circulation are buffered by a five foot wide hedge on both the east and west property lines.

Conclusion: The proposed scope of work complies.

G. Other Screening Requirements. (Item G.2 is not applicable)

Screening is required for refuse and recycle containers, outdoor storage areas, loading and service corridors, mechanical equipment, and the City may require screening other situations, pursuant with the requirements of this ordinance.

1. *Recycle and Refuse Container Screen. Recycle and refuse containers or disposal areas shall be screened by placement of a solid wood fence or masonry wall five to eight feet in height*

to limit the view from adjacent properties or public rights-of-way. All recycle and refuse materials shall be contained within the screened area.

3. *Loading Facilities and Service Corridors. Commercial and industrial loading facilities and service corridors shall be screened when adjacent to residential zones. Siting and design of such service areas shall reduce the adverse effects of noise, odor, and visual clutter upon adjacent residential uses.*
4. *Mechanical Equipment. Mechanical equipment shall be screened by placement of features at least equal in height to the equipment to limit view from public rights-of-way, except alleys, and adjacent residentially zoned property. Mechanical equipment meeting the requirements of this section satisfy the screening requirements in 18.5.2.020.C.3.*
   a. *Roof-mounted Equipment. Screening for roof-mounted equipment shall be constructed of materials used in the building's exterior construction and include features such as a parapet, wall, or other sight-blocking features. Roof-mounted solar collection devices are exempt from this requirement pursuant to subsection 18.5.2.020.C.3.*
   b. *Other Mechanical Equipment. Screening for other mechanical equipment (e.g., installed at ground level) include features such as a solid wood fence, masonry wall, or hedge screen.*

Finding: The recycle and Refuse area will be screened with a five foot tall masonry wall and slatted fence.

Finding: The site is screened so that these facilities are screened as part of the parking lot screening requirement.

Finding: Roof-mounted mechanical equipment is approximately 80' from Clear Creek Drive and is not planned to be screened similar to the existing building. Street Trees and park plantings are expected to provide sufficient screening from Clear Creek Drive.

Conclusion: The proposed scope of work complies.

H. Irrigation. Irrigation systems shall be installed to ensure landscape success. If a landscape area is proposed without irrigation, a landscape professional shall certify the area can be maintained and survive without artificial irrigation. Irrigation plans are reviewed through a Ministerial process at the time of building permit submittals.

Finding: The project proposal includes a professionally designed irrigation system that will support the proposed plant material and comply with water saving irrigation technology.

Conclusion: The proposed scope of work complies.

I. Water Conserving Landscaping. The following standards are intended to conserve water while encouraging attractive landscaping. Further, requirements are aimed at reducing water demand when water is most scarce, during the dry late summer months when water reserves are low.

1. Landscaping Design Standards.
   a. *Landscaping Coverage. Water conserving designs shall have plant coverage of not less than 90 percent with five years of planting, but are not required to meet the standard of 50 percent coverage within one year.*
   b. *Plant Selection. At least 90 percent of plants in the non-turf areas shall be listed as drought tolerant in the Sunset Western Garden book, City's Water-Wise Landscaping website, or be similarly well-suited for this climate of region as determined by the Staff Advisor. Up to ten percent of the plants may be of a non-drought tolerant variety or*

species as long as they are grouped together and are located in a separate irrigation zone.

c. *Screening. Plant screening hedges to attain 50 percent coverage after two years.*
d. *Mulch. Add a minimum of two inches of mulch in non-turf areas to the soil surface after planting. Neither large nuggets nor fine bark may be used for mulch. Non-porous material shall not be placed under the mulch.*
e. *Turf and Water Areas. Limit combined turf or water areas (i.e., pools, ponds, and fountains) to 20 percent of the landscaped areas. Turf limitations do not apply to public parks, private common open space, required outdoor recreation areas, golf courses, cemeteries, and school recreation areas.*
f. *Fountains. Design all fountains to recycle their water.*
g. *Turf Location. Turf is restricted to slopes less than ten percent grade.*
h. *Berms and Raised Beds.*
i. *Soil Quality. When new vegetation is planted, soils shall be amended for plant health and water absorption. Add mature compost at a rate of three cubic yards of compost per 1,000 square feet of area to be landscaped, and work soil and amendment(s) to a depth of four to six inches. This requirement may be waived for one or more of the following circumstances.*
    a. *The area to be landscaped is fenced off to fully protect native soil from disturbance and compaction during construction.*
    b. Soil tests document an organic content of a least three percent based on a representative core sample taken at a rate of one test per 20,000 square feet, based on a minimum of three core sample per test. Samples shall be taken at least 40 feet apart to a depth of six inches following attainment of rough grade.
    c. The area to be landscaped will be used to capture and treat storm water runoff, and is subject to separate design standards.

Finding: The landscape as designed will achieve greater than 90% coverage in five years.

Finding: All plants on this plan are well-suited to this climate and are considered water-wise and well adapted. All plants used for this site are low water use accept for the swale plantings which are on their own irrigation zone.

Finding: The screens plantings on the East and West sides of the site are planted to screen at greater than 50% within 2 years.

Finding: A minimum two of inches of City-approved mulch will be specified for all planting area excluding the low water use turf area.

Finding: We are proposing the use of a Drought Tolerant Lawn Alternative for the proposed park which is documented to use 50% less water than a typical sod lawn. The Alternate Site Design is a mowable, seeded erosion control field.

Finding: The design excludes fountains, berms, and raised beds.

Finding: The proposed Lawn Alternative are is relatively flat. Turf is not used on slopes of 10% or more.

Finding: The existing soils on this site will be amended to meet this soil quality criteria and new topsoil will be brought in to fill all landscape area to an additional 12" of depth.

Conclusion: The proposed scope of work complies.

2. *Irrigation System Design Standards. Irrigation plans are reviewed through a Ministerial process at the time of building permit submittals, and are subject to the following standards.*
    a. *Design sprinkler head spacing for head-to-head coverage.*
    b. *Design irrigation system to minimize runoff and overspray to non-irrigated areas.*
    c. *Match precipitation rates for all irrigation heads for each circuit.*

d. *Separate irrigation zones based on water needs of plantings and type of sprinklers being used (i.e., rotating, fixed spray, or drip). Plants with similar watering needs shall be in the same irrigation zone unless irrigated by drip irrigation having emitters sized for individual plant water needs.*
f. *Use sprinkler heads with a precipitation rate of .85 inches per hour or less on slopes exceeding 15 percent to minimize run-off, or when slope exceeds ten percent within ten feet of hardscape.*
g. *Serviceable check valves (or pressure compensating emitters for drip systems) are required where an elevation difference greater than 20 feet exists on any circuit.*
h. *Drip irrigation systems are required for trees unless within lawn areas.*
i. *Equip all irrigation zones with pressure regulator valves (PRV) to meet the manufacturer's recommended operating pressure for the components of each zone; except in those instances where a PRV is in place. PRV's shall be located at the meter or solenoid valve.*
j. *Automatic Sprinkler Controls.*
   i. *Equip all irrigation systems with a controller capable of dual or multiple programming. Controllers shall have a multiple start time capability, station run times in minutes to hours, and water days by interval, day of the week, and even/odd day*
   ii. *Use controllers with a percent adjust (water budget) feature, or the capability of accepting an external rain or soil moisture sensor.*

Finding: The irrigation system, as designed, has head-to-head coverage.
Finding: The irrigation system is designed to minimize runoff and overspray.
Finding: All zones contain heads with matched precipitation rates.
Finding: All zones are plant requirement specific.
Finding: The irrigation system has been designed to meet precipitation rate requirements.
Finding: No zone has an elevation difference more than 20'.
Finding: The irrigation system incorporates bubblers for all trees on a separate zone.
Finding: The irrigation system incorporates PRV's where needed to meet City standards.
Finding: The irrigation system controllers meet City standards.
Conclusion: The proposed scope of work complies.

J. **Maintenance.** *All landscaping shall be maintained in good condition, or otherwise replaced by the property owner; dead plants must be replaced within 180 days of discovery. Replacement planting consistent with an approved plan does not require separate City approval.*

Finding: Landscaping will be maintained to comply with City standards.
Conclusion: The proposed scope of work complies.

18.4.4.040 ***Recycling and Refuse Disposal Areas*** (A.1 is not applicable)

A. **Recycling.** *All residential, commercial, and manufacturing developments that are subject to chapter 18.5.2 Site Design Review shall provide an opportunity-to-recycle site for use of the project occupants.*
   2. *Commercial. Commercial developments having a refuse receptacle shall provide a site of equal or greater size adjacent to or with access comparable to the refuse receptacle to accommodate materials collected by the local sanitary service franchisee under its on-route collection program for purposes of recycling.*

B. **Service Areas**. *Recycling and refuse disposal areas shall be located to provide truck access and shall not be placed within any required front yard or required landscape area.*

C. **Screening.** *Recycle and refuse disposal area screening shall be provided pursuant to section 18.4.4.030.G.1.*

Finding: Darex currently provides a large recycle site for cardboard, mixed recyclables, and glass. The proposed addition will make use of the existing recycle site and enlarge as needed.

Finding: Recycling site is in a hardscaped area adjacent to the existing building with truck access.

Finding: Recycle area is existing and is screened from view by the building and parking lot landscaping.

Conclusion: The proposed scope of work complies.

18.4.4.050 Outdoor Lighting

*A. **Purpose.** This section contains regulations requiring adequate levels of outdoor lighting while minimizing light spillover onto adjacent properties*

*B. **Applicability.** All outdoor lighting is subject to the requirements of this section. Where a proposed development is subject to Type I, Type II, or Type III review, the approval authority may require specific lighting levels or limit lighting as a condition of approval to protect the public health, safety, and welfare.*

*C. **Standards.** As a guideline, lighting levels shall be no greater than necessary to provide for pedestrian safety, property/business identification, and crime prevention. All outdoor lighting, except streetlights, shall comply with the following standards.*

1. *Arrange and install artificial lighting so there is no direct illumination onto adjacent residential properties.*
2. *Provide light poles no greater than 14 feet in height for pedestrian facilities. (Pedestal- or bollard-style lighting is an alternative method for illuminating walkways located inside a development but not located in a public street right-of-way.)*
3. *Where a light standard is placed over a sidewalk or walkway, maintain a minimum vertical clearance of eight feet.*
4. *Install light fixtures where they will not obstruct public ways, driveways, or walkways. Where a light standard must be placed within a walkway, maintain an unobstructed pedestrian through zone per Americans with Disabilities Act (ADA) compliance.*
5. *Except as permitted for signs, direct outdoor light fixtures downward and have full shielding to minimize excessive light spillover onto adjacent properties.*
6. *For streetlight requirements, see subsection 18.4.6.040.D.18.*

*D. **Maintenance.** Outdoor lighting shall be maintained in good condition, or otherwise replaced by the property owner.*

Finding: Outdoor lighting will be designed to comply with City standards relative to minimizing spillover onto adjacent properties, and light pole height and placement.

Finding: While the site is across the street from a residential zone, the site is not directly adjacent to a residential property.

Finding: Outdoor lighting will be maintained to comply with City standards.

Conclusion: The proposed scope of work complies.

18.4.4.060 Fences and Walls (Not applicable)

The proposed work does not incorporate fences or walls. Landscape screens meet City standards.

18.4.5 TREE PRESERVATION AND PROTECTION

18.4.5.030 Tree Protection

A. ***Tree Protection Plan.*** *A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.*

B. ***Tree Protection Plan Submission Requirements.*** *In order to obtain approval of a tree protection plan; an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site.*

C. ***Tree Protection Measures Required.*** Measures are noted on tree protection plan.

D. ***Inspection.*** *The applicant shall not proceed with any construction activity, except installation of erosion control measures, until the City has inspected and approved the installation of the required tree protection measures and a building and/or grading permit has been issued by the City.*

Finding: See tree protection plan for proposed removal, and protection measures.
Finding: Construction will not proceed until City has approved the required tree protection measures.
Conclusion: The proposed scope of work complies.

18.5.7 TREE REMOVAL PERMITS

18.5.7.040 Approval Criteria (Only Item B.2 is applicable)

B. Tree Removal Permit.

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

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

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.

Finding: This proposal removes two 6 inch dbh trees and one 4.5 inch dbh tree. In all cases the trees to be removed interfere with the proposed circulation improvements for both pedestrian and vehicular traffic. Tree #1 (4.5" dbh) is an ornamental Pear, tree # 2 (6" dbh) is an Armstrong Maple and tree # 3 (6" dbh) is an ornamental Pear. All trees are in fair to good condition, relatively young, and planted in constrained paved areas. The proposed trees and plantings will provide better habitat for the proposed trees as well as more than make up for canopy coverage and species diversity.

Finding: The removal of the three trees allows for proper design of parking and circulation consistent with the Land Use Ordinance and Site Development and Design standards.

Finding: Removal of the relatively isolated trees (in constrained paved areas) will have no effect on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

Finding: Removal of these trees will not have any effect on the surrounding tree densities (within 200' of the property). The trees are small and insignificant in their relationship to the greater environment and to a larger goal of species diversity, and the trees are very common in the urban and sub-urban landscape. The surrounding developed area has many large trees that are of similar species as they are typically used for parking lots and commercial developments.

Finding: This is not a residential situation; criteria B.2.d does not apply.

Finding: The proposal includes 57 new trees that provide sufficient mitigation.

Conclusion: The proposed scope of work complies.

