



CITY OF ASHLAND



TREE COMMISSION AGENDA January 8, 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 December 4, 2014 regular meeting minutes.

PUBLIC FORUM

Welcome Guests

TYPE I REVIEWS

PLANNING ACTION: PA-2014-02045
SUBJECT PROPERTY: Morton St. to W. Ivy Ln.
APPLICANT: Hardey Engineering & Associates for City of Ashland
OWNER: D & S Ventures LLC
DESCRIPTION: A request for Physical and Environmental Constraints Review Permit for Hillside Land to facilitate the construction of an approximately 300-foot section of a 12-inch water line that extends from Ivy Lane to Morton Street. The area of disturbance subject to the review is just west of the West Ivy Lane right-of-way. The request includes Severe Constraints Review because portions of the property are greater than 35 percent slopes. The application also includes a request for a Tree Removal Permit to remove 19 trees between 6-inches DBH to 18-inches DBH. The trees proposed for removal include madrone, scrub oak and fir trees.
COMPREHENSIVE PLAN DESIGNATION: Rural Residential and Woodland Residential;
ZONING: RR-.5 & WR; **ASSESSOR'S MAP:** 39 1E 16AC; **TAX LOT:** 300

PLANNING ACTION: PA-2014-02046
SUBJECT PROPERTY: 948-998 Overlook Drive
APPLICANT: Meadowbrook Townhomes, LLC
OWNER: Lazaro Ayala Family Trust (Lazaro Ayala, *trustee*)
DESCRIPTION: A request for a Site Review approval to construct six residential units and one 499 square foot accessory residential unit, on the six lots located at 948-998 Overlook Drive. Also included is a request for a Modification of the Outline Plan Approval (PA #2002-151) which original showed the units as attached or closely abutting those along Patton Lane and sharing driveways along Overlook Drive; they are now proposed to be constructed as detached residences with individual driveways.
COMPREHENSIVE PLAN DESIGNATION: North Mountain Neighborhood Core Overlay;
ZONING: NM-MF; **ASSESSOR'S MAP:** 39 1E 04AD; **TAX LOT :** 3400 - 3900

PLANNING ACTION: PA-2014-02106
SUBJECT PROPERTY: 2352 Morada Ln.
APPLICANT/OWNER: Ron & Lisa Albano
DESCRIPTION: A request for Site Review and Conditional Use Permit approvals to construct a new approximately 1,000 square foot accessory residential unit behind the existing home at 2352 Morada Lane.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5;
ASSESSOR'S MAP : 39 1E 14CD; **TAX LOT:** 4700

DISCUSSION ITEMS

- **Election of Officers**
- **Annual Council Update Date:** Tentatively Set for March 17th
- **Arbor Day 2015:** Start Brainstorming for Annual Tree Planting/Events in April
- **Semi-Annual Attendance Report:** To Be Presented At Meeting
- **Council Goals & Objectives:** To Be Presented At Meeting
- **Friends of Tree City USA Dues:** Need a motion

ITEMS FROM COMMISSIONERS

Liaison Reports

- Carol Voisin, City Council Liaison

ADJOURNMENT

Next Meeting: February 5, 2015

CITY OF ASHLAND

TREE COMMISSION Draft minutes December 4, 2014

CALL TO ORDER – Vice Chair Ken Schmidt called the meeting of the Ashland Tree Commission to order at 6:00 p.m. on December 4, 2014 in the Siskiyou Room in the Community Development and Engineering Services Building located at 51 Winburn Way, Ashland, Oregon.

Commissioners	Council Liaison
Ken Schmidt – Vice Chair	Carol Voisin - absent
Gregg Trunnell - Absent	Staff
Russ Neff	Derek Severson, Associate Planner
Casey Roland	Carolyn Schwendener, Admin
Christopher John - Absent	

APPROVAL OF MINUTES

Neff/Roland m/s to approve the minutes of the November 6, 2014 Ashland Tree Commission meeting. Voice Vote: All Ayes, minutes were approved as presented.

WELCOME GUESTS & PUBLIC FORUM

John Galbraith, Landscape Architect and Mark Knox, Urban Planner was present to answer questions regarding the Planning Action for 175 Lithia Way.

Commissioner Schmidt made a change to the agenda moving the Planning Action for 175 Lithia Way to the top of the agenda.

PLANNING ACTION REVIEW

PLANNING ACTION: PA-2014-01956
 SUBJECT PROPERTIES: First Place Subdivision, corner of Lithia Way & First Street
 APPLICANTS: First Place Partners, LLC
 DESCRIPTION: A request for Site Review approval to construct the second and third phases of the First Place Subdivision for the property located at the corner of Lithia Way and First Street.

- Phase Two is a request for Site Review approval to construct a new mixed use building (Plaza Central East) on Lots #2 and #3 at the corner of Lithia Way and First Street. The proposal includes consolidation of the two lots and construction of a 32,191 square foot, three-story mixed-use building consisting of basement parking, ground floor commercial, and 15 residential units distributed between the ground, second and third floors. The application includes requests to modify the common area landscaping and parking configuration to better accommodate the proposal, and Exceptions to the Site Design and Use Standards' Downtown Design Standards to allow for balconies on the front of the building and to allow windows that are more horizontal than vertical.
- Phase Three is a request for Site Review approval to construct a new mixed use building (Plaza North) on Lots #4 and #5 at the northeast corner of the site, on First Street. The proposal includes consolidation of the two lots and construction of a 9,607 square foot, three-story mixed-use building including ground floor commercial space and four residential units. The application includes requests to modify the common area landscaping and parking configuration to better accommodate the proposal, and two requests for Exceptions to the Site Design and Use Standards' Downtown Design Standards to allow for a staggered street setback and to allow two sets of windows to be more horizontal than vertical.
- (Phase One, a three-story 18,577 square foot mixed-use building (Plaza West) consisting of basement parking, commercial and residential space on the first floor and residential space on the second and third floors was recently completed at 175 Lithia Way.) COMPREHENSIVE PLAN DESIGNATION: Commercial; ZONING: C-1; ASSESSOR'S MAP: 39 1E 09BA; TAX LOTS: 10100, 10102, 10103, 10104 and 10105.



Staff Report - City of Ashland Associate Planner Derek Severson gave a brief staff report outlining this planning action. Severson explained that in 2012 this project came forth before the Commission as a subdivision and Site Review to build the existing building that has recently been completed at 175 Lithia Way. At that time the Commissioners reviewed the landscaping plan for the entire site and recommended approval with no changes to the plan. The landscaping has been completed and the street trees have been planted. With the proposal of the new building the applicants are proposing small modifications to the landscaping.

Severson said that staff is recommending approval to the Planning Commission with some conditions. Historic Commission has also completed their review and is recommending approval.

Schmidt acknowledged he did a site visit.

The Commissioners discussed the landscaping plan. They agreed the modification appears to be a net gain with the landscaping. Severson acknowledged the City has a bond posted from the applicants to cover the cost of the landscaping that has not yet been completed. Mr. Galbraith brought attention to the fact that the street trees on the property are in approximately three feet of structural soil with good drainage.

Neff/Schmidt m/s to accept the revised drawings. Voice Vote; All ayes motion approved.

PLANNING ACTION: PA-2014-01880
SUBJECT PROPERTY: 280 Liberty Street
APPLICANT: Jason Eaton (Conscious Construction, Inc.)
OWNER: Joan Kleen
DESCRIPTION: A request for Site Review and Conditional Use Permit approvals to construct a new approximately 400 square foot accessory residential unit along the alley for the property located at 280 Liberty Street. The application also includes a request for a Tree Removal Permit to remove an eight-inch diameter-at-breast-height (d.b.h.) maple tree, and for Exception to the Site Design and Use Standards to allow a three-foot landscape buffer between the proposed parking space and the unit where an eight-foot buffer would typically be required. COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; ZONING: R-1-7.5; ASSESSOR'S MAP : 39 1E 09DA; TAX LOT: 4500.

Staff Report – Severson explained this application is for an Accessory Residential Unit (ARU) proposed off the alley at 280 Liberty Street. The issue for the Tree Commission is with the construction of the ARU there is a large 8 inch (DBH) Maple tree (#3 on the plan) which is designated to be removed. They applicants have also included a tree protection plan.

Commissioner Roland declared that he did have prior contact with the property owner to discuss suggestions regarding the tree. He was not hired by her and did not accept any money for his advice. It was determined he did not need to recuse himself and could make an impartial decision.

The Commissioners inquired as to why the applicants are protecting a tree on the neighbor's property. Roland responded that the neighbor actually wanted to cut the tree down but the applicant wanted it saved because of its location along the fence on the south side of their property. Not wanting to damage the roots surrounding the tree they offered to protect it. It's Roland's opinion that the tree should be able to survive the construction.

The Commissioners recommended that the applicants mitigate the tree with at least a 1 3/4" caliper tree but preferably a 2" caliper. It was also recommended that the applicants mitigate on site. With that recommendation the Commissioners approved the landscaping plan.

PLANNING ACTION: PA-2014-01919
SUBJECT PROPERTY: 696 Mistletoe Road
APPLICANT: Mark Dirienzo
OWNER: Ashland South Holdings, LLC & Dorado Investments, LLC
DESCRIPTION: A request for a Modification of a previously approved Site Review (PA-2004-075, 2006-00793 & 2007-01393). The proposal is construct an approximately 6,500 square foot building comprising of a mix of office, retail, warehousing and climate controlled mini storage spaces for the property located at 696 Mistletoe Road. The site is the vacant building pad to the north of 700 Mistletoe Road. COMPREHENSIVE PLAN DESIGNATION: Industrial; ZONING: M-1; ASSESSOR'S MAP : 39 1E 14AC; TAX LOT: 1100.



