
The comments of this pre-app are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.

**ASHLAND PLANNING DIVISION
PRE-APPLICATION CONFERENCE
COMMENT SHEET**

February 3, 2021

SITE: 340 Normal
APPLICANT: Carolyn Mandell
REQUEST: Cemetery in UGB

PLANNING DIVISION COMMENTS

This pre-application conference is intended to highlight significant issues before the applicant prepares and submits a formal application.

Summary: The property is not located within the Ashland city limits, and as such is not regulated by the city or subject to city permitting. However, the property is within the city's urban growth boundary and is part of the Normal Neighborhood Plan, a 2015 masterplan for this area of the urban growth boundary intended to coordinate the future development of the area to meet the city's future growth and housing needs. If an application were pursued through Jackson County, the city would likely have the following comments:

- Within the city*, cemeteries are permitted only in the 'RR' rural residential zones and even within those zones are subject to Conditional Use Permit approval. Cemeteries are not a permitted use anywhere within the Normal Neighborhood zoning overlay. *A cemetery in this location would be considered a non-conforming use if the property were annexed into the city.*
- Within the Normal Neighborhood Plan*, these two properties are anticipated to be zoned 'NN-2' if annexed. **NN-2** is the multi-family zoning for the neighborhood, with a planned base density of 13½-units per acre. These two properties have a total area of 4.2 acres and could accommodate between 50 and 90 units of needed housing if annexed. Any use other than housing would have a significant negative impact on the effectiveness of the neighborhood plan in addressing Ashland's growth and housing needs. *Were the county to consider an application seeking to establish a cemetery, the city would ask that the county carefully consider these impacts to the city's ability to accommodate anticipated growth and housing needs.*
- These two properties include a significant segment of the '**Neighborhood Collector**' street forming the backbone of the planned neighborhood street system, the only railroad crossing connecting the neighborhood to the city, and a local street. *Were the county to consider an application seeking to establish a cemetery, the city would likely recommend that the county require street dedications and/or improvements, including needed railroad crossing enhancements, envisioned in the neighborhood's street system plan.*
- These properties include a stream corridor for Cemetery Creek, a local stream, and potential wetlands (W12) as well as planned open space associated with the stream along the east

boundary. Were the county to consider an application seeking to establish a cemetery, the city would recommend that the site be planned in a way to protect these water resources to the maximum extent possible (i.e. similar to the city's Water Resource Protection Zones regulations).

Mountain View Cemetery: Planning staff are looking into who would be the best contact to discuss the possibility of dedication to the city as part of Mountain View Cemetery or the city cemetery system, and will provide that contact information separately via e-mail.

Talent Irrigation District Concerns: The Talent Irrigation District (TID) has provided written comment with regard to the proposal noting that there are water right issues that would need to be considered/addressed, and that TID facilities cross the properties with easements which would need to be respected. They further suggest that there may be additional private easements for other irrigation facilities, and that system upgrades may be required with land use approval. They note that district facilities could not be used for stormwater conveyance without federal Bureau of Reclamation (BOR) approval, and that some additional decisions with regard to TID on the property may also be subject to the BOR review and approval. Full TID comments are provided with this document.

OTHER CITY OF ASHLAND DEPARTMENT COMMENTS

BUILDING: The Building Department had no comments.

CONSERVATION: The Conservation Department had no comments.

ENGINEERING: The Engineering Department had no comments.

FIRE: The Fire Department had no comments.

WATER AND SEWER SERVICE: The Water Department had no comments.

ELECTRIC SERVICE: The Electric Department had no comments.

OREGON DEPARTMENT OF TRANSPORTATION (ODOT): *“This proposal should not significantly affect ODOT facilities.”* For any ODOT-related information, please contact Micah Horowitz, AICP; ODOT Region 3 | Senior Transportation Planner; 100 Antelope Road, White City, OR 97503; p: 541.774.6331 | c: 541.603.8431 | e: micah.horowitz@odot.state.or.us

TALENT IRRIGATION DISTRICT (TID): See attached TID comments.

For further information, please contact:

Derek Severson, *Senior Planner*

City of Ashland, Department of Community Development

Phone: 541-552-2040 or e-mail: derek.severson@ashland.or.us

February 3, 2021

Date