18.5.7.050 ***Mitigation Required*** (Only item A is applicable)

A. ***Replanting On-Site.*** *The applicant shall plant either a minimum 1.5-inch caliper healthy and well-branched deciduous tree or a five to six-foot tall evergreen tree for each tree removed. The replanted tree shall be of a species that will eventually equal or exceed the removed tree in size if appropriate for the new location. Larger trees may be required where the mitigation is intended, in part, to replace a visual screen between land uses. Suitable species means the tree' s growth habits and environmental requirements are conducive to the site, given existing topography, soils, other vegetation, exposure to wind and sun, nearby structures, overhead wires, etc. The tree shall be planted and maintained per the specifications of the Recommended Street Tree Guide.*

Finding: Because this proposal includes planting 57 new trees, significantly more than a typical landscape plan, this provides tree coverage beyond the required mitigation.

Finding: Proposed trees are 1.5" and 2" caliper healthy trees which will eventually equal or exceed the removed trees in size.

Finding: Proposed species were selected from the Recommended Street Tree Guide.

Conclusion: The proposed scope of work complies.

SITE ANALYSIS MAP

darex expansion

210 hersey street

7 july 2015

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PROPERTY ZONING DIAGRAM

SCALE: 1"=100'0"

NOTES:

1. PROPERTY ZONED IN BASIC SITE REVIEW.
2. MAP IS ORIENTED TO ALIGN WITH ATTACHED SITE PLAN.

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david@orwarch.com
tel: 541-779-5237 x20

deed names and address:
Bernard, David A; Trustee and Bernard, Marjorie A, Trustee FBO; Bernard Family Trust
210 E Hersey St Ashland, Oregon 97520

statistics:

address:	210 E HERSEY ST ASHLAND
map #:	391E04CD
tax lot#:	2000
zoning:	EI
overlay:	PARTIAL RESIDENTIAL OVERLAY
site review:	BASIC ZONE

setbacks

front yard:	25 ft
side yard street:	None required
side yard:	None required
rear yard:	None required

PROPOSED PROJECT NARRATIVE:

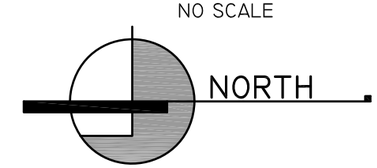
Darex is intending to add to their existing structure towards the rear of the Darex property.

Structure 1 will extend and expand the current facilities. Proposed materials are: Metal siding and metal standing seam roof.

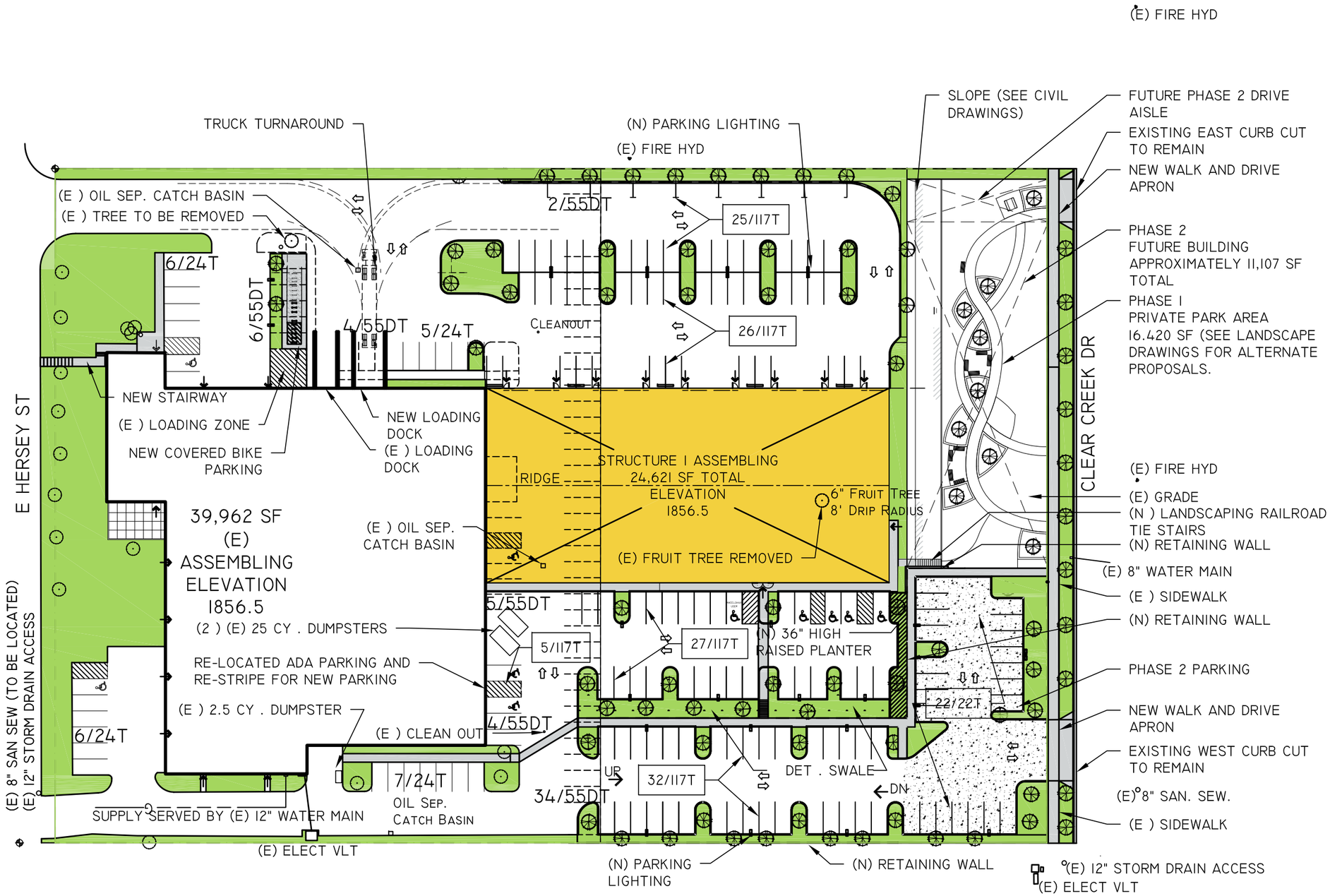
Phase 2 will be a future development to be determined by the owner.

VICINITY MAP

NO SCALE



COLLABORATIVE APPROACH - HONEST DESIGN



ORW ARCHITECTURE
OGDEN ROEMER WILKERSON
WWW.ORWARCHITECTURE.COM

- PROPERTY LINE
- RETAINING WALL
- DROUGHT RESISTANT PLANTS
- NEW LANDSCAPE TREE
- NEW CONC WALK
- NEW SOFTSCAPE
- NEW WATER RETENTION
- PAINTED STRIPING
- PARKING FOR FUTURE PHASE 2
- DOOR/ENTRANCE

0/0T	REMAINING PARKING IN ROW/ PARKING TOTAL
0/0T	NEW PARKING IN ROW/ PARKING TOTAL
0/0DT	PARKING IN ROW/ DEMO PARKING TOTAL

PHASE 1 parking (ord 18.92.030)	
existing parking	79
demolished parking	-55
remaining	24
new proposed parking	117
total proposed parking	141
(accessible spaces: 5 req./ 1 Wheelchair accessible)	6
PHASE 2 parking (ord 18.92.030)	
new proposed parking	22
(accessible spaces: 1 req./ 1 Wheelchair accessible)	1

Phase 1 Parking range is 129-142 max
Phase 2 Parking range is 22-24 max

PROPOSED SITE PLAN

darex expansion

210 hersey street

7 july 2015

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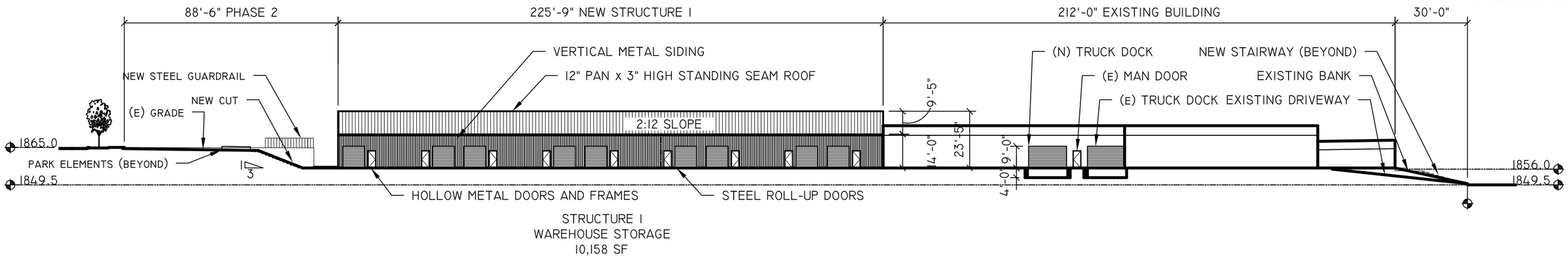
NORTH 0 60' 120'

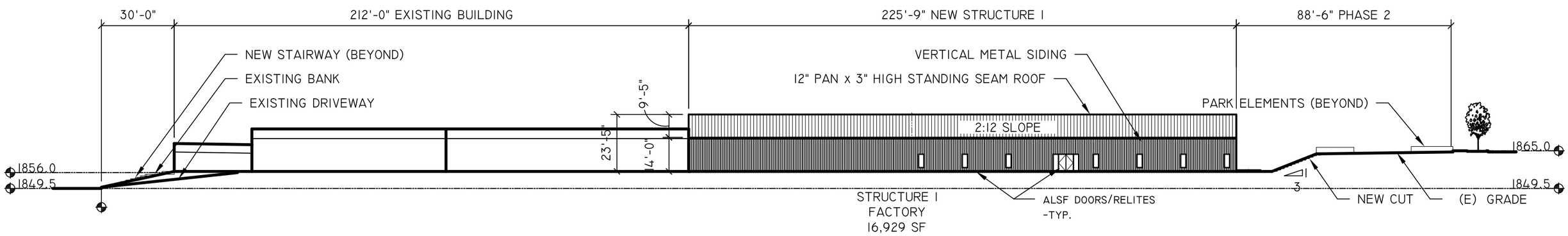
COLLABORATIVE APPROACH - HONEST DESIGN



1

EAST ELEVATION

SCALE: 1"=40'-0"



2

WEST ELEVATION

SCALE: 1"=40'-0"

ELEVATIONS

darex expansion

210 hersey street

7 july 2015

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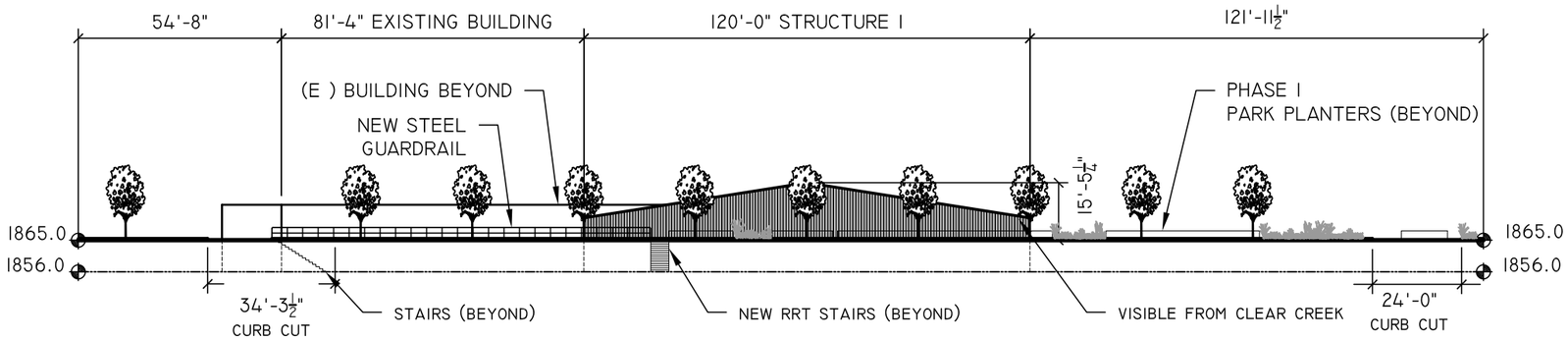
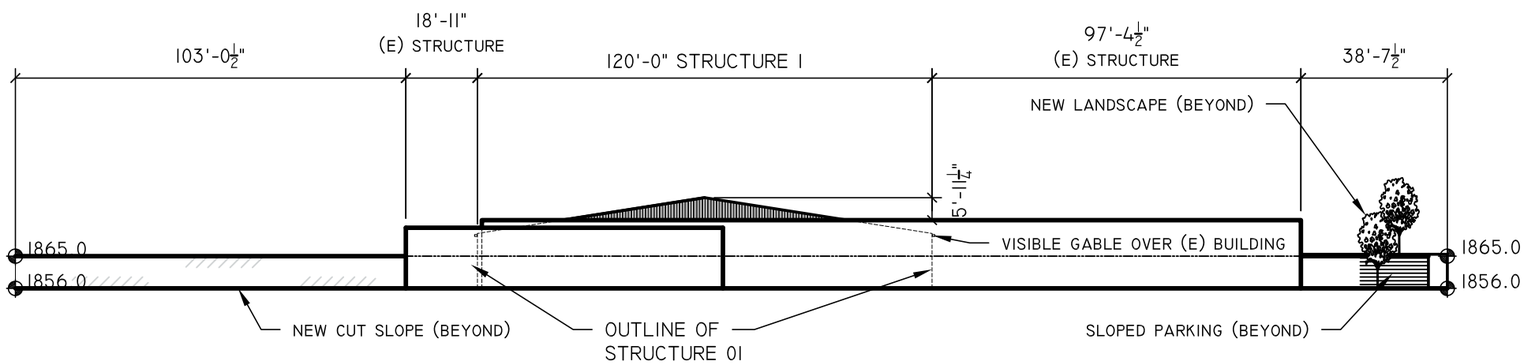
0 40' 80'