Staff Report – This planning application is a request for a modification of a previously approved Site Review. The first building was constructed back in 2007 and they are now ready to construct the second building. There are no proposed changes to the landscaping plan. Severson brought the planning action to the attention of the Commissioners in the event they might have questions or concerns. It is anticipated to have this building occupied by March of 2015.

The Commissioners did not have any questions or concerns.

PLANNING ACTION: PA-2014-01925
SUBJECT PROPERTY: 265 Fourth Street
APPLICANT: Peerless Hotel
DESCRIPTION: A Tree Removal request to remove a hazardous 28-inch DBH Maple tree near the Peerless Hotel Restaurant building located at 265 Fourth Street. COMPREHENSIVE PLAN DESIGNATION: Employment; ZONING: E-1; ASSESSOR'S MAP: 39 1E 09AB TAX LOTS: 9200.

Staff Report – Severson explained that the Peerless Hotel is proposing to remove a 20" DBH Silver Maple hazard tree that is damaging the water lines, irrigation system, and building foundation. Applicants would like to mitigate if they can find a place on the site where the damage won't happen again. The Commissioners agreed that the tree is disastrous.

Due to the loss of canopy from the tree being removed the Commissioners recommended mitigating a 4" DBH or two 2" DBH on site.

DISCUSSION ITEMS

Severson will be taking over the Tree City USA application.

Severson said that it appears the winner of Tree of The Year is most likely the Maple Tree at SOU. Severson attributed the large amount of votes to the 123 on line votes it got at the end.

The Commissioners confirmed that when looking at planning actions they would just like to review the landscape plans and not the entire packet.

Russell commented that the new tree in the Plaza area looks very nice but wondered if the Parks Department could come up with something more attractive to protect the bark. Currently there is white plastic. Roland said he has some black plastic which would probably be a better look and the tree needs to be protected for the next couple of years. Severson will check with Michael Black, Parks Director, to see what he could do.

COMMISSIONER REPORTS

Russ Neff will not be able to attend the Jan or February meeting.

Meeting adjourned at 6:35p.m.

Respectively submitted by Carolyn Schwendener



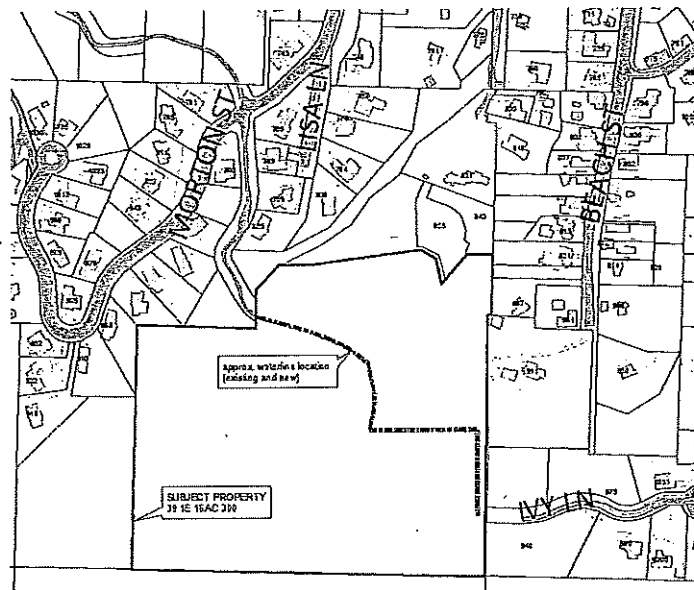


NOTICE OF APPLICATION

PLANNING ACTION: PA-2014-02045
SUBJECT PROPERTY: 39 1E 16AC #300, Morton Street to West Ivy Lane
APPLICANT: Hardey Engineering & Associates / City of Ashland
OWNER: D & S Ventures LLC
DESCRIPTION: A request for Physical and Environmental Constraints Review Permit for Hillside Land to facilitate the construction of an approximately 300-foot section of a 12-inch water line that extends from Ivy Lane to Morton Street. The area of disturbance subject to the review is just west of the West Ivy Lane right-of-way. The request includes Severe Constraints Review because portions of the property are greater than 35 percent slopes. The application also includes a request for a Tree Removal Permit to remove 19 trees between 6-inches DBH to 18-inches DBH. The trees proposed for removal include madrone, scrub oak and fir trees. **COMPREHENSIVE PLAN DESIGNATION:** Rural Residential and Woodland Residential; **ZONING:** RR-.5 & WR; **ASSESSOR'S MAP:** 39 1E 16AC; **TAX LOT:** 300.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 8, 2015 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 22, 2014
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 5, 2014



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, 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 Department 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. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

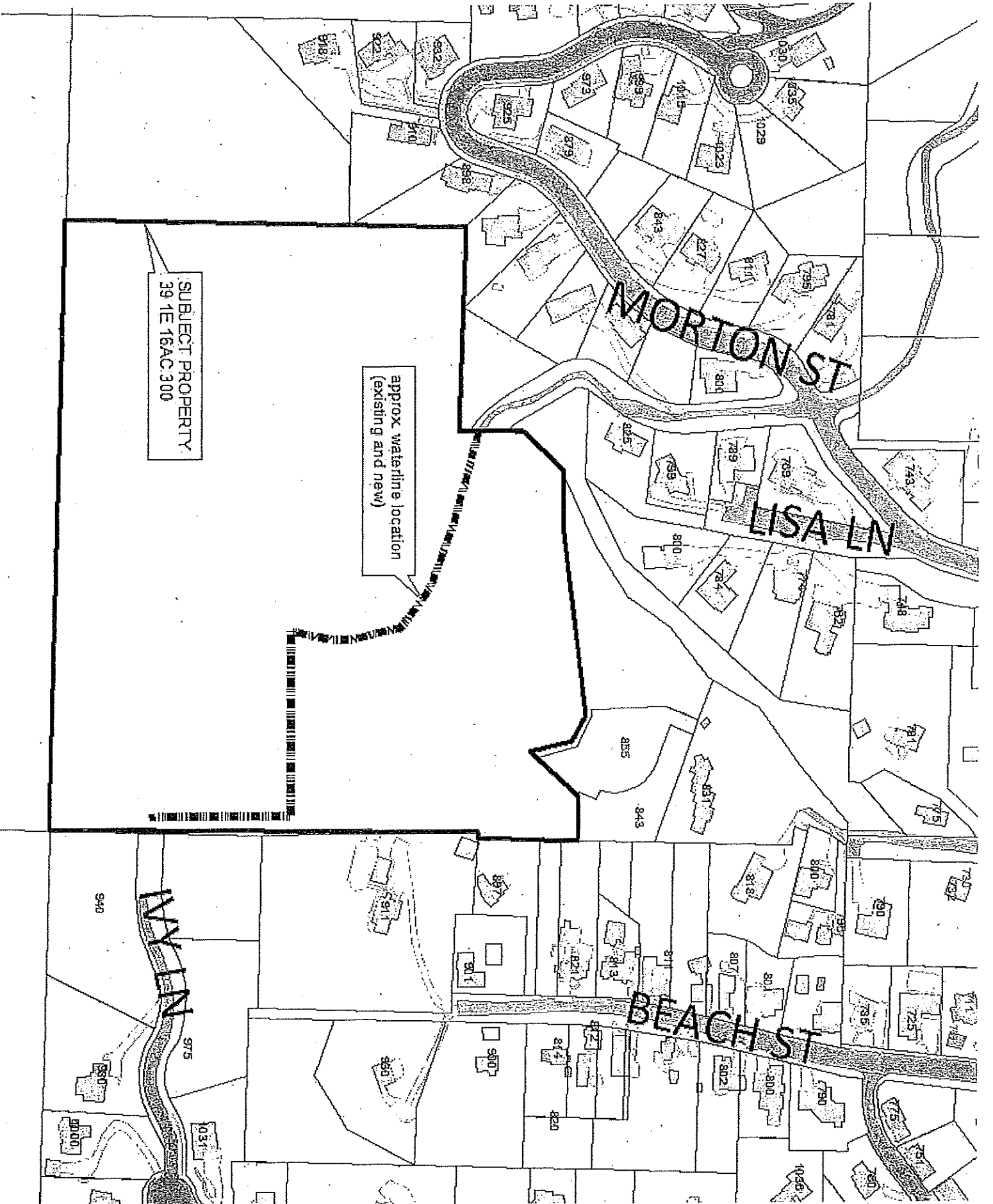
PHYSICAL & ENVIRONMENTAL CONSTRAINTS

18.62.040.I Criteria for Approval

A Physical Constraints Review Permit shall be issued by the Staff Advisor when the Applicant demonstrates the following:

1. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
2. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
3. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum permitted development permitted by the Land Use Ordinance.

(ORD 2808, 1997; ORD 2834, 1998; ORD 2951, 2008)



SUBJECT PROPERTY
39 1E 16AC 300

approx. waterline location
(existing and new)

MORTON ST

LISA LN

BEACH ST

WYLIN LN

940

975

980

1000

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WRITTEN FINDINGS

NOTE: TREE DISCUSSION IS ON PAGES 6-11

“EXHIBIT A” ON PAGE 14

SPEAKS TO THE TREES TO BE REMOVED

Morton/Ivy Waterline Project No. 2014-04

Findings of Fact

Compliance Criteria:

The Morton/Ivy Waterline project is an approved segment of the current Ashland Water Distribution Master Plan. It is intended to provide a water loop between South Mountain Avenue, via West Ivy Lane and Morton Street to increase water pressures, to eliminate an existing dead ended water system and to reduce the reliance on existing water pumping stations. A three hundred foot section of pipeline, located just west of the West Ivy Lane right of way, will be situated on private property on lands with a slope in excess of 35%.

This application will demonstrate compliance with AMC Chapter 18.62 Physical and Environmental Constraints, and Chapter 18.100 Development Standards for Secure Constraints Lands. While this waterline construction project meets the requirements of a "development" as defined in Chapter 18.62.030 it is not a housing or other residential development and is limited in its applicability to a Standard Physical and Environmental Constraints application.

This application will further demonstrate that the project will occur in such a manner as to protect the natural and topographic character of the area, environmental resources, aesthetic qualities of the land, and the public health, safety and general welfare by insuring that the development does not create soil erosion, sedimentation of lower slopes, slide damage, flooding problems and severe cutting or scarring, to allow for reasonable use that complements the natural and visual character of the City.

18.62.080 Development Standards for Hillside Lands

A. General Requirements. The following general requirements shall apply in Hillside Lands;

1. All development shall occur on lands defined as having buildable area. Slopes greater than 35% shall be considered unbuildable except as allowed below. Variances may be granted to this requirement only as provided in section 18.62.080.H.

Response- The development within this easement corridor is limited to an underground 12 inch ductile iron water pipeline. The pipeline will be constructed in a straight line down the slope and will require no constructed landings, staging areas or extensive clearings. The project is located upon an existing established lot (39 1E 16AC-TL 300) containing 17.79 acres. Other than the creation of a 20 foot wide waterline easement to support the waterline no further lot divisions will be required.

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2. All newly created lots either by subdivision or partition shall contain a building envelope with a slope of 35% or less.

Response- This requirement does not apply.

3. New streets, flag drives, and driveways shall be constructed on lands of less than or equal to 35% slope with the following exceptions.

Response- No driveways or access ways will be constructed under this project. All disturbed construction ways will be re-established to their pre-construction condition with the exception of the placement of erosion control devices. No permanent access way will be established over this section of the pipeline corridor.

4. Geotechnical Studies. For all applications on Hillside Lands involving subdivisions or partitions, the following additional information is required:

A geotechnical study prepared by a geotechnical expert indicating that the site is stable for the purposed use and development.

Response- This requirement does not apply.

B. Hillside Grading and Erosion Control. All development on lands classified as hillside shall provide plans conforming to the following items:

1. All grading, retaining wall design, drainage, and erosion control plans for development on Hillside Lands shall be designed by a geotechnical expert.

Response- This project does not incorporate any structural cuts or fills. A single 2 foot wide by 4.5 foot deep trench will be excavated by tracked excavator. The 12 inch ductile iron pipe will be placed in 6" of ¾" minus crushed rock in the trench bottom as pipe bedding. Additional ¾" minus crushed rock will be placed around the pipe zone to a depth of 6 inches over the pipe top. The remainder of the trench will be backfilled with select native excavated material in an effort to establish a condition as close to the original site as possible. Backfill material will be compacted to 95% density to prevent settling of the trench proper. The trench area and all other disturbed areas will be re-seeded by hydro seeding with a mixture of grass seed, fertilizer and a tackifier to hold the mixture in place on the steep grade. Rock check dams and wattles will also be placed at approx 25 foot intervals across the excavated areas to prevent erosion resulting from surface run-off. Erosion control details are shown in greater detail on the attached plans.

2. For development other than single family homes on individual lots, all grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31.

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Response- The Ashland Public Works Department has indicated a start date for this project of early July 2015, with a completion date of October 1, 2015. The project start date is dependent upon budget availability after July 1, 2015 however if a budget is identified prior to that date an ideal start date would be in early to mid-May. A May or June start date might avoid potential wildfire requirements that might be faced with a later start date.

3. Retention in natural state. On all projects on Hillside Lands involving partitions and subdivisions, and existing lots with an area greater than one-half acre, an area equal to 25% of the total project area, plus the percentage figure of the average slope of the total project area, shall be retained in natural state.

Response- The subject parcel is 17.79 acres or 774,932 square feet in size. The construction area is approximately 6,000 square feet or less than 1% of the total area. Most of the 17.79 acre parcel is undisturbed lower elevation woodlands with predominant species being oaks and madrones with a few scattered conifers. The tree canopy is open enough to allow a variety of grasses among the trees. The project will re-establish a similar growth of grass and will maintain an appearance similar to that prior to the construction; however no trees will be planted within 10 feet of either side of the waterline to provide for future pipeline access.

4. Grading – Cuts

Response- There are no cuts proposed for this project.

5. Grading – Fills

Response- There are no fills proposed for this project.

6. Revegetation requirements. Where required by this chapter, all required revegetation of cut and fill slopes shall be installed prior to the issuance of a certificate of occupancy, signature of a required survey plat, or other time as determined by the hearing authority. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.

Response- Since there are no cuts or fills associated with this project, revegetation requirements do not apply. See the following section for revegetations plans for other disturbed areas.

7. Maintenance, Security, and Penalties for Erosion Control Measures.

- a. **Maintenance.** All measures installed for the purpose of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed,

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including public right-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance of measures.

b. Security. Except for individual lots existing prior to January 1, 1998, after an Erosion Control Plan is approved by the hearing authority and prior to construction, the applicant shall provide a performance bond or other financial guarantees in the amount of 120% of the value of the erosion control measures necessary to stabilize the site. Any financial guarantee instrument proposed other than a performance bond shall be approved by the City Attorney. The financial guarantee instrument shall be in effect for a period of at least one year, and shall be released when the Planning Director and Public Works Director determine, jointly, that the site has been stabilized. All or a portion of the security retained by the City may be withheld for a period up to five years beyond the one year maintenance period if it has been determined by the City that the site has not been sufficiently stabilized against erosion.

Response- Erosion control measures for this project consist of hydro seeding to re-establish a natural grass ground cover similar to what presently exists. Due to the rural and severe nature of the site the grass cover will be left to naturally propagate without benefit of irrigation or other cultivation.

Rock check dams will also be constructed using 4 inch minus angular rock. The dams will be approximately 12 inches high and spaced 50 to 75 feet apart alternately angled (see attached plans) to prevent water from concentrating in any single location. Rock dams will be constructed of durable basaltic rock to ensure their longevity.

In addition to the permanent rock check dams, two wattles will be placed at equal spacing between the rock dams. The wattles will be securely staked in place and remain in place as a semi-permanent feature. The wattles will eventually bio-degrade after the grass and ground cover have been established.

Although this parcel was created prior to January 1, 1998 and is not subject to a financial guarantee for the erosion control measures, it will be subject to periodic inspection and maintenance by the Ashland Public Works Department.

8. Site Grading. The grading of a site on Hillside Lands shall be reviewed considering the following factors:

- a. No terracing shall be allowed except for the purpose of developing a level building pad and for providing vehicular access to the pad.
- b. Avoid hazardous or unstable portions of the site. (Ord 2834, S2 1998)
- c. Avoid hazardous or unstable portions of the site.

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d. Building pads should be of minimum size to accommodate the structure and a reasonable amount of yard space. Pads for tennis courts, swimming pools and large lawns are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope.

Response- As this project is not a housing or residential project no terracing, building pads, level areas or vehicular access will be constructed. There are no hazardous or unstable areas within the pipeline construction area.

9. Inspections and Final Report. Prior to the acceptance of a subdivision by the City, signature of the final survey plat on partitions, or issuance of a certificate of occupancy for individual structures, the project geotechnical expert shall provide a final report indicating that the approved grading, drainage, and erosion control measures were installed as per the approved plans, and that all scheduled inspections, as per 18.62.080.A4.j were conducted by the project geotechnical expert periodically throughout the project.

Response- Although this project is not a residential development or subject to a certificate of occupancy, it is subject to submittal of "as constructed" documentation by the Engineer and acceptance by the City Engineer. The "as built" drawings and documentation will indicate that the project was built according to the approved engineering drawings or indicate any changes that might have been necessary during the course of construction.

C. Surface and Groundwater Drainage. All development on Hillside Lands shall conform to the following standards:

1. All facilities for the collection of stormwater run-off shall be required to be constructed on the site and according to the following requirements:
 - a. Stormwater facilities shall include storm drain systems associated with street construction, facilities for accommodating drainage from driveways, parking areas and other impervious surfaces, and roof drainage systems.
 - b. Stormwater facilities, when part of the overall site improvements, shall be, to the greatest extent feasible, the first improvements constructed on the development site.
 - c. Stormwater facilities shall be designed to divert surface water away from cut faces or sloping surfaces of a fill.
 - d. Existing natural drainage systems shall be utilized, as much as possible, in their natural state, recognizing the erosion potential from increased storm drainage...