COLLABORATIVE APPROACH - HONEST DESIGN



1 SOUTH ELEVATION

SCALE: 1"=40'-0"



2 NORTH ELEVATION

SCALE: 1"=40'-0"

ELEVATIONS

darex expansion

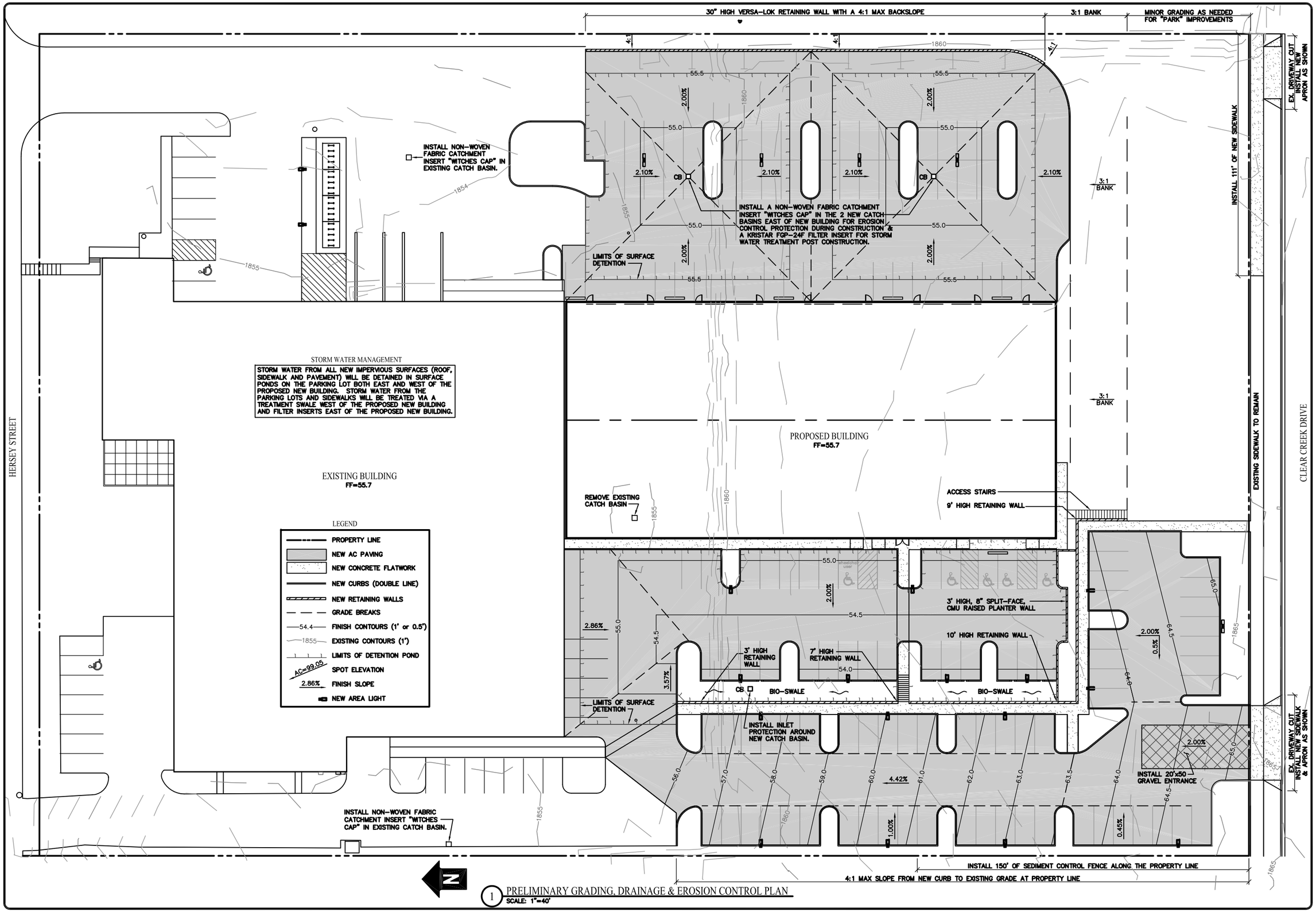
210 hersey street

7 july 2015

© 2013 OgdenRoemerWilkerson Architecture

0 40' 80'

COLLABORATIVE APPROACH - HONEST DESIGN



1 PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN
SCALE: 1"=40'

REVISIONS

DEW engineering inc.
A CIVIL & STRUCTURAL ENGINEERING FIRM
815 BENNETT AVENUE
MEDFORD, OREGON 97504
PHONE 541.772.1399
DEW-ENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
MARK R. DEWEY

PRELIMINARY GRADING/DRAINAGE PLAN

DAREX EXPANSION
210 EAST HERSEY STREET
ASHLAND, OREGON

DRAWN	CHECKED
MRD	MRD

DATE 7.06.15
PROJECT NO. 15-013.1
SHEET C1

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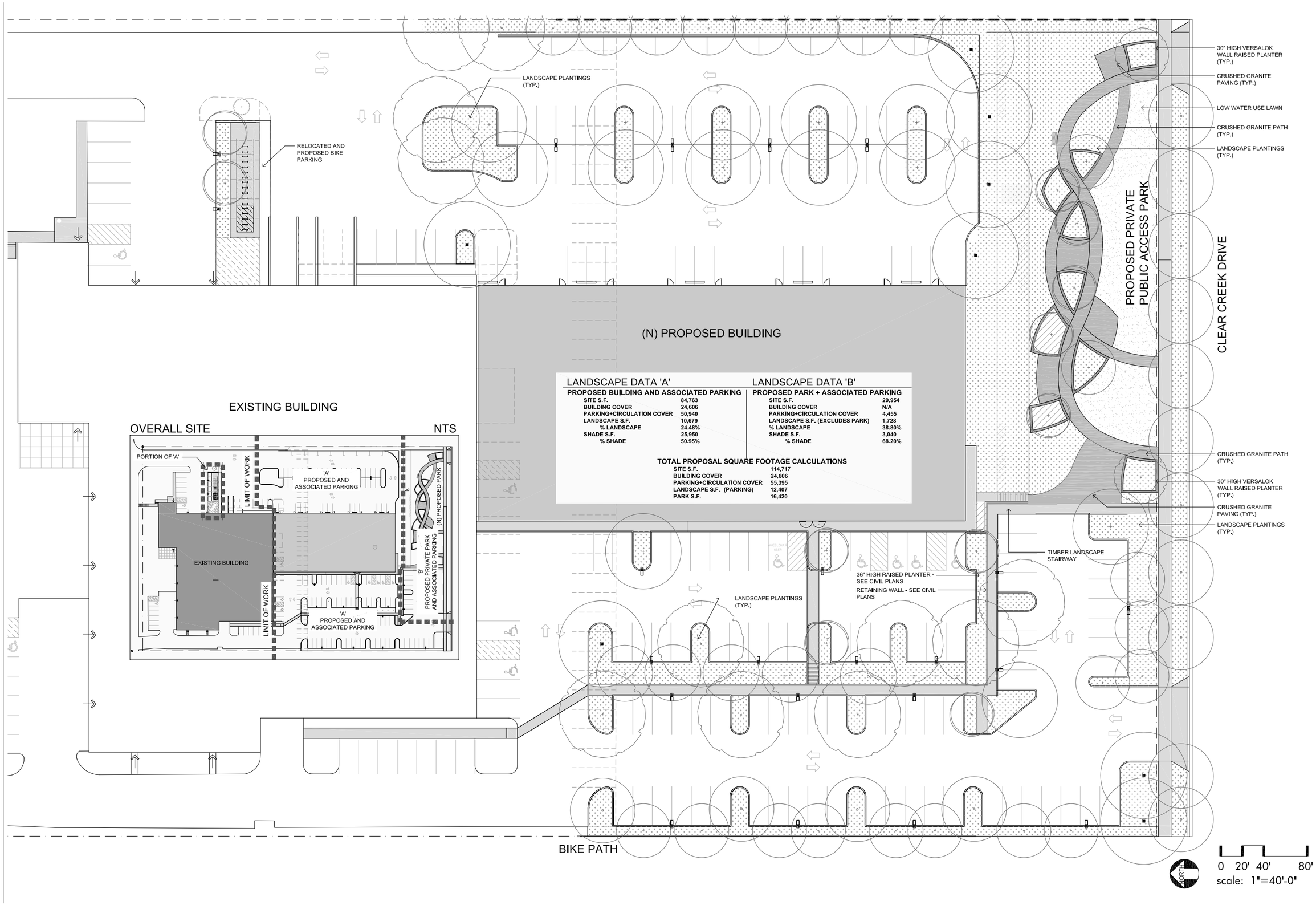

LANDSCAPE DATA 'A'

PROPOSED BUILDING AND ASSOCIATED PARKING	
SITE S.F.	84,763
BUILDING COVER	24,606
PARKING+CIRCULATION COVER	50,940
LANDSCAPE S.F.	10,679
% LANDSCAPE	24.48%
SHADE S.F.	25,950
% SHADE	50.95%

LANDSCAPE DATA 'B'

PROPOSED PARK + ASSOCIATED PARKING	
SITE S.F.	29,954
BUILDING COVER	N/A
PARKING+CIRCULATION COVER	4,455
LANDSCAPE S.F. (EXCLUDES PARK)	1,728
% LANDSCAPE	38.80%
SHADE S.F.	3,040
% SHADE	68.20%

TOTAL PROPOSAL SQUARE FOOTAGE CALCULATIONS

SITE S.F.	114,717
BUILDING COVER	24,606
PARKING+CIRCULATION COVER	55,395
LANDSCAPE S.F. (PARKING)	12,407
PARK S.F.	16,420

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

Drawn By:
STAFF

SCALE 1" = 40'-0"

DAREX EXPANSION
210 E. Hersey
Ashland, Oregon, 97520

REVISION DATE

LANDSCAPE SITE PLAN

ISSUE DATE:
JULY 6, 2015

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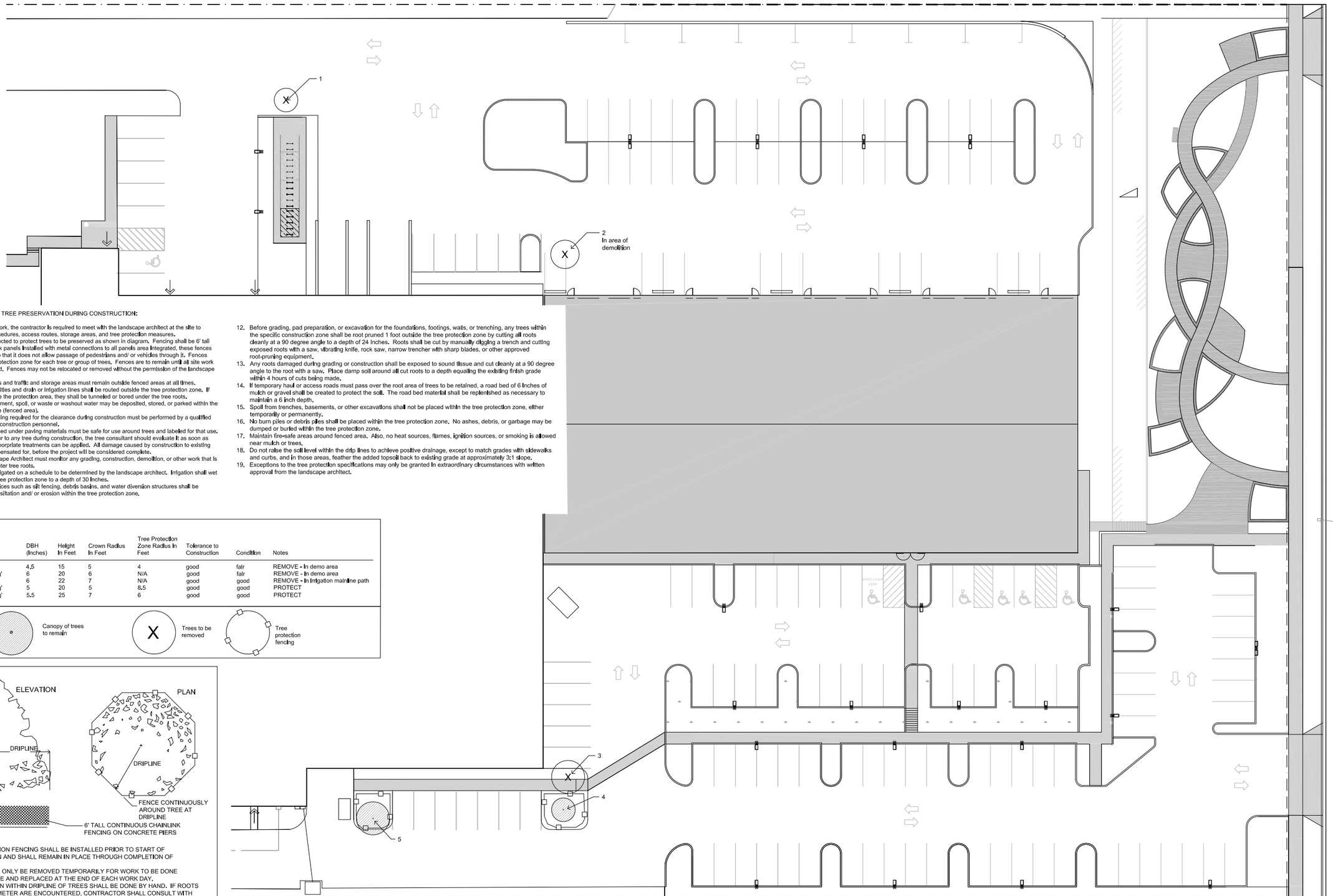


SPECIFICATIONS FOR TREE PRESERVATION DURING CONSTRUCTION:

1. Before beginning work, the contractor is required to meet with the landscape architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
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 and traffic and storage areas must remain outside fenced areas at all times.
4. All underground utilities and drain or irrigation lines shall be routed outside the tree tree protection zone. If lines must tranverse the protection area, they shall be tunneled or bored under the tree roots.
5. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
6. Additional tree pruning required for the clearance during construction must be performed by a qualified arborist and not by construction personnel.
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, the tree consultant should evaluate it as soon as possible so that apporpriate treatments can be applied. All damage caused by construction to existing trees shall be compensated for, before the project will be considered complete.
9. The project Landscape Architect must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
10. All trees shall be irrigated on a schedule to be determined by the landscape architect. Irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.
11. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed 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. Exceptions to the tree protection specifications may only be granted in extraordinary circumstances with written approval from the landscape architect.

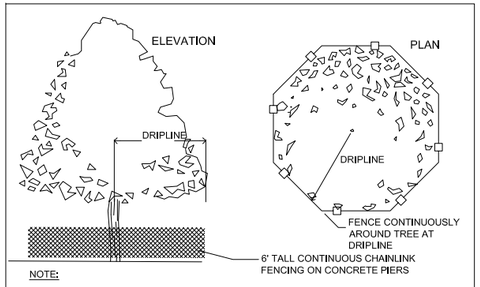
TREE LEGEND

#	Species	DBH (Inches)	Height In Feet	Crown Radius In Feet	Tree Protection Zone Radius In Feet	Tolerance to Construction	Condition	Notes
1	Pyrus sp.	4.5	15	5	4	good	fair	REMOVE - In demo area
2	Acer r. 'Armstrong'	6	20	6	N/A	good	fair	REMOVE - In demo area
3	Pyrus sp.	6	22	7	N/A	good	good	REMOVE - In irrigation mainline path
4	Acer r. 'Armstrong'	5	20	5	8.5	good	good	PROTECT
5	Acer r. 'Armstrong'	5.5	25	7	6	good	good	PROTECT

Canopy of trees to remain

X Trees to be removed

Tree protection fencing



NOTE:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
2. FENCING SHALL ONLY BE REMOVED TEMPORARILY FOR WORK TO BE DONE WITHIN DRIPLINE AND REPLACED AT THE END OF EACH WORK DAY.
3. 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.
4. TREE ROOTS ENCOUNTERED DURING CONSTRUCTION, SHALL BE CUT CLEANLY AT A 90 DEGREE ANGLE AND PACKED WITH DAMP SOIL IMMEDIATELY.
5. 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

NORTH

0 20' 40' 80'
scale: 1"=40'-0"

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Landscape Architecture

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

Drawn By:
STAFF

SCALE 1" = 40'-0"

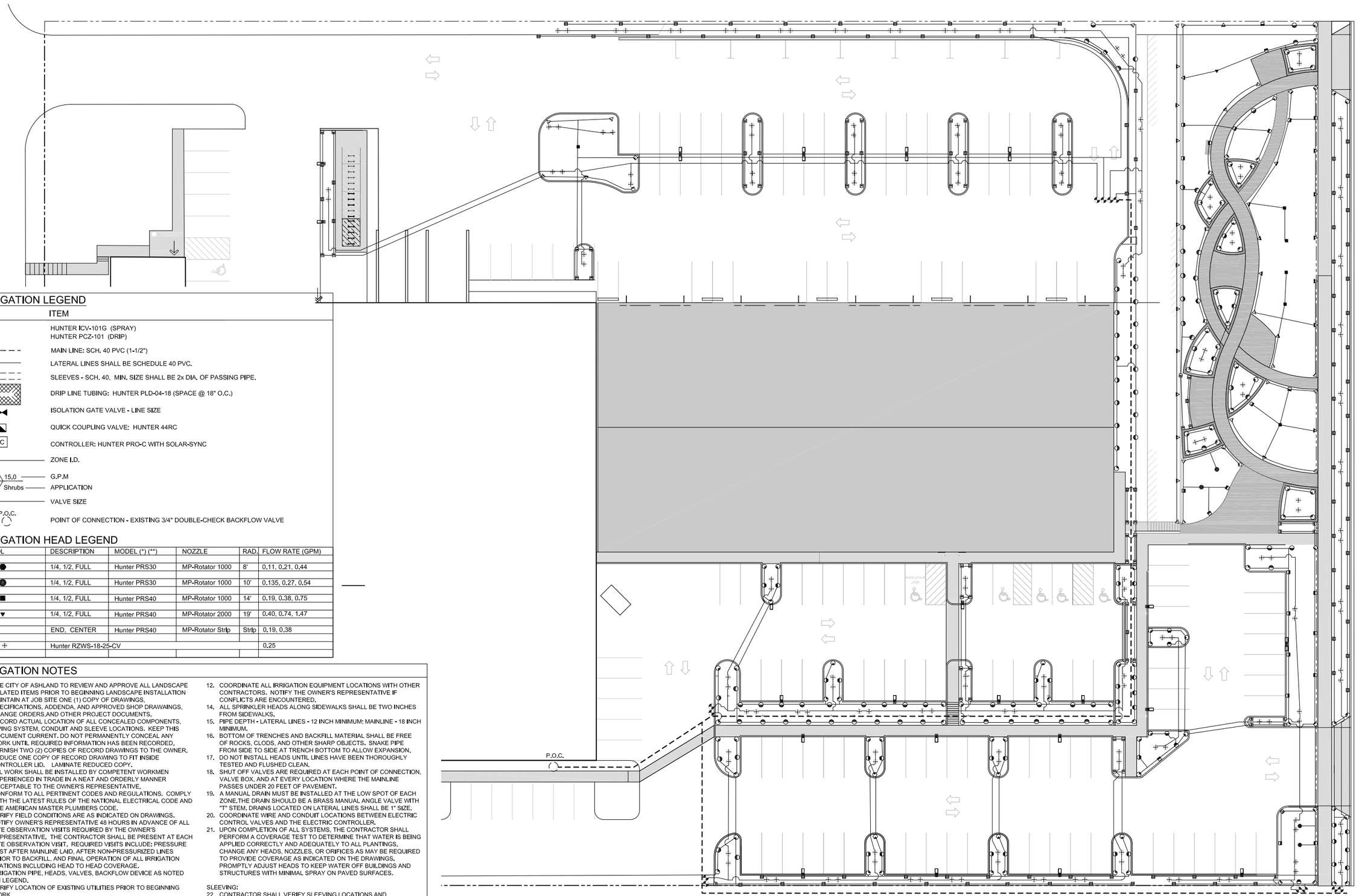
DAREX EXPANSION
210 E. Hersey
Ashland, Oregon, 97520

REVISION DATE

TREE PROTECTION PLAN

ISSUE DATE:
JULY 6, 2015

L 1.1



IRRIGATION LEGEND

SYM.	ITEM
	HUNTER ICV-101G (SPRAY) HUNTER PCZ-101 (DRIP)
	MAIN LINE: SCH. 40 PVC (1-1/2")
	LATERAL LINES SHALL BE SCHEDULE 40 PVC.
	SLEEVES - SCH. 40, MIN. SIZE SHALL BE 2x DIA. OF PASSING PIPE.
	DRIP LINE TUBING: HUNTER PLD-04-18 (SPACE @ 18" O.C.)
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
C	CONTROLLER: HUNTER PRO-C WITH SOLAR-SYNC
1	ZONE I.D.
15.0	G.P.M
Shrubs	APPLICATION
1.5"	VALVE SIZE
P.O.C.	POINT OF CONNECTION - EXISTING 3/4" DOUBLE-CHECK BACKFLOW VALVE

IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MODEL (*) (**)	NOZZLE	RAD.	FLOW RATE (GPM)
	1/4, 1/2, FULL	Hunter PRS30	MP-Rotator 1000	8'	0.11, 0.21, 0.44
	1/4, 1/2, FULL	Hunter PRS30	MP-Rotator 1000	10'	0.135, 0.27, 0.54
	1/4, 1/2, FULL	Hunter PRS40	MP-Rotator 1000	14'	0.19, 0.38, 0.75
	1/4, 1/2, FULL	Hunter PRS40	MP-Rotator 2000	19'	0.40, 0.74, 1.47
	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
	Hunter RZWS-18-25-CV				0.25

IRRIGATION NOTES

1. THE CITY OF ASHLAND TO REVIEW AND APPROVE ALL LANDSCAPE RELATED ITEMS PRIOR TO BEGINNING LANDSCAPE INSTALLATION
2. MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWAINGS, CHANGE ORDERS,AND OTHER PROJECT DOCUMENTS.
3. RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED, FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
4. ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
5. CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
6. VERIFY FIELD CONDITIONS ARE AS INDICATED ON DRAWINGS.
7. NOTIFY OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REQUIRED VISITS INCLUDE: PRESSURE TEST AFTER MAINLINE LAID, AFTER NON-PRESSURIZED LINES PRIOR TO BACKFILL, AND FINAL OPERATION OF ALL IRRIGATION STATIONS INCLUDING HEAD TO HEAD COVERAGE.
8. IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND.
9. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
10. PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTERS AND AVOID UTILITIES AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
11. ALL LATERAL PIPE SIZES ARE INDICATED ON THE PLAN
12. COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
14. ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
15. PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
16. BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
17. DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY TESTED AND FLUSHED CLEAN.
18. SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
19. A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE.THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
20. COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
21. UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.

SLEEVING:

22. CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
23. COORDINATE THE INSTALLATION OF ELECTRICAL SERVICE AND CONDUIT TO THE LOCATION OF THE PROPOSED IRRIGATION CONTROLLER.

KenCairn
Landscape Architecture

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

Drawn By:
STAFF

SCALE 1" = 40'-0"

DAREX EXPANSION
210 E. Hersey
Ashland, Oregon, 97520

REVISION DATE

LANDSCAPE IRRIGATION PLAN

ISSUE DATE:
JULY 6, 2015

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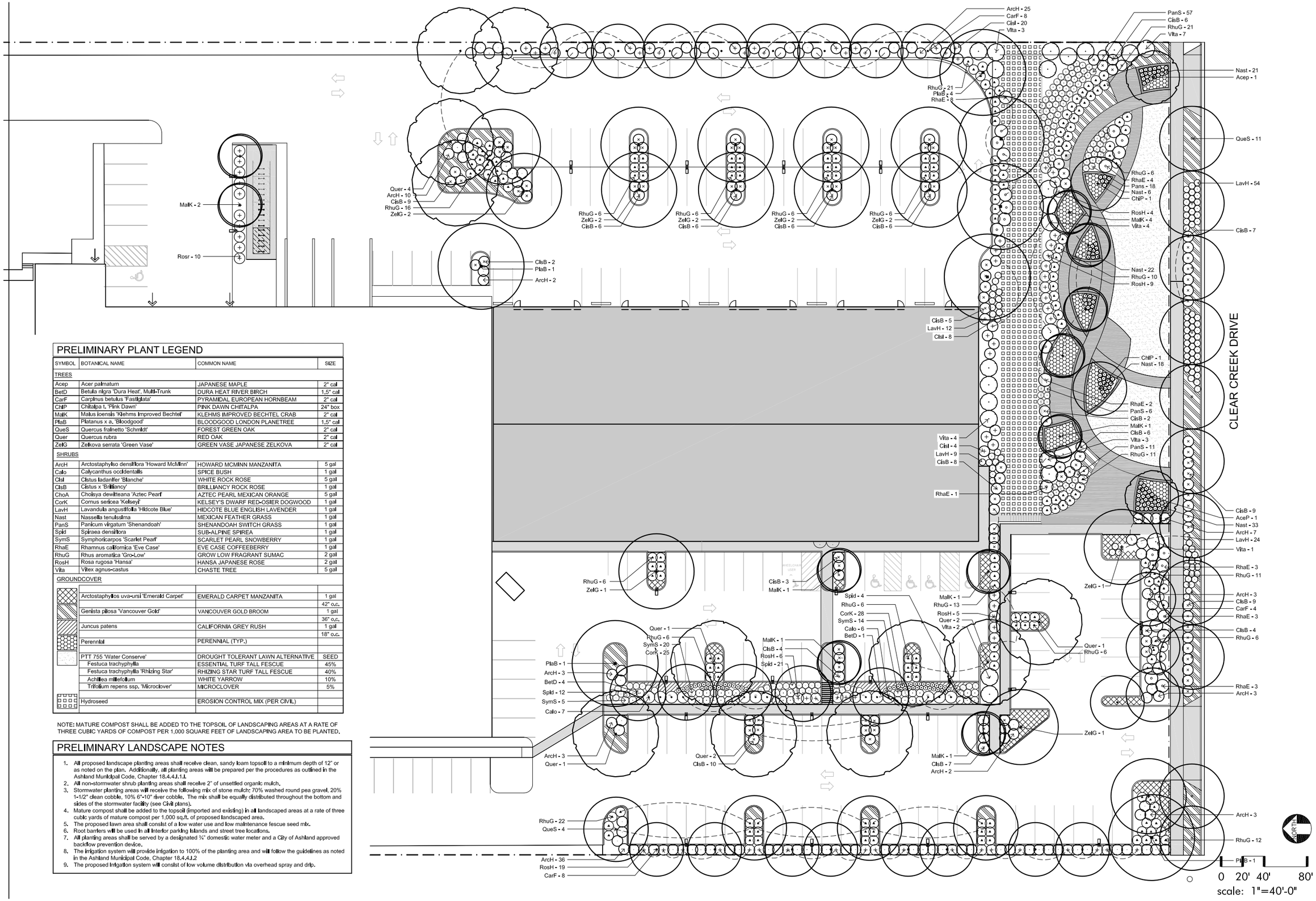