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- e. Flow-retarding devices, such as detention ponds and recharge berms, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development. Each facility shall consider the needs for an emergency overflow system to safely carry any overflow water to an acceptable disposal point.
- f. Stormwater facilities shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties.
- g. Alternate stormwater systems, such as dry well systems, detention ponds, and leach fields, shall be designed by a registered engineer or geotechnical expert and approved by the City's Public Works Department or City Building Official.

Response- This project will create no impervious surfaces or areas that will require constructed drainage facilities to move storm run-off from the site. By the use of permanent check dams, wattles and hydroseeding of all disturbed areas a permeable condition will be created to minimize any possible run-off.

D. Tree Conservation, Protection and Removal. All development on Hillside Lands shall conform to the following requirements:

1. Inventory of Existing Trees. A tree survey at the same scale as the project Site plan shall be prepared, which locates all trees greater than six inches d.b.h., identified by d.b.h., species, approximate extent of tree canopy. In addition, for areas proposed to be disturbed, existing tree base elevations shall be provided. Dead or diseased trees shall be identified. Groups of trees in close proximity (i.e. those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number and average diameter indicated. All tree surveys shall have an accuracy of plus or minus two feet. The name, signature, and address of the site surveyor responsible for the accuracy of the survey shall be provided on the tree survey.

Portions of the lot or project area not proposed to be disturbed development need not be included in the inventory.

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Response- There are 17 trees to be removed within the construction area ranging in size from 6 inches to 14 inches. Due to the complexity and scale of the drawings a tree removal schedule is attached which more clearly shows the location, size and type of each tree scheduled for removal. The schedule is labeled Exhibit A. There are two firs

(10 inch and 18 inch) and a clump of three madrones that are dead and will be removed as well. These do not show on Exhibit A, but are located at station 2+29 (Madrones) and 1+58 (18" Fir) and 1+11 (10" Fir). All trees will be entirely removed from the site including stumps.

2. Evaluation of Suitability for Conservation. All trees indicated on the inventory of existing trees shall be identified as to their suitability for conservation. When required by the hearing authority, the evaluation shall be conducted by a landscape professional. Factors included in this determination shall include:
 - a. Tree Health. Healthy trees can better withstand the rigors of development than non-vigorous trees.
 - b. Tree Structure. Trees with severe decay or substantial defects are more likely to result in damage to people and property.
 - c. Species. Species vary in their ability to tolerate impacts and damage to their environment.
 - d. Potential Longevity.
 - e. Variety. A variety of native tree species and ages.
 - f. Size. Large trees provide a greater protection for erosion and shade than smaller trees.

Response- The parent property upon which the pipeline will be constructed is 17.79 acres with a fairly uniform cover of mostly Oak and Madrone trees with a scattering of Fir trees. The property is uniformly steep with a south sloping grade of 15 to 35 percent. The 17 trees to be removed represent approximately 0.5 percent of the existing tree canopy and is not a significant reduction in the tree population. There may, in fact, be a slight benefit in wild fire fuels reduction resulting from the tree removals especially that the tree removals are all located along the easterly boundary of the property, providing a minor wildfire buffer area.

Due to the need for possible future waterline maintenance it is not practical to replant trees where the 17 trees are to be removed. The remaining property has a dense enough tree population that additional tree planting would not be warranted.

3. Tree Conservation in Project Design. Significant trees (2' d.b.h. or greater conifers and 1' d.b.h. or greater broadleaf) shall be protected and incorporated into the project design whenever possible.
 - a. Streets, driveways, buildings, utilities, parking areas, and other site disturbances shall be located such that the maximum

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number of existing trees on the site are preserved, while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.

- b. Building envelopes shall be located and sized to preserve the maximum number of trees on site while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
- c. Layout of the project sit utility and grading plan shall avoid disturbance of tree protection areas.

Response- Other than the 17 trees listed for removal there are no significant trees within the construction area. The construction corridor is located in a 20 foot wide easement adjacent to the easterly boundary of the D & S Ventures LLC property. This also is the most practical location for the pipeline placement and resulting tree removals for the following reasons:

- a. The straight alignment limits the number of trees encountered.
- b. The area is void of any significant trees.
- c. The tree removals provide a wildfire buffer zone between residential properties to the east.
- d. There are no cuts or fills to create and maintain since the excavation will follow the existing slope perpendicular to the contour.

4. Tree Protection. On all properties where trees are required to be preserved during the course of development, the developer shall follow the following tree protection standards:

- a. All trees designated for conservation shall be clearly marked on the project site. Prior to the start of any clearing, stripping, stockpiling, trenching, grading, compaction, paving or change in ground elevation, the applicant shall install fencing at the drip line of all trees to be preserved adjacent at the perimeter of the drip line. Prior to grading or issuance of any permits, the fences may be inspected and their location approved by the Staff Advisor. (See 18.61.200)
- b. Construction site activities, including but not limited to parking, material storage, soil compaction and concrete washout, shall be arranged so as not to prevent disturbances within tree protection areas.
- c. No grading, stripping, compaction, or significant change in ground elevation shall be permitted within the drip line of trees designated for

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conservation unless indicated on grading plans, as approved by the City, and landscape professional. If grading or construction is approved within the drip line, a landscape professional may be required to be present during grading operations, and shall have authority to require protective measures to protect the roots.

- d. Changes in soil hydrology and site drainage within tree protection areas shall be minimized. Excessive site run-off shall be directed to appropriate storm drain facilities away from trees designated for construction.
- e. Should encroachment into a tree protected area occur which causes irreparable damage, as determined by a landscape professional, to trees, the project plan shall be revised to compensate for the loss. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this chapter.

Response- The proposed construction will be very limited in its width due primarily to the steep grade of the property. The site does not provide any convenient locations to stock pile imported materials, crushed rock or pipe materials. The grade of the property dictates that all necessary material be stock piled to the east of the project site on the Ivy Lane right of way or to the northwest of the site on the existing waterline road access way. The slope of the property is a self-limiting factor in the construction of the waterline and ensures that the disturbed area will be as narrow as possible.

In ordinary residential construction it would be necessary to more closely follow the lands contours to reduce the grade of driveways, access ways and building sites. By choosing to construct the pipeline in a straight line in the shortest route possible the impact to existing adjacent trees is negated and the need to protect significant adjacent trees is greatly reduced.

5. Tree Removal. Development shall be designed to preserve the maximum number of trees on a site. The development shall follow the standards for fuel reduction if the development is located in Wildfire Lands. When justified by findings of fact, the hearing authority may approve the removal of trees for one or more of the following conditions: (Ord 2834 S3, 1998)

- a. The tree is located within the building envelope.
- b. The tree is located within proposed street, driveway, or parking area.
- c. The tree is located within a water, sewer, or other public utility easement.
- d. The tree is determined by a landscape professional to be dead or diseased, or it constitutes an unacceptable hazard to life or property when evaluated by the standards in 18.62.080.D.2.

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Response- The tree removals are limited strictly to those within the 20 foot wide waterline easement.

6. Tree Replacement. Trees approved for removal, with the exception of trees removed because they were determined to be diseased, dead, or a hazard, shall be replaced in compliance with the following standards:

- a. Replacement trees shall be indicated on a tree replanting plan. The replanting plan shall include all locations for replacement trees, and shall also indicate tree planting details. (Ord 2834 S4, 1998)
- b. Replacement trees shall be planted such that the trees will in time result in canopy equal to or greater than the tree canopy present prior to development of the property. The canopy shall be designed to mitigate of the impact of paved and developed areas, reduce surface erosion and increase slope stability... Replacement tree locations shall consider impact on the wildfire prevention and control panel. The hearing authority shall have the discretion to adjust the proposed replacement tree canopy based upon site-specific evidence and testimony.
- c. Maintenance of replacement trees shall be the responsibility of the property owner. Required replacement trees shall be continuously maintained in a healthy manner. Trees that die within the first five years after initial planting must be replaced in kind, after which a new five year replacement period shall begin. Replanting must occur within 30 days of notification unless otherwise noted. (Ord 2834 S5, 1998)

Response- The applicant requests that a variance to the requirement to replace trees removed during construction for the following reasons:

- a. The parent property is already densely forested with trees similar to those to be removed.
- b. To plant trees within the construction corridor would inhibit the City's ability to maintain the waterline in future years.
- c. The tree removal constitutes only a 0.5 percent reduction in the total number of trees on the property.
- d. The removal of the trees in the construction area creates a wildfire buffer zone between residential properties to the east.

7. Enforcement.

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- a. All tree removal shall be done in accord with the approved tree removal and replacement plan. No trees designated for conservation shall be removed without prior approval of the City of Ashland.
- b. Should the developer or developer's agent remove or destroy any tree that has been designated for conservation, the developer may be fined up to three times the current appraised value of the replacement trees and cost of replacement or up to three times the current market value, as established by a professional arborist, whichever is greater.
- c. Should the developer or developer's agent damage any tree that has been designated for protection and conservation, the developer shall be penalized \$50.00 per scar. If necessary, a professional arborist's report, prepared at the developer's expense, may be required to determine the extent of the damage. Should the damage result in loss of appraised value greater than determined above, the higher of the two values shall be used.

Response- The applicant and City of Ashland acknowledge this section.

E. Building Location and Design Standards. All buildings and buildable areas proposed for Hillside Lands shall be designed and constructed in compliance with the following standards:

1. Building envelopes. All newly created lots, either by subdivision or partition, shall contain building envelopes conforming to the following standards:
 - a. The building envelope shall contain a buildable area with a slope of 35% or less.
 - b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in 18.62.080.B.3
 - c. Building envelopes shall be designed and located to maximize tree conservation as required in 18.62.080.D.3 while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
 - d. It is recommended that building envelope locations should be located to avoid ridgeline exposures, and designed such that the roofline of a building within the envelope does not project above the ridgeline.