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
Acep	Acer palmatum	JAPANESE MAPLE	2" cal
BetD	Betula nigra 'Dura Heat', Multi-Trunk	DURA HEAT RIVER BIRCH	1.5" cal
CarF	Carpinus betulus 'Fastigiata'	PYRAMIDAL EUROPEAN HORNBEAM	2" cal
ChIP	Chitalpa t. 'Pink Dawn'	PINK DAWN CHITALPA	24" box
MalK	Malus ioensis 'Klehms Improved Bechtel'	KLEHMS IMPROVED BECHTEL CRAB	2" cal
PlaB	Platanus x a. 'Bloodgood'	BLOODGOOD LONDON PLANETREE	1.5" cal
QueS	Quercus frainetto 'Schmidt'	FOREST GREEN OAK	2" cal
Quer	Quercus rubra	RED OAK	2" cal
ZelG	Zelkova serrata 'Green Vase'	GREEN VASE JAPANESE ZELKOVA	2" cal
SHRUBS			
ArcH	Arctostaphylso densiflora 'Howard McMinn'	HOWARD MCMINN MANZANITA	5 gal
Calo	Calycanthus occidentalis	SPICE BUSH	1 gal
CisI	Cistus ladanifer 'Blanche'	WHITE ROCK ROSE	5 gal
CisB	Cistus x 'Brilliancy'	BRILLIANCY ROCK ROSE	1 gal
ChoA	Choisya dewitteana 'Aztec Pearl'	AZTEC PEARL MEXICAN ORANGE	5 gal
CorK	Cornus sericea 'Kelseyi'	KELSEY'S DWARF RED-OSIER DOGWOOD	1 gal
LavH	Lavandula angustifolia 'Hidcote Blue'	HIDCOTE BLUE ENGLISH LAVENDER	1 gal
Nast	Nassella tenuissima	MEXICAN FEATHER GRASS	1 gal
PanS	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	1 gal
Spid	Spiraea densiflora	SUB-ALPINE SPIREA	1 gal
SymS	Symphoricarpos 'Scarlet Pearl'	SCARLET PEARL SNOWBERRY	1 gal
RhaE	Rhamnus californica 'Eve Case'	EVE CASE COFFEEBERRY	1 gal
RhuG	Rhus aromatica 'Gro-Low'	GROW LOW FRAGRANT SUMAC	2 gal
RosH	Rosa rugosa 'Hansa'	HANSA JAPANESE ROSE	2 gal
Vita	Vitex agnus-castus	CHASTE TREE	5 gal
GROUNDCOVER			
	Arctostaphyllos uva-ursi 'Emerald Carpet'	EMERALD CARPET MANZANITA	1 gal
			42" o.c.
	Genista pilosa 'Vancouver Gold'	VANCOUVER GOLD BROOM	1 gal
			36" o.c.
	Juncus patens	CALIFORNIA GREY RUSH	1 gal
			18" o.c.
	Perennial	PERENNIAL (TYP.)	
	PTT 755 'Water Conserve'	DROUGHT TOLERANT LAWN ALTERNATIVE	SEED
	Festuca trachyphylla	ESSENTIAL TURF TALL FESCUE	45%
	Festuca trachyphylla 'Rhizing Star'	RHIZING STAR TURF TALL FESCUE	40%
	Achillea millefolium	WHITE YARROW	10%
	Trifolium repens ssp. 'Microclover'	MICROCLOVER	5%
	Hydroseed	EROSION CONTROL MIX (PER CIVIL)	

NOTE: MATURE COMPOST SHALL BE ADDED TO THE TOPSOIL OF LANDSCAPING AREAS AT A RATE OF THREE CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPING AREA TO BE PLANTED.

PRELIMINARY LANDSCAPE NOTES

1. All proposed landscape planting areas shall receive clean, sandy loam topsoil to a minimum depth of 12" or as noted on the plan. Additionally, all planting areas will be prepared per the procedures as outlined in the Ashland Municipal Code, Chapter 18.4.4.I.1.I.
2. All non-stormwater shrub planting areas shall receive 2" of unsettled organic mulch.
3. Stormwater planting areas will receive the following mix of stone mulch: 70% washed round pea gravel, 20% 1-1/2" clean cobble, 10% 6"-10" river cobble. The mix shall be equally distributed throughout the bottom and sides of the stormwater facility (see Civil plans).
4. Mature compost shall be added to the topsoil (imported and existing) in all landscaped areas at a rate of three cubic yards of mature compost per 1,000 sq.ft. of proposed landscaped area.
5. The proposed lawn area shall consist of a low water use and low maintenance fescue seed mix.
6. Root barriers will be used in all interior parking islands and street tree locations.
7. All planting areas shall be served by a designated ¾" domestic water meter and a City of Ashland approved backflow prevention device.
8. The irrigation system will provide irrigation to 100% of the planting area and will follow the guidelines as noted in the Ashland Municipal Code, Chapter 18.4.4.I.2
9. The proposed Irrigation system will consist of low volume distribution via overhead spray and drip.

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Kerry KenCairn
11/12/99

Drawn By:
STAFF

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DAREX EXPANSION
210 E. Hersey
Ashland, Oregon, 97520

REVISION DATE

LANDSCAPE PLANTING PLAN

ISSUE DATE:
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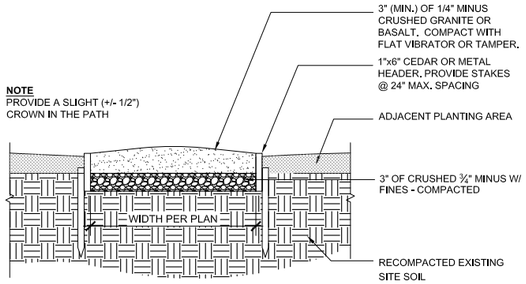
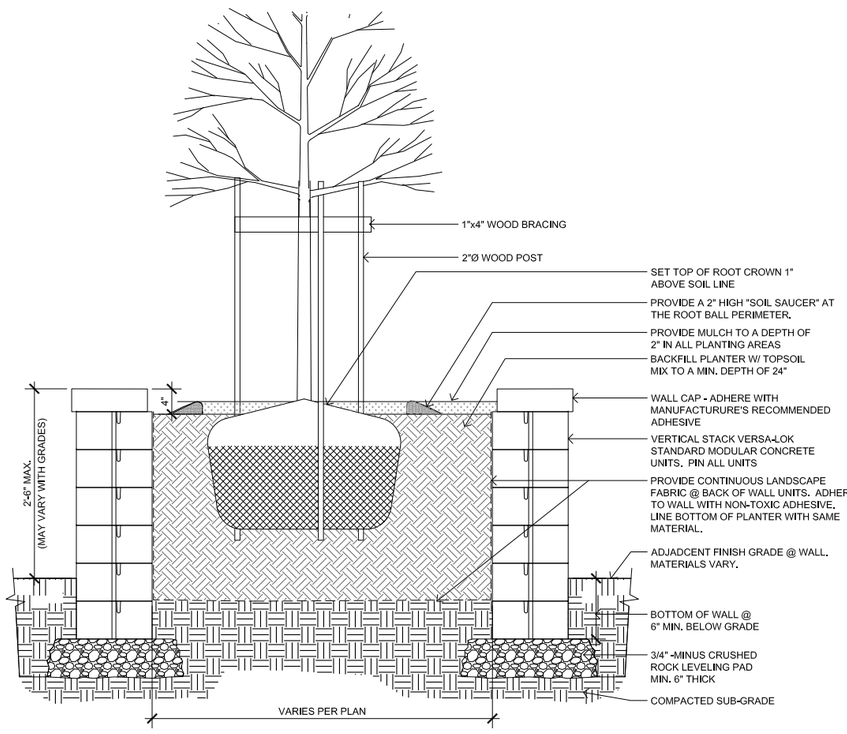


1 **SECTION - CRUSHED GRANITE PATH**
Scale: N.T.S.
X-GRAVELPATH-02.DWG



2 **SECTION - RAISED VERSA-LOK PLANTER**
Scale: 1"= 1'-0"
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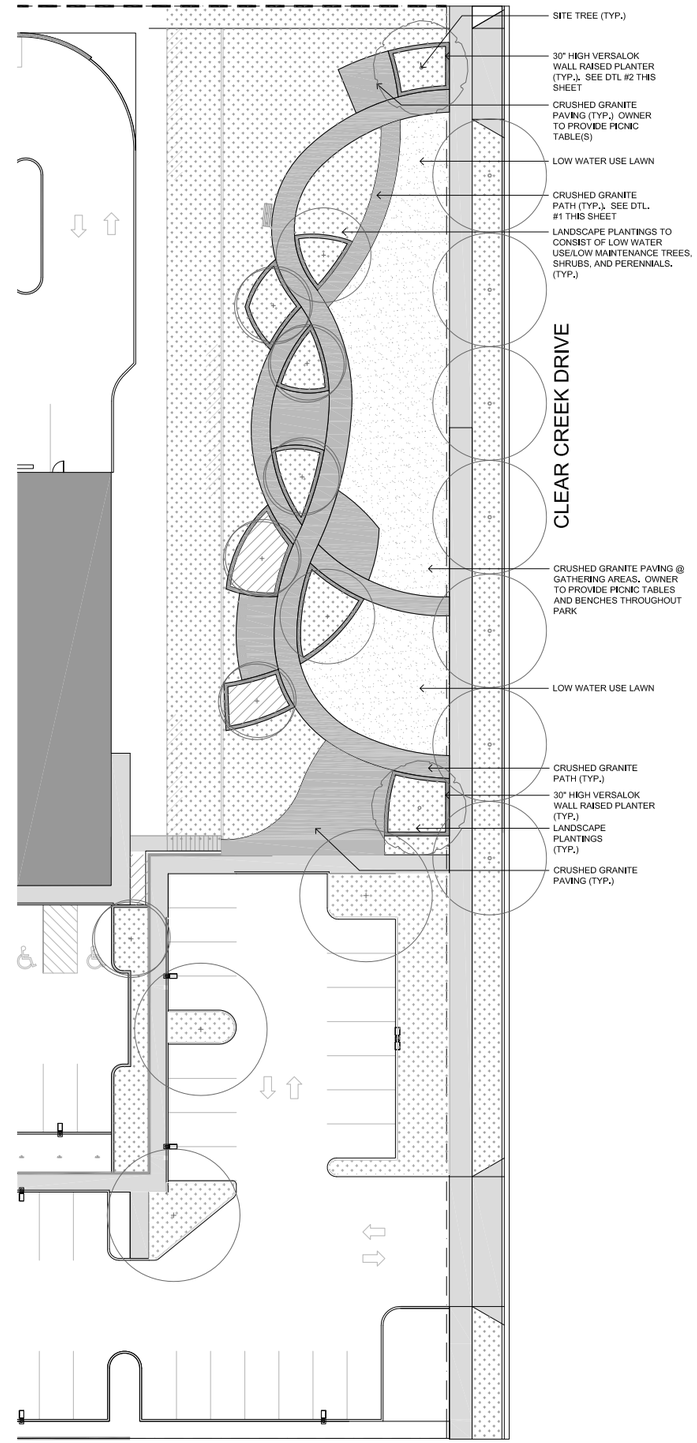
VERTICAL STACK VERSA-LOK PLANTER

LOW WATER USE LAWN & CRUSHED GRANITE PATH



3 **PLAN - MINI-PARK (PRIVATE W/ PUBLIC ACCESS)**
Scale: 1/32"= 1'-0"

NORTH

0 16' 32' 64'
scale: 1/32"=1'-0"