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2. Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, except those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits:
- a. Hillside Building Height. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum Hillside Building Height shall be 35 feet. (graphics available on original ordinance)
 - b. Cut buildings into hillsides to reduce effective visual bulk.
 1. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.
 2. Reduce building mass by utilizing below grade rooms cut into the natural slope.
 - c. A building setback shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Setbacks shall be a minimum of six feet. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. (see graphic file attached)
 - d. Continuous horizontal building shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet. (graphic available on original ordinance)
 - e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken rooflines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables may be permitted. (graphic available on original ordinance)
 - f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.

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- g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.

F. All structures on Hillside Lands shall have foundations which have been designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.

G. All newly created lots or lots modified by a lot line adjustment must include a building envelope on all lots that contains a buildable area less than 35% slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is for open space or conversion.

H. Administrative Variance Form Development Standards for Hillside Lands – 18.62.080. A variance under this section is not subject to the variance requirements of section 18.100 and may be granted with respect to the development standards for Hillside Lands if all of the following circumstances are found to exist:

1. 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;
2. The variance will result in equal or greater protection of the resources protected under this chapter;
3. The variance is the minimum necessary to alleviate the difficulty; and
4. The variance is consistent with the stated Proposed and Intent of the Physical and Environmental Constraints Chapter and section 18.62.080.

Appeals of decisions involving administrative variances shall be processed as outlined in 18.108.070.

Response- Since this project is not a building or residential project the previous few sections do not apply to this project.

Closing- The applicant, Hardey Engineering & Associates, Inc. respectfully submit these findings in the hope that this project might be approved as shown on the various plans and exhibits, and that the requested variance to plant additional trees may be granted.

END OF FINDINGS OF FACT RECEIVED

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EXHIBIT A

No.	Station	Distance Right or Left of Pipe Centerline	Tree Size	Tree Description
1	1+92	4.0' Lt.	12"	Oak
2 & 3	2+19	7.5' Rt.	12"	Twin Madrones (Common Stump)
4	2+90	3.0' Lt.	6"	Oak
5	3+11	2.0' Lt.	14"	Madrone
6	3+16	2.0' Lt.	8"	Madrone
7	3+16	1.0' Rt.	6"	Fir
8	3+18	3.0' Lt.	7"	Madrone
9	3+21	6.0' Lt.	6"	Fir
10	3+28	4.0' Lt.	6"	Fir
11	3+39	3.0' Lt.	6"	Oak
12	3+56	3.0' Rt.	8"	Madrone
13&14	3+58	2.5' Lt.	6"	Twin Oaks (Common Stump)
15	4+07	4.0' Rt.	6"	Unknown Deciduous
16	4+22	1.0' Lt.	6"	Oak
17	4+59	6.0' Rt.	7"	Oak

Notes

- All trees are within a 20 foot wide waterline easement granted by D&S Ventures LLC.
- Station 1+00 is 10 feet North of the South right of way of Ivy Lane at the terminus of the existing 8 inch waterline in West Ivy Lane. The beginning of work within the easement is at station 1+92
- No trees outside the 20 foot easement area will be removed
- Provided by James H. Olson, PLS 1036

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EXHIBIT B

SITE PHOTOS

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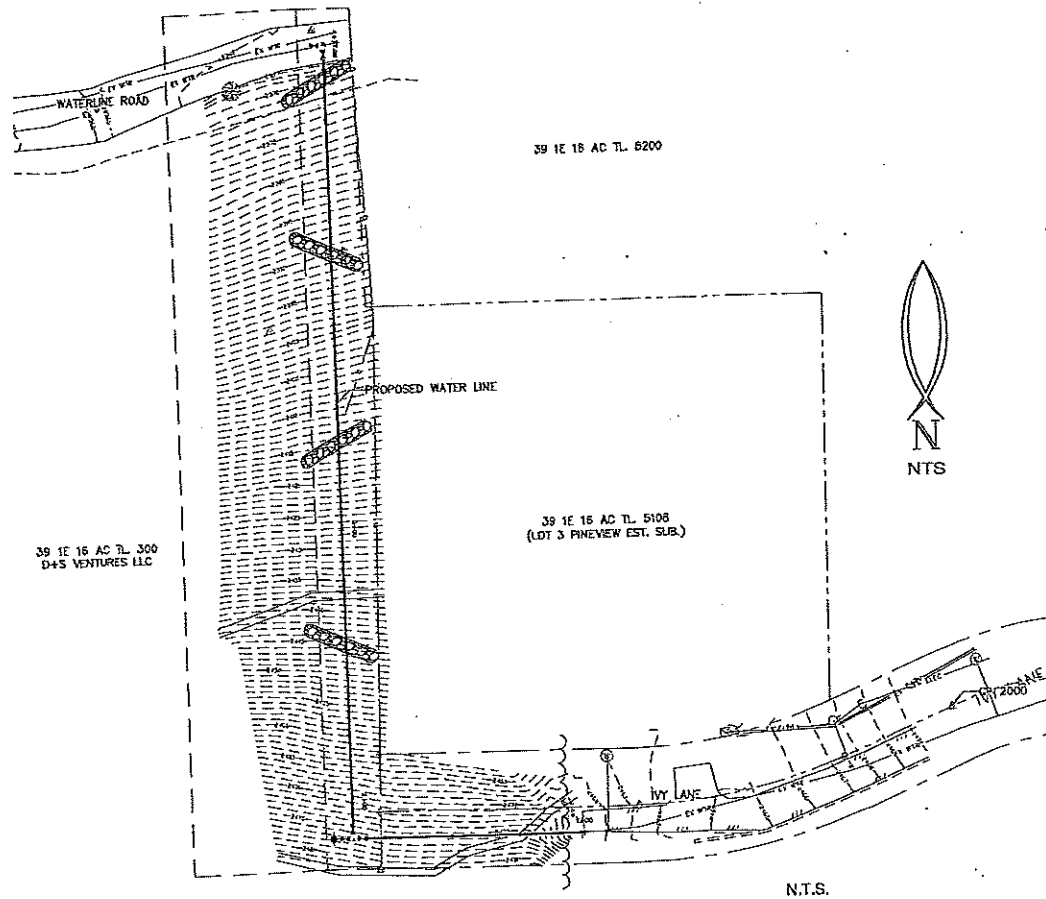
City of Ashland

LEGEND

* PROPERTY CORNER	CL CENTER LINE
BM BENCH MARK	PL PROPERTY LINE
AC ASPHALT CONCRETE	LP LIGHT POLE, AREA LIGHT
D/W DRIVE WAY	PP POWER POLE
R/W RIGHT OF WAY	TLP TRAFFIC LIGHT POLE
SW SIDE WALK	TR TELEPHONE RISER
GB GRADE BREAK	GW GUY WIRE
FFE FINISH FLOOR ELEV.	OP OVER HEAD POWER
FG FINISH GRADE	SDM STORM DRAIN MANHOLE
FS FINISH SURFACE	SSM SANITARY SEWER MANHOLE
(D.O.G.) EXISTING ELEV.	UTEL UNDER GROUND TELEPHONE
D.O.G. FINISH ELEV.	GRAL GUARD RAIL
CF CURB FACE	SI SIGNS (TRAFFIC, INFORMATION)
TC TOP OF CURB	RCP REINFORCE CONCRETE PIPE
GL CUTTER LINE	RCB REINFORCE CONCRETE BOX CULVERT
FL FLOW LINE	CMP CORRUGATED METAL PIPE
DB DITCH BOTTOM	PUG PUG
CB CATCH BASIN	M METER
CI CURB INLET	T TEE
HYD FIRE HYDRANT	C/S GAS SERVICE (SHOWN IN PROFILE)
HYD EX. FIRE HYDRANT	W/S WATER SERVICE (SHOWN IN PROFILE)
TB THRUST BLOCK	
GV GATE VALVE	

LINES

EXIST. GAS	-----EX. GAS-----
EXIST. SEWER	-----EX. SS-----
EXIST. STORM DRAIN	-----EX. SD-----
EXIST. WATER	-----EX. WR-----
EXIST. UTILITY	-----UTEL-----
FENCE	-----F-----
OVERHEAD POWER LINES	-----OHP-----
OVERHEAD TELEPHONE LINES	-----OHT-----
PROPOSED GAS	-----G-----
PROPOSED SEWER	-----S-----
PROPOSED STORM DRAIN	-----SD-----
PROPOSED WATER	-----W-----
PROPERTY OR R-O-W	-----R-O-W-----
EXISTING CONTOUR	-----1395-----
PROPOSED CONTOUR	-----1395-----



GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE ODOT/APWA 2003 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION AS AMENDED BY THE CITY, THE UNIFORM PLUMBING CODE, DEPARTMENT OF ENVIRONMENTAL QUALITY AND OREGON HEALTH DIVISION.
- THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ARE FROM RECORD ONLY. THE CONTRACTOR SHALL VERIFY ALL UTILITIES IN POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR.
- ALL CONCRETE SHALL BE 3300 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED.
- ALL SERVICES SHALL BE PLUGGED TO ADEQUATELY ENSURE THAT NO FOREIGN MATERIALS ENTER THE LINE.
- CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND/OR MAINTAIN EXISTING PUBLIC STREETS OF SOIL OR OTHER DEBRIS DEPOSITED BY CONSTRUCTION OPERATIONS AND REPAIR ALL STREETS DAMAGED BY CONSTRUCTION OPERATIONS IN A TIMELY MANNER TO AVOID INCONVENIENCES OR HAZARDS TO THE PUBLIC.
- CONTRACTOR SHALL PROVIDE THE ENGINEER WITH THE SIZE, TYPE, DEPTH OF MAIN, DEPTH OF LATERAL AT PIPE TERMINUS, TYPE OF CONNECTION AT MAIN, INSTALLATION DATE, LOCATION AND SKETCH OF LOCATION.
- ALL PIPE LENGTHS SHOWN ARE FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, OR AS SHOWN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SET ALL EXISTING AND NEW MANHOLE COVERS, VALVE CANS, ETC. TO FINISH GRADE AFTER PAVING, IN ACCORDANCE WITH CITY OF ASHLAND ENGINEERING DEPARTMENT.
- GRADING OUTSIDE OF THE RIGHT-OF-WAY SHALL CONFORM TO UNIFORM BUILDING CODE CHAPTER 33, CONTACT CITY OF ASHLAND BUILDING DEPARTMENT.
- COMPACTION TESTS OUTSIDE OF THE RIGHT-OF-WAY SHALL CONFORM TO THE UNIFORM BUILDING CODE, CONTACT CITY OF ASHLAND BUILDING DEPARTMENT.
- CONTRACTOR SHALL COORDINATE WITH CITY OF ASHLAND ENGINEERING DEPARTMENT FOR ALL ON-SITE INSPECTIONS REQUIRED OUTSIDE OF THE RIGHT-OF-WAY.
- ALL REFERENCE TO ENGINEER MEANS:
HARDEY ENGINEERING & ASSOC., INC.
2870 HANSEN DRIVE
MEDFORD, OR 97501-0124
(541) 772-6880
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING 48 HOURS IN ADVANCE OF ANY WORK:
HARDEY ENGINEERING (541) 772-6880
CITY OF ASHLAND ENGINEERING DEPARTMENT (541) 488-5347
OREGON UTILITIES COORDINATING COUNCIL (800) 332-2344
- ALL BACKFILL MATERIAL SHALL BE OBTAINED FROM A SOURCE PRE-APPROVED BY CITY OF ASHLAND ENGINEERING DEPARTMENT AND THE PROJECT ENGINEER. MATERIAL SOURCE SHALL NOT VARY THROUGHOUT THE JOB CONSTRUCTION.
- CLASS "B" BACKFILL MATERIAL SHALL BE 3/4"-0 CRUSHED ROCK PER ODOT STANDARD SPECIFICATION SECTION 02830 FOR ALL AREAS UNDER PAVEMENT OR IN RIGHT-OF-WAY. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" (EIGHT INCHES) AND SHALL BE COMPACTED BY MECHANICAL MEANS TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 PROCEDURE FOR THE DETERMINATION OF 100% RELATIVE MAXIMUM DENSITY OF GRANULAR MATERIALS.
- CLASS "A" BACKFILL MATERIAL SHALL BE APPROVED NATIVE MATERIAL FOR ALL AREAS OUTSIDE THE RIGHT-OF-WAY. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" (EIGHT INCHES) AND SHALL BE COMPACTED BY MECHANICAL MEANS TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 PROCEDURE FOR THE DETERMINATION OF 100% RELATIVE MAXIMUM DENSITY OF GRANULAR MATERIALS. SEE OREGON STD DWG NO RD300 FOR TRENCHES.

GENERAL NOTES

- PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE 3/4"-0 CRUSHED ROCK. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE PLACED IN MAXIMUM LIFTS OF 6" (SIX INCHES) AND SHALL BE COMPACTED BY MECHANICAL MEANS TO 95% OF MAXIMUM RELATIVE DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM T-99 METHOD D, PROCEDURE FOR THE DETERMINATION OF 100% RELATIVE MAXIMUM DENSITY OF GRANULAR MATERIALS.
- ASPHALTIC CONCRETE PATCHES SHALL BE CLASS "C". MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED SECTION 00745 OF THE "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION". INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 00745.40-50 AND TO THE GRADES, CROSS-SECTION AND AT THE LOCATIONS INDICATED BY THE ENGINEER.
- ANY MATERIAL REMAINING AFTER BACKFILLING OPERATIONS HAVE BEEN COMPLETED SHALL BE DISPOSED OF BY THE CONTRACTOR, IN THE MANNER APPROVED BY THE ENGINEER OR CITY OF ASHLAND ENGINEERING DEPARTMENT.
- APPROVED PLANS AND SPECIFICATIONS SHALL BE AVAILABLE AT SITE OF CONSTRUCTION AT ALL TIMES DURING CONSTRUCTION OF WATER FACILITIES.
- THE MINIMUM HORIZONTAL SPACING BETWEEN WATER MAINS AND STORM SEWERS, GAS LINES, AND OTHER UNDERGROUND UTILITIES, EXCEPTING SANITARY SEWERS, SHALL BE THREE (3) HORIZONTALLY, TRENCH WALL TO TRENCH WALL. THE MINIMUM VERTICAL SPACING, AS NOTED ABOVE, SHALL BE SIX (6) INCHES VERTICALLY OUTSIDE OF WATER MAIN TO OUTSIDE OF UTILITY. IN SOME CASES, DEPENDING ON SIZE AND TYPE OF FACILITY, CONCRETE BRIDGING PIERS OR SUPPORTS WILL BE REQUIRED TO SPAN THE WATER FACILITY.
- THE CONTRACTOR MUST ARRANGE A PRECONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION BETWEEN HIMSELF, THE ENGINEER & THE CITY OF ASHLAND ENGINEERING DIVISION, WATER QUALITY DIVISION, AND ASHLAND PLANNING DEPARTMENT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR INSPECTIONS PRIOR TO BACKFILLING OPERATIONS.
- WORK ACTIVITIES ON WATER PROJECTS SHALL BE CONFINED TO NORMAL WORKING HOURS (7:00 A.M. TO 4:30 P.M. - MONDAY THROUGH FRIDAY).
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR WILL NOTIFY THE CITY OF ASHLAND ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF A DESIRED FINAL INSPECTION.
- ALL UTILITY WORK SHALL CONFORM TO UTILITY COMPANIES STANDARDS.
- ALL SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL NOTIFY HARDEY ENGINEERING AND THE CITY ENGINEERING DIVISION IMMEDIATELY UPON IDENTIFYING POTENTIAL PROBLEMS OR DISCREPANCIES WITH PLANS, STAKING LOCATION/ELEVATION, OR OTHER DESIGN ELEMENTS.

NOTE TO CONTRACTOR

CONTRACTOR TO SUBMIT PHASING AND CONSTRUCTION PLAN TO THE ENGINEER PRIOR TO CONSTRUCTION. ENGINEER AND OWNER WILL APPROVE PLAN PRIOR TO ANY CONSTRUCTION. THE PLAN SHOULD CONTAIN THE FOLLOWING ITEMS:

- PHASING OF CONSTRUCTION INCLUDING TIMING OF PAVING
- TRAFFIC CONTROL PLAN
- PLAN SHOWING HOW ALL PIPE WILL BE FLUSHED, DISINFECTED, AND PRESSURE TESTED
- EROSION CONTROL PLAN

SHEET INDEX

C1 COVER SHEET
W1 WATER PLAN
D1 DETAILS

OWNER

CITY OF ASHLAND
51 WINBURN WAY
ASHLAND, OREGON 97520
PHONE: (541) 488-5347

BENCHMARK DATA

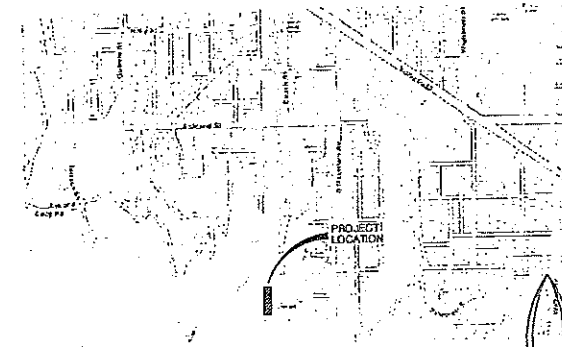
CP 2000
FOUND BRASS DISC CENTER LINE IVY LANE
BRASS DISC MARKED "LS 2023"
ELEV: 2470.64 CITY OF ASHLAND DATUM