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LANDSCAPE EXHIBIT

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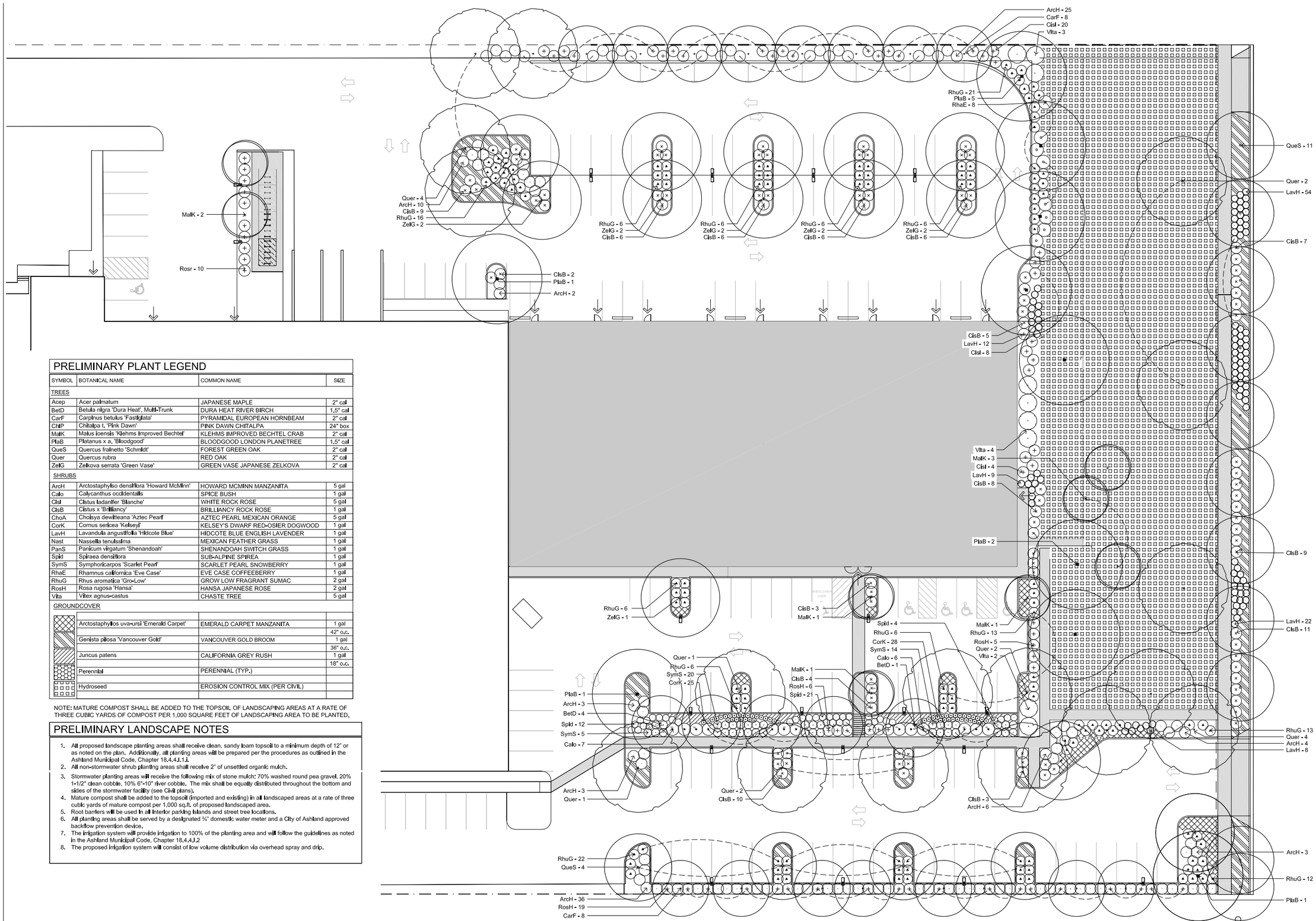

PRELIMINARY PLANT LEGEND

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ChiP	Chitalpa t. 'Pink Dawn'	PINK DAWN CHITALPA	24" box
MalK	Malus ioensis 'Klehms Improved Bechtel'	KLEHMS IMPROVED BECHTEL CRAB	2" cal
PlaB	Platanus x a. 'Bloodgood'	BLOODGOOD LONDON PLANETREE	1.5" cal
QueS	Quercus frainetto 'Schmidt'	FOREST GREEN OAK	2" cal
Quer	Quercus rubra	RED OAK	2" cal
ZelG	Zelkova serrata 'Green Vase'	GREEN VASE JAPANESE ZELKOVA	2" cal
SHRUBS			
ArcH	Arctostaphylso densiflora 'Howard McMinn'	HOWARD MCMINN MANZANITA	5 gal
Calo	Calycanthus occidentalis	SPICE BUSH	1 gal
CisI	Cistus ladanifer 'Blanche'	WHITE ROCK ROSE	5 gal
ClsB	Cistus x 'Brilliancy'	BRILLIANCY ROCK ROSE	1 gal
ChoA	Choisya dewitteana 'Aztec Pearl'	AZTEC PEARL MEXICAN ORANGE	5 gal
CorK	Cornus sericea 'Kelseyi'	KELSEY'S DWARF RED-OSIER DOGWOOD	1 gal
LavH	Lavandula angustifolia 'Hidcote Blue'	HIDCOTE BLUE ENGLISH LAVENDER	1 gal
Nast	Nassella tenuissima	MEXICAN FEATHER GRASS	1 gal
PanS	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	1 gal
Spid	Spiraea densiflora	SUB-ALPINE SPIREA	1 gal
SymS	Symphoricarpos 'Scarlet Pearl'	SCARLET PEARL SNOWBERRY	1 gal
RhaE	Rhamnus californica 'Eve Case'	EVE CASE COFFEEBERRY	1 gal
RhuG	Rhus aromatica 'Gro-Low'	GROW LOW FRAGRANT SUMAC	2 gal
RosH	Rosa rugosa 'Hansa'	HANSA JAPANESE ROSE	2 gal
Vita	Vitex agnus-castus	CHASTE TREE	5 gal
GROUNDCOVER			
	Arctostaphyllos uva-ursi 'Emerald Carpet'	EMERALD CARPET MANZANITA	1 gal
			42" o.c.
	Genista pilosa 'Vancouver Gold'	VANCOUVER GOLD BROOM	1 gal
			36" o.c.
	Juncus patens	CALIFORNIA GREY RUSH	1 gal
			18" o.c.
	Perennial	PERENNIAL (TYP.)	
	Hydroseed	EROSION CONTROL MIX (PER CIVIL)	

NOTE: MATURE COMPOST SHALL BE ADDED TO THE TOPSOIL OF LANDSCAPING AREAS AT A RATE OF THREE CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPING AREA TO BE PLANTED.

PRELIMINARY LANDSCAPE NOTES

1. All proposed landscape planting areas shall receive clean, sandy loam topsoil to a minimum depth of 12" or as noted on the plan. Additionally, all planting areas will be prepared per the procedures as outlined in the Ashland Municipal Code, Chapter 18.4.4.I.1.i.
2. All non-stormwater shrub planting areas shall receive 2" of unsettled organic mulch.
3. Stormwater planting areas will receive the following mix of stone mulch; 70% washed round pea gravel, 20% 1-1/2" clean cobble, 10% 6"-10" river cobble. The mix shall be equally distributed throughout the bottom and sides of the stormwater facility (see Civil plans).
4. Mature compost shall be added to the topsoil (imported and existing) in all landscaped areas at a rate of three cubic yards of mature compost per 1,000 sq.ft. of proposed landscaped area.
5. Root barriers will be used in all interior parking islands and street tree locations.
6. All planting areas shall be served by a designated ¾" domestic water meter and a City of Ashland approved backflow prevention device.
7. The irrigation system will provide irrigation to 100% of the planting area and will follow the guidelines as noted in the Ashland Municipal Code, Chapter 18.4.4.I.2
8. The proposed irrigation system will consist of low volume distribution via overhead spray and drip.

KenCairn
Landscape Architecture

www.KenCairnLandscape.com
545 A ST, STE 3, ASHLAND, OR 97520
541.545.1465

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

Drawn By:
STAFF

SCALE 1" = 40'-0"

DAREX EXPANSION
210 E. Hersey
Ashland, Oregon, 97520

REVISION DATE

ALTERNATE LANDSCAPE PLANTING PLAN

ISSUE DATE:
JULY 6, 2015

L 5.0

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: 2015-01496
SUBJECT PROPERTY: 35 South Second Street
OWNER: MPM Investments
APPLICANT: Kistler, Small & White, Architects
DESCRIPTION: A request for Conditional Use Permit and Site Design Review approvals to allow 3,051 square feet of additions including a new kitchen, new bar, laundry room, two new second floor offices and an accessible lift, and the conversion of the existing kitchen into bussing and storage areas for the Winchester Inn located at 35 S. Second St. Also included are requests for Tree Removal Permits to remove two trees: a six-inch diameter Plum tree located within the footprint of the proposed new bar, and an eight-inch diameter Birch tree within the footprint of the addition at the rear of the main house; and Exception to the Street Standards to retain the existing curbside sidewalks along the perimeter of the property. COMPREHENSIVE PLAN DESIGNATION: Commercial Downtown; ZONING: C-1-D; ASSESSOR'S MAP: 39 1E 09BD; TAX LOTS: 5600-5700.

NOTE: The Ashland Historic Commission will also review this Planning Action on Wednesday, September 2, 2015 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, September 3, 2015 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *September 8, 2015 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*

Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or 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 Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

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 the Ashland Planning Division, 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050 Approval Criteria

The following criteria shall be used to approve or deny an application:

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 or 2, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or

2. 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 purpose of the Site Development and Design Standards.

CONDITIONAL USE PERMITS

18.5.4.050.A. Approval Criteria

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.

TREE REMOVAL PERMIT FROM THE UNIFIED LAND USE ORDINANCE
18.5.7.040.B Criteria for Issuance of Tree Removal Permit

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. 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.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

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.

PROJECT DESCRIPTION

INTRODUCTION: The Winchester Inn was open in July of 1983 by Laurie and Michael Gibbs, and ranks among Ashland's top Bed and Breakfasts, with nationally acclaimed restaurant and award winning gardens. The applicant, MPM Investments, is requesting approval for a Site Review to build a new bar, a new kitchen, two (2) offices, a laundry room, provided a new accessible lift, new accessible entries and remodel the existing kitchen into a bussing station and storage areas. These improvements will greatly improve the guest experience and improve overall conditions and safety for the Inn's staff.

The site consists of two adjoining tax lots that will be consolidated into one to accommodate the new addition.

A written narrative and finding of fact as well as a Site Plan and Building Elevations are enclosed. This information is provided in the application materials and addresses the submittal requirements of Chapter 18.3.9

ADDITIONS: There are two proposed additions, the bar addition to the south and the kitchen addition to the west. The "west" addition would include a new kitchen, laundry room and offices and provide cover for the existing parking at ground level. This addition will extend to the westerly property line with a two (2) foot setback. The second addition, to the south, is a bar adjoining ***Alchemy***. The proposed total additional square footage is 3,051 s.f.. The additions are the style of the existing Victorian and designed to look as cohesive as possible.

SOUTH ADDITION:

NEW BAR: The proposed +/-360 s.f. bar is designed as a Victorian Conservatory. It is to be located to the south side of the existing main building adjacent to the existing dining area. The new addition will be physically attached to the main building with stairs and an accessible lift connecting the two levels. The bar will include an outdoor patio area located to the east of the new bar, interior seating for roughly twenty (20), a bar seating roughly five (5) and a serving area for preparing drinks.

WEST ADDITION:

KITCHEN: The new kitchen will occupy the first floor of the new addition proposed for the west side of the main facility. The new kitchen will replace the outdated, inefficient and undersized existing kitchen. It will be a full service kitchen including, but not limited, to a new walk-in cooler, range hood, grille, range, dishwashing equipment and storage. The kitchen will vastly improve the service provided to customers and safety of

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those working in the kitchen. The proposed new square footage for the kitchen is +/- 869 s.f.

NEW LAUNDRY ROOM: The proposed new laundry room will replace the existing one located in the basement. The new laundry room will be located at the current grade elevation and below the new kitchen. The proposed new square footage is +/- 193 s.f.

NEW OFFICES: The two (2) new offices will be part of the new addition above the new kitchen. It is hoped, at some future time, these offices may be converted into suites. The applicant understands that all the additional conditions of the conversion would have to comply with code at that time. In the mean time, the applicant have off-site offices that can be moved on-site.

REMODEL: The remodeled area consists of converting the existing kitchen into a new bus station and storage. Remodel of existing laundry room will create a new accessible route to the basement utilizing the accessible lift.

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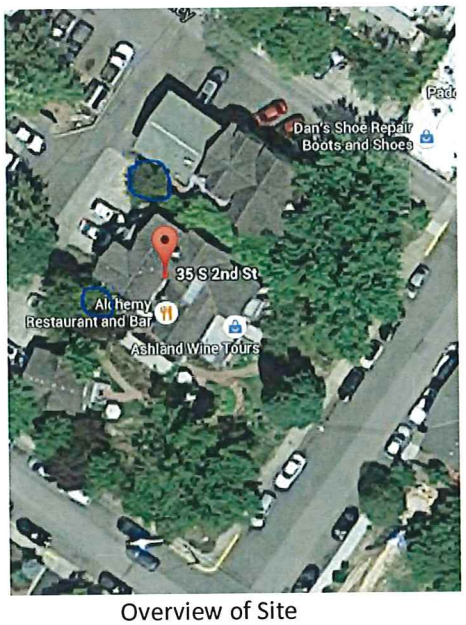
TREE PRESERVATION AND PROTECTION

18.4.5 TREE PRESERVATION AND PROTECTION

The applicants will request a tree removal permit for two (2) trees that are within the proposed footprint of the new addition. There are many mature trees on the site and the removal of these effected trees will not change the overall feel of tree coverage on the site.



Overview of Site

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Tree Protection Plan: A plan to identify and protect plan will be submitted. The plan will included a survey of the Trees on site and measures that will be taken for their protection during construction.

18.5.7.040.B Tree Removal Permit

2. **Tree That in Not a Hazard:**

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

b. **Removal of the tree will not have a significant negative impact on erosion, soil stability, floor of surface waters, protection of adjacent trees, or existing windbreaks.** The removal of the trees will not have a significant negative impact on erosion, soil stability, surface waters, 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.** The site has many mature trees and removal of the subject trees will not significant negatively impact the overall tree canopy. See photo above.

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 City of Ashland 5-59 Land Use Ordinance18.5.7 – Tree Removal Permits 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.** N/A

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.**

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ADDITIONAL ISSUES FROM PLANNING STAFF'S COMMENTS:

Property Line Issue: The tax lots will be consolidated in order to resolve the problem of the addition crossing over a property line.

Landscaping: The site has mature park-like landscaping. The proposed plan will have minimal impact on the existing gardens. The landscaping plan post-construction will be to replant any areas that have been disturbed.