UTILITY INFORMATION

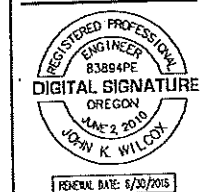
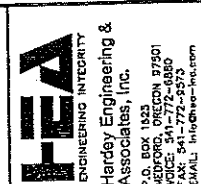
CITY OF ASHLAND: BRAD BARBER 20 E. MAIN STREET ASHLAND, OREGON 97520 (541) 488-5347	FIRE DISTRICT: JOHN KARNS, CHIEF ASHLAND FIRE AND RESCUE 455 SISKIYOU BOULEVARD ASHLAND, OREGON 97520 (541) 552-2217	GAS COMPANY: NIKE SMITH AVISTA P.O. BOX 1709 MEDFORD, OREGON 97501 (541) 858-4728
CITY OF ASHLAND: SCOTT FLEURY ENGR. SERVICES MANAGER 51 WINBURN WAY ASHLAND, OREGON 97520 (541) 552-2412	OREGON DEPT. OF ENVIRONMENTAL QUALITY: 811 SW 6TH AVE. PORTLAND, OREGON 97204-1390 (503) 229-5876	ELECTRIC COMPANY: JESSE PHILLIPS PACIFIC POWER 925 SOUTH GRAPE MEDFORD, OREGON 97501 (541) 776-6992
CITY OF ASHLAND: STEVEN WALKER WATER SUPERVISOR 90 N. MOUNTAIN AVE. ASHLAND, OREGON 97520 (541) 552-2326	TELEPHONE COMPANY: JIM MARTIN QWEST 132 WEST FOURTH STREET MEDFORD, OREGON 97501 (541) 776-8266	

NOTES: BEFORE ANY CONSTRUCTION STARTS, CONTRACTORS MUST NOTIFY THE UTILITY COMPANIES ABOVE. THIS SHOULD BE DONE 48 HOURS PRIOR TO COMMENCING CONSTRUCTION (1-800-332-2344)

VICINITY MAP



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City of Ashland



MORTON TO IVY ASHLAND WATER LINE
WATER LINE SYSTEM

ASHLAND, OR

JACKSON COUNTY

PROJECT	MORTON TO IVY ASHLAND WATER LINE WATER SYSTEM
DATE	10/24/14
SCALE	AS SHOWN
DRAWN BY	BSH
CHECKED BY	JW
DATE	10/24/14
PROJECT NO.	
SHEET	C1 OF 3

PROJECT INFO
HEA Project No: 2014-1514
Drawing File: Water_Cover.dwg
Drawing Issue: 100%

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NOTICE OF APPLICATION

PLANNING ACTION: 2014-02046

SUBJECT PROPERTY: 948-998 Overlook Drive

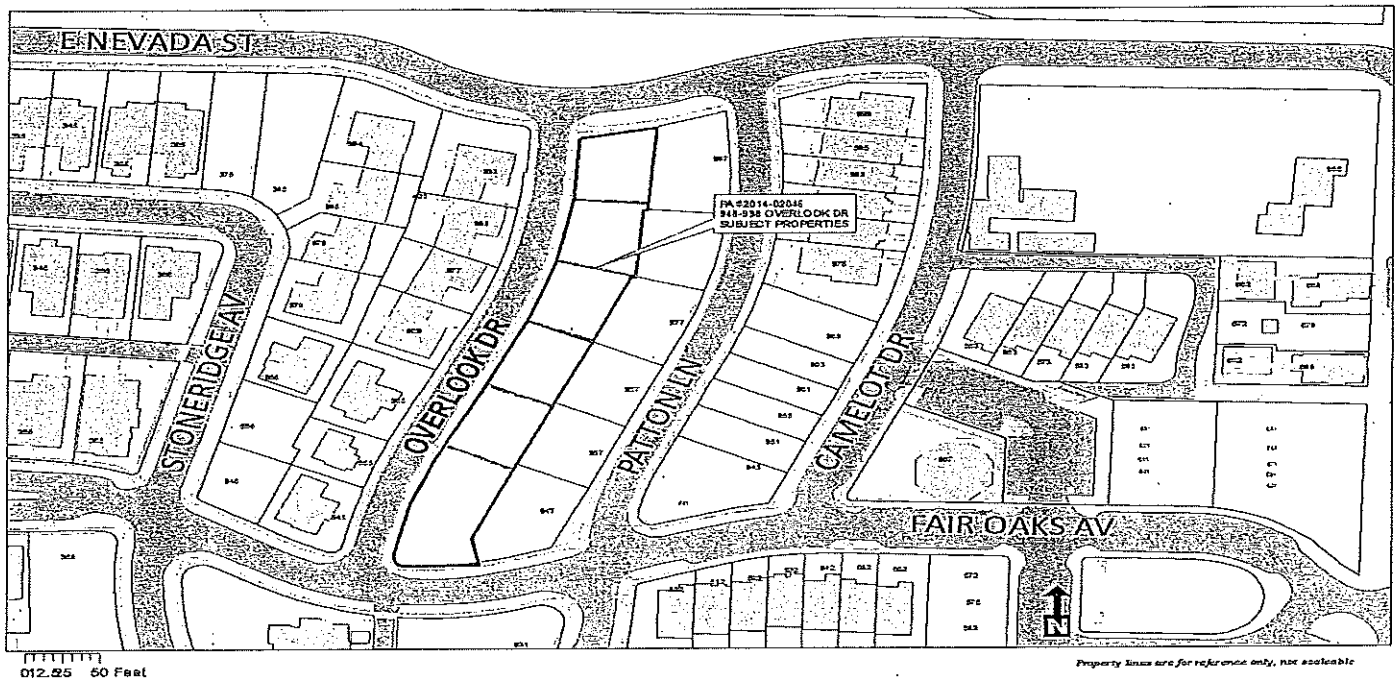
OWNER/APPLICANT: Meadowbrook Townhomes, LLC

DESCRIPTION: A request for a Site Review approval to construct six residential units and one 499 square foot accessory residential unit, on the six lots located at 948-998 Overlook Drive. Also included is a request for a Modification of the Outline Plan Approval (PA #2002-151) which originally showed the units as attached or closely abutting those along Patton Lane and sharing driveways along Overlook Drive; they are now proposed to be constructed as detached residences with individual driveways. **COMPREHENSIVE PLAN DESIGNATION:** North Mountain Neighborhood Core Overlay; **ZONING:** NM-MF; **ASSESSOR'S MAP:** 39 1E 04AD; **TAX LOT :** 3400 – 3900

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 8, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 19, 2014

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 2, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, 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 Department 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. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

constraints on the individual property owners. Overall, the applicants contend the proposed application is far superior and goes above and beyond the limited livability elements of the original concept plans.

Accessory Residential Unit: As permitted with the original subdivision's plans, an Accessory Residential Unit or second multi-family unit is planned for 948 Overlook Drive (corner of Fair Oaks and Overlook Drive). The unit is 499 square feet and sits at the opposite side of the house from the main unit's entrance and driveway area. In general, the design is intended to give it a low key appearance from the main house with an independent entrance with an independent on-street parking space.

Parking: In accordance with Chapter 18.92, a minimum of two parking spaces have been allocated on each of the six lots within the garage and an additional two within the recessed driveway area. No parking is available on the east side of Overlook Drive, but parking for the Accessory Unit (second unit) is available along Fair Oaks Drive.

Utilities: All of the site's utilities are already installed to each parcel and capable of servicing the lots. Where utilities are shared or access is necessary through another parcel, the utilities extend through easements that were provided at the time of the original plat approval. Fire hydrants are located at the end of each block along Fair Oaks and Nevada Street in accordance with the original Civil Engineering plans.



Landscaping: As discussed with staff, each new home's building permit may include its own independent landscaping plan and front yard irrigation system dependant on the home buyer's preference. If there is no preference, the landscape plans submitted with this application will be followed and are intended to illustrate how each home will be landscaped prior to issuance of a Certificate of Occupancy Permit. The landscape plan identifies a variety of plants

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designed to enhance the buildings architecture. The landscaping plan has been designed so that 50% coverage is accomplished within the first year and 90% within five years.

Solar Access: Preliminary designs easily show how the proposed units comply with the City's Solar Access Standards, specifically the exception granted with the original approval which allows a shadow to be casted up to 4' from the home's finished floor level. At the time of a building permit, plans will identify the home's shadow line not exceeding the permitted 4' Solar Access provision on the adjoining neighbor.

Side Yard Setbacks: All of the units comply with the building separation standards of Chapter 18.30.040 C.2. where the side yard setback is 5' for the first floor (excluding the ½ story ground floor) and an additional 5' side yard setback for the second floor.

Rear Yard Setbacks: As noted, the previously approved conceptual plans showed rear setbacks from 0' to 3' where as the proposed setbacks range from 3' to 5' at the closest points and 10' to 12' from its furthest points. The primary driving force behind the rear setback is the required recessed garage setback noted in Chapter 18.30.040 C.1 where the garage is to be 15' back from the front façade and 20' from the sidewalk. For lots that are only 48' deep with a 10' Public Utility Easement and a minimum garage depth of 20', this only leaves 3' between the garage and the back property line – which is consistent with the setback dimension shown with the original Conceptual plans of PA-2003-158. However, in this case, it should be clarified the garage is essentially burrowed into the ground and the only encroachment into the rear yard is a trellis which extends off the main floor.

Lot Coverage: All lots comply with the maximum lot coverage of 75%, including 948 Overlook Drive which is accommodating a second unit. The lot coverage calculations are identified on the site plan and will be further clarified at the time of the building permit application.

FINDINGS OF FACT

The following information has been provided by the applicants to help the Planning Staff and neighbors better understand the proposal. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the Site Design & Use Standards as outlined in the Ashland Municipal Code (AMC), Section 18.72.070, Site Design & Use Standards (Design Standards Booklet, adopted August 4th, 1992), Multi-Family Residential Development, Site Design & Use Standards, Section II-B, Landscaping Guidelines & Policies, Site Design & Use Standards, Section III, Street Tree Standards, Site Design & Use Standards, Section II-E and NM Neighborhood Design Standards, Site Design & Use Standards, Section VII.

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete.*

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Streetscape:

II-B-2a) One street tree for every 30 feet of frontage, chosen from the street tree list, shall be placed on that portion of the development paralleling the street. Where the size of the project dictates an interior circulation street pattern, a similar streetscape with street trees is required.

The proposed application meets the Site Design Standards, Section II-B-2a. New street trees, every 30' of frontage, will be planted in accordance with the City's adopted street tree standards prior to issuance of a Certificate of Occupancy Permit. The new trees will be chosen from the City Street Tree List and consistent with the tree planting specifications of the Meadowbrook Park II development.

II-B-2b) Front yard landscaping shall be similar to those found in residential neighborhoods, with appropriate changes to decrease water use.

The proposed application meets the Site Design Standards, Section II-B-2b. The applicants' conceptual landscape plans have been designed to accommodate a typical residential design. The proposed planting species are similar to what would be found in other multi-family neighborhoods and specifically the North Mountain Neighborhood. At the time of a Certificate of Occupancy Permit, each lot's front yard landscaping will be reviewed for compliance.

II-B-3) Landscaping

II-B-3a) Landscaping shall be designed so that 50% coverage occurs within one year of installation and 90% landscaping coverage occurs within 5 years.

The proposed application meets the Site Design Standards, Section II-B-3a. Each unit will have its front yard landscaped and designed to meet a 50% "spreading" coverage after the first year and 90% "spreading" coverage prior to the development's 5th year.

II-B-3b) Landscaping design shall include a variety of deciduous and evergreen trees and shrubs and flowering plant species well adapted to the local climate.

The proposed application meets the Site Design Standards, Section II-B-3b. The conceptual landscaping plan incorporates a variety of deciduous shrubs and flowering plant species for Southern Oregon. The plans were completed by a local designer who is also an Arborist.

II-B-3c) As many existing healthy trees on the site shall be saved as is reasonably feasible.

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Not applicable as there are no trees on the subject properties.

- II-B-3d) Buildings adjacent to streets shall be buffered by landscaped areas of at least 10 feet in width.**

The proposed application meets the Site Design Standards, Section II-B-3d. The front and rear yards of each unit will be landscaped as described and buffered with a minimum of 10' area between the rights-of-way and the unit.

- II-B-3e) Parking areas shall be shaded by large canopied deciduous trees and shall be adequately screened and buffered from adjacent uses.**

Each home's parking area is located on the northwestern side ensuring summer shading and screening. Each property will have shade trees helping to reduce microclimatic heat gain.

- II-B-3f) Irrigation systems shall be installed to assure landscaping successes. Refer to Parking Lot Landscaping and Screening Standards for more detail.**

The proposed application will meet the Site Design Standards, Section II-B-3f as an irrigation system will be installed at the time the landscaping is installed. The landscaping and the irrigation system will be installed by a professional landscape company. All irrigation will be installed prior to issuance of a Certificate of Occupancy Permit.

Open Space:

- II-B-4a) An area equal to at least 8% of the lot area shall be dedicated to open space for recreation for use by the tenants of the development.**

The proposed application meets the Site Design Standards, Section II-B-4a as the subject lots were part of the Meadowbrook Park II development proposal which previously had identified the required open space area along Kestrel Parkway. Nevertheless, each lot identifies private recreational space incorporated into the porch, balcony, front yard or rear yard areas. Each porch has a minimum dimension of 6' X 8' and each rear yard has a covered patio which provides for an outdoor extension of the interior space where tenants can obtain some privately screened recreational space from the elevated Patton Street units above.

- II-B-4b) Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.**

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The application meets the Site Design Standards, Section II-B-4b as there are no areas intended to remain uncovered.

- II-B-4c) Decks, patios, and similar areas are eligible for open space criteria. Play areas for children are required for projects of greater than 20 units that are designed to include families.

The application meets the Site Design Standards, Section II-B-4c as the proposal is for less than 20 units. However, each unit includes balconies, porches, patios and small rear yards meeting the intent of this standard.

- II-B-5) Natural Climate Control: Utilize deciduous trees with early leaf drop and low bare branch densities on the south sides of buildings which are occupied and have glazing for summer shade and warmth.

To the best of the applicant's knowledge, the application meets this standard as deciduous trees will be planted with the intent to address summer shading and winter solar access.

- II-B-6) Building Materials: Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors which attract attention to the building or use are unacceptable.

As noted previously, each home will be multicolored, but all colors are to be "earth toned" so as to not be distracting or out-of-place in the neighborhood.

SITE DESIGN APPROVAL STANDARDS:
SECTION II – Street Tree Standards

- II-E-1 Location for Street Trees - Street trees shall be located behind the sidewalk except in cases where there is a designated planting strip in the right-of-way, or the sidewalk is greater than 8 feet wide. Street trees shall include irrigation, root barriers, and generally conform to the standards established by the Department of Community Development.

- II-E-2 Spacing, Placement, and Pruning of Street Trees - All tree spacing may be made subject to special site conditions which 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 be as follow:

1. 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

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spacing permitted for specific site limitations, such as driveway approaches.

2. Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than 10 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

3. 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 10 feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

4. Trees shall not be planted closer than 2 ½ feet from the face of the curb except at intersections where it shall be 5 feet from the curb, in a curb return area.

5. Where there are overhead power lines, tree species are to be chosen that will not interfere with those lines.

6. Trees shall not be planted within 2 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.

7. Trees, as they grow, shall be pruned to provide at least 8 feet of clearance above sidewalks and 12 feet above street roadway surfaces.

8. 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 may be utilized to save existing street trees, subject to approval by the Staff Advisor.

II-E-3 Replacement of Street Trees - Existing street trees removed by development projects shall be replaced by the developer with those from the approved street tree list. The replacement trees shall be of size and species similar to the trees that are approved by the Staff Advisor.

II-E-4 Recommended Street Trees - Street trees shall conform to the street tree list approved by the Ashland Tree Commission.

Street trees have already been planted along the development's primary streets - Fair Oaks Boulevard and Nevada Street leaving Overlook Drive to be planted with street trees at the time of each unit's occupancy permit. In the

applicant's proposal, each lot will include one street tree between the driveway and at least one along the frontage at a rate of one tree per 30' of frontage and planted and irrigated to the standards noted in the Site Design and Use Standards, Section II.

SITE DESIGN APPROVAL STANDARDS:
SECTION III - Water Conserving Landscaping Guidelines and Policies

General and Miscellaneous

The combined turf or water areas (i.e. pools, ponds and fountains) shall be limited to 20% 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.

Not applicable as the subject spaces will be private areas maintained by each property as there are no common open space areas.

All fountains shall be designed to recycle their water.

Not applicable as no fountains are proposed.

Turf is restricted to slopes less than 10% grade.

Turf will be restricted to slopes less than 10% grade.

Plants

At least 90% of plants in the non-turf areas are to be listed as drought tolerant in the Sunset Western Garden book, or be similarly well-suited for this climate of region as determined by the Staff Advisor. Up to 10% of the plants may be of a non-drought tolerant variety or species as long as they are grouped together and can be irrigated separately from the drought tolerant plants.

At least 90% of the project's plants, excluding turf areas, are to be drought tolerant. The applicants are consulting with a local merchant to identify not only drought tolerant plantings, but plantings that are thriving in this region.

Screening hedges must be planted to attain 50% coverage after two years.

No screening hedges are proposed.

Irrigation

Irrigation systems shall be designed so that overspray is minimized.

For sprinkler irrigated areas, perimeter sprinklers must be included in the irrigation pattern.

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Serviceable check valves (or pressure compensating emitters for drip systems) are required where an elevation difference greater than 20 feet exists on any circuit.

Sprinkler head spacing shall be designed for head-to-head coverage.

The system shall be designed to minimize runoff and overspray to non-irrigated areas.

All irrigation systems shall be equipped with a controller capable of dual or multiple programming.

Controllers must have multiple cycle start capacity and a flexible calendar program.

Controllers must allow seven day or greater timing cycles.

Each unit is to have individual irrigation systems, including controllers, backflow devices and check valves. All irrigation systems will be installed by a professional landscaping firm with the intent to address the above standards. Inspections at the time of a Certificate of Occupancy will occur verifying this standard has been met.

Topography

No more than 5% of landscaped area of any lot or project may be berms or raised beds higher than one foot unless there is demonstrated need for sound or safety barrier.

All plantings on berms one foot or greater in height must be drought tolerant. Only drip irrigation is allowed on berms more than 1 foot in height. If allowed, berms must be no taller than 1/6 of their width.

The area irrigated (in square feet).

Precipitation rates for each valve circuit.

Monthly irrigation schedule for the plant establishment period (6-12 months) and for the first year thereafter.

A watering schedule for each circuit from the plan must be posted inside the corresponding controller.

A grading plan with sufficient contours so that slope may be measured.

For lots with less than 5,000 square feet of landscaped area no grading plan is required.

Final landscape plans will include an irrigation plan, including automatic irrigations systems with backflow devices. *Note: the subject lots are all less than 5,000 sq. ft.*

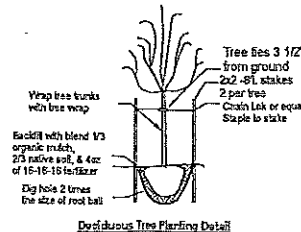
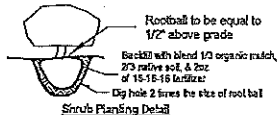
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