Award Winning Gardens

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Prepared and Respectfully Submitted by:

Leslie Gore

Leslie Gore, Planning Consultant
Kistler Small + White, Architect

Date 8/5/2015

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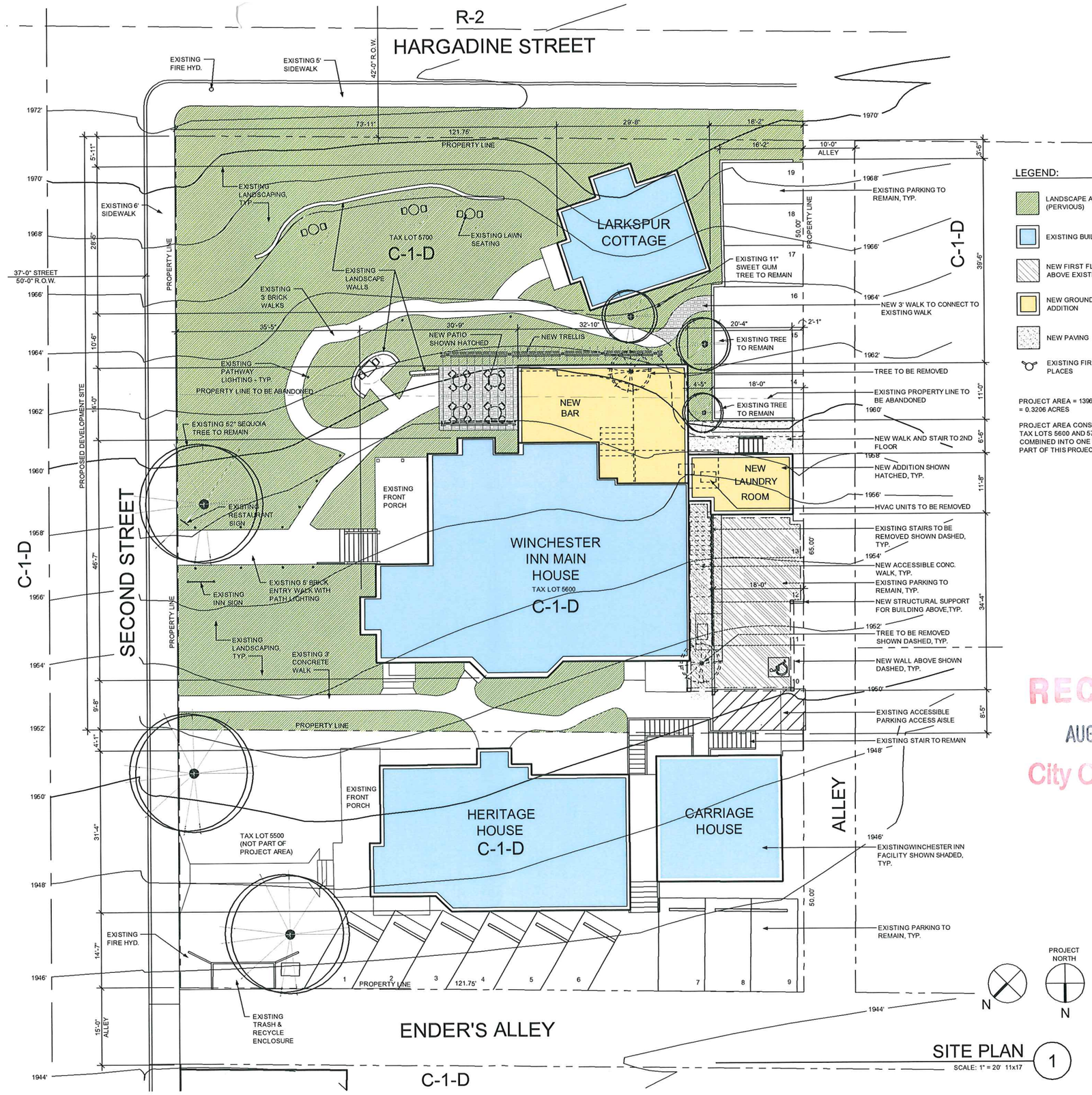

LEGEND:

- LANDSCAPE AREA (PERVIOUS)
- EXISTING BUILDING
- NEW FIRST FLOOR ADDITION ABOVE EXISTING PARKING
- NEW GROUND FLOOR ADDITION
- NEW PAVING
- EXISTING FIRE HYDRANT - (2) PLACES

PROJECT AREA = 13965 SQ.FT. = 0.3206 ACRES

PROJECT AREA CONSISTS OF TAX LOTS 5600 AND 5700 TO BE COMBINED INTO ONE TAX LOT AS PART OF THIS PROJECT

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kistler+ small +white architects
66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200

WINCHESTER INN REMODEL AND ADDITION
35 SOUTH SECOND STREET. ASHLAND, OREGON

REVISIONS

SITE PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:
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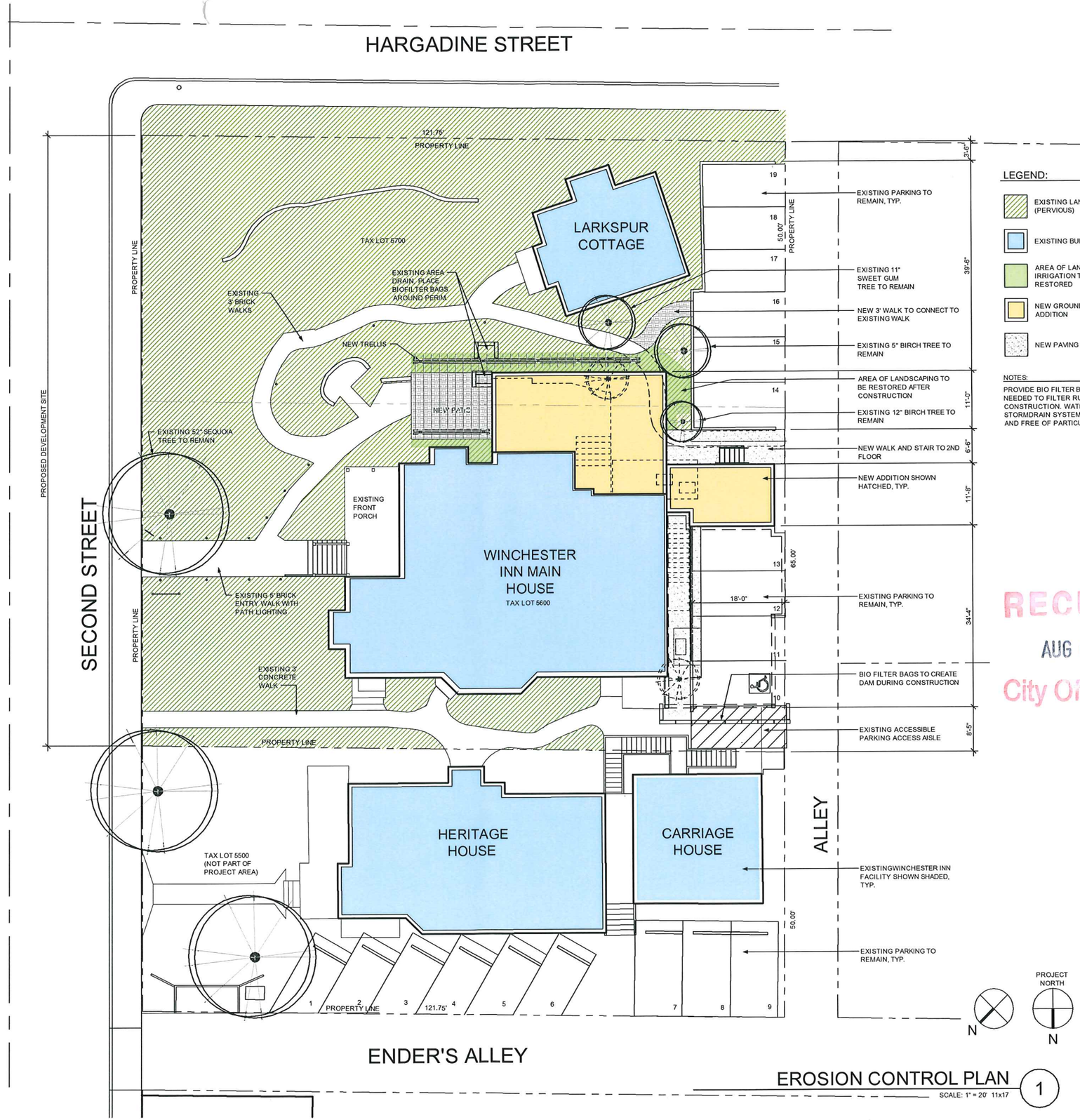

LEGEND:

- EXISTING LANDSCAPE AREA (PERVIOUS)
- EXISTING BUILDING
- AREA OF LANDSCAPING AND IRRIGATION TO BE RESTORED
- NEW GROUND FLOOR ADDITION
- NEW PAVING

NOTES:

PROVIDE BIO FILTER BAGS AS NEEDED TO FILTER RUNOFF DURING CONSTRUCTION. WATER ENTERING STORMDRAIN SYSTEM HALL BE CLEAN AND FREE OF PARTICULATES.

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EROSION CONTROL PLAN 1

SCALE: 1" = 20' 11x17

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97520
TEL.: 541.488.8200

WINCHESTER INN REMODEL AND ADDITION

35 SOUTH SECOND STREET. ASHLAND, OREGON

REVISIONS

EROSION CONTROL PLAN

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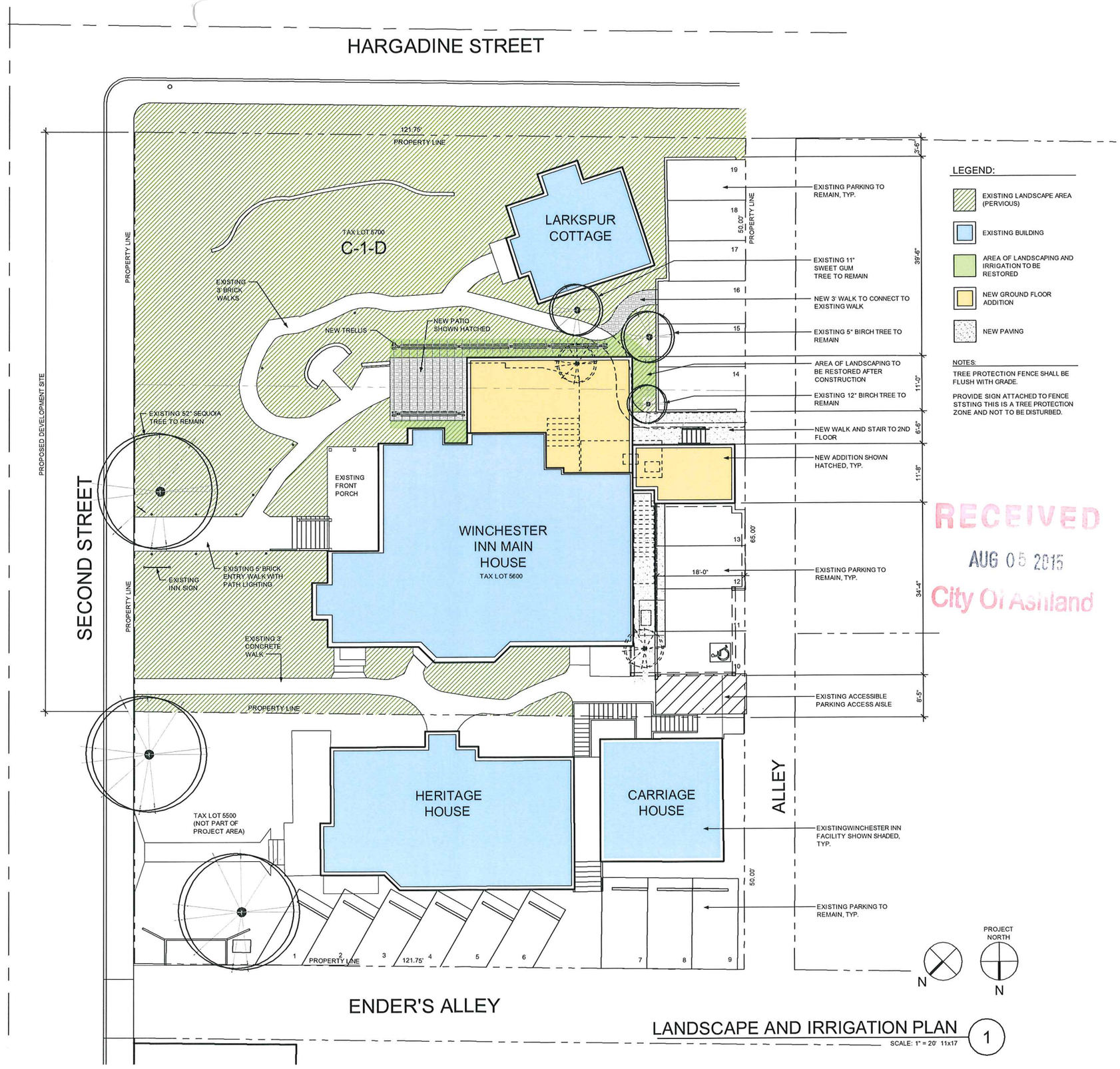

LANDSCAPE AND IRRIGATION PLAN (1)

SCALE: 1" = 20' 11x17

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ASHLAND, OR
97520
TEL.: 541.488.8200

WINCHESTER INN REMODEL AND ADDITION

35 SOUTH SECOND STREET. ASHLAND, OREGON

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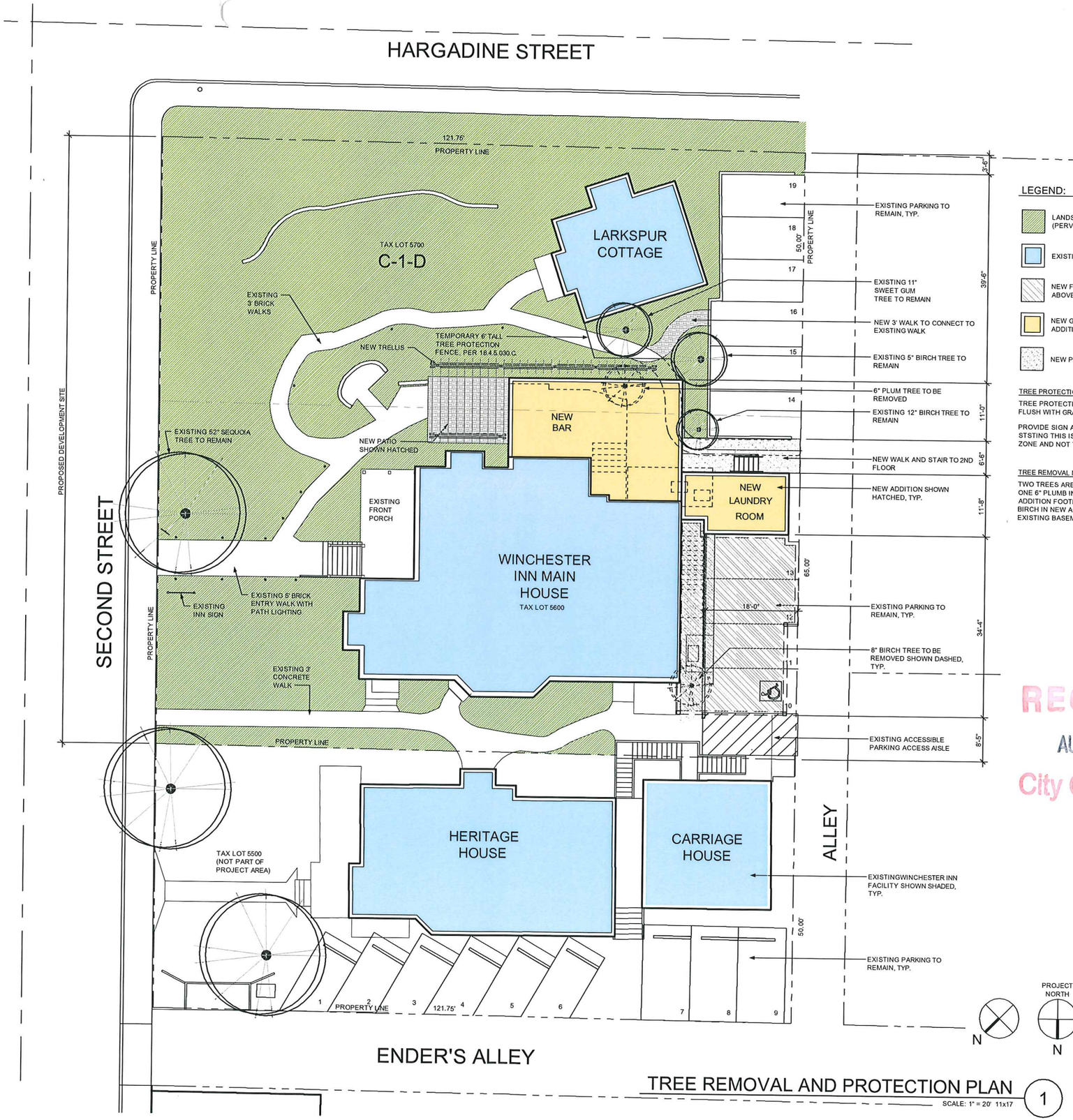

TREE REMOVAL AND PROTECTION PLAN (1)

SCALE: 1" = 20' 11x17

LEGEND:

- LANDSCAPE AREA (PERVIOUS)
- EXISTING BUILDING
- NEW FIRST FLOOR ADDITION ABOVE EXISTING PARKING
- NEW GROUND FLOOR ADDITION
- NEW PAVING

TREE PROTECTION NOTES:

TREE PROTECTION FENCE SHALL BE FLUSH WITH GRADE.

PROVIDE SIGN ATTACHED TO FENCE STSTING THIS IS A TREE PROTECTION ZONE AND NOT TO BE DISTURBED.

TREE REMOVAL NOTES:

TWO TREES ARE TO BE REMOVED, ONE 6" PLUMB IN NEW SOUTH ADDITION FOOTPRINT AND ONE 8" BIRCH IN NEW ACCESSIBLE WALK TO EXISTING BASEMENT DOOR

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WINCHESTER INN REMODEL AND ADDITION

35 SOUTH SECOND STREET. ASHLAND, OREGON

REVISIONS

SITE PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15
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NORTH ELEVATION

EAST ELEVATION - SECOND ST.

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WINCHESTER INN
REMODEL AND ADDITION

35 SOUTH SECOND STREET.

ASHLAND, OREGON

REVISIONS

EXTERIOR ELEVATIONS

PROJECT: 15-016
ISSUE DATE: 08-07-15
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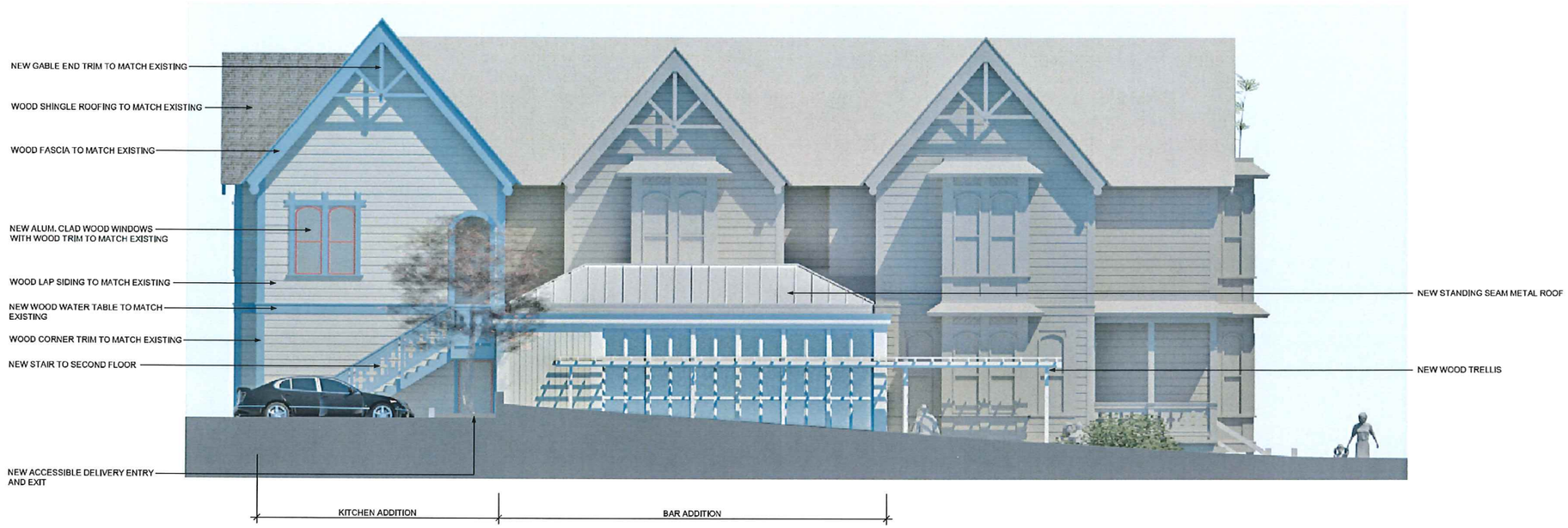

SOUTH ELEVATION - HARGADINE ST.

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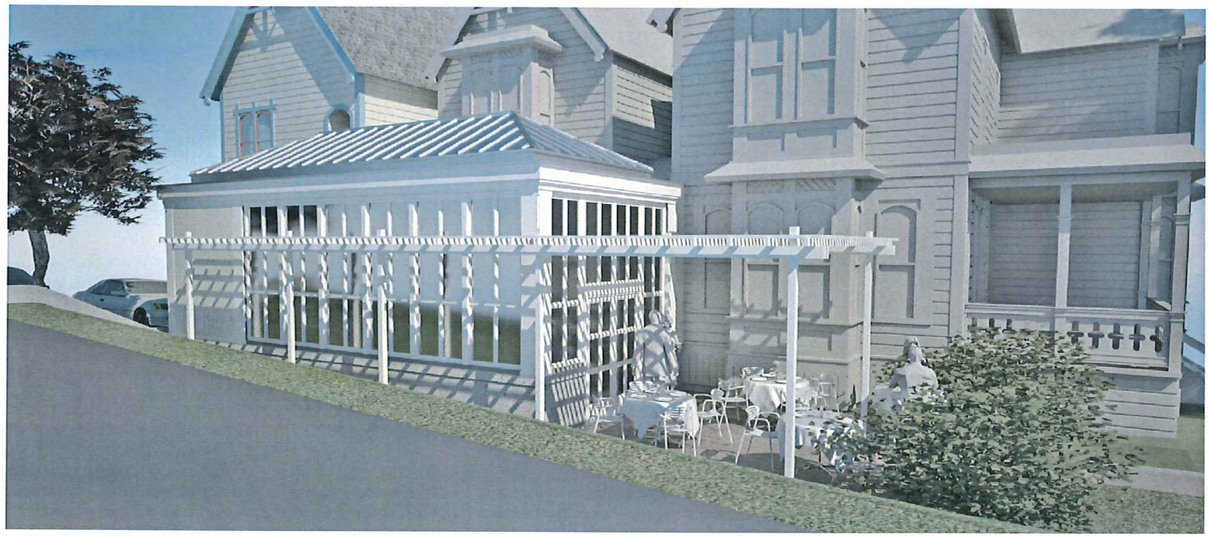

BAR ADDITION CLOSE PERSPECTIVE

NORTH-WEST PERSPECTIVE

PERSPECTIVE FROM INTERSECTION

SOUTH WEST PERSPECTIVE

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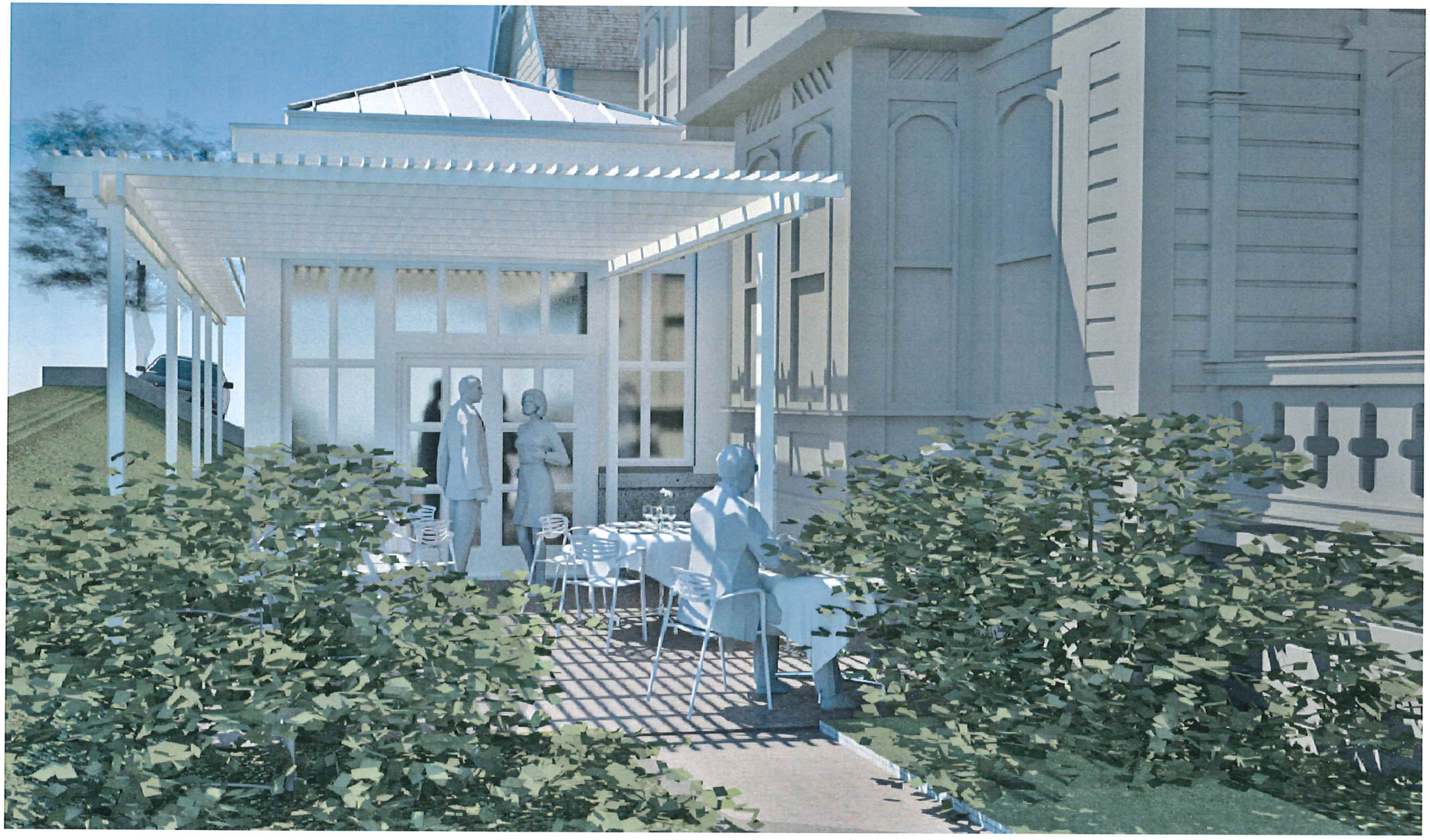

BAR PATIO PERSPECTIVE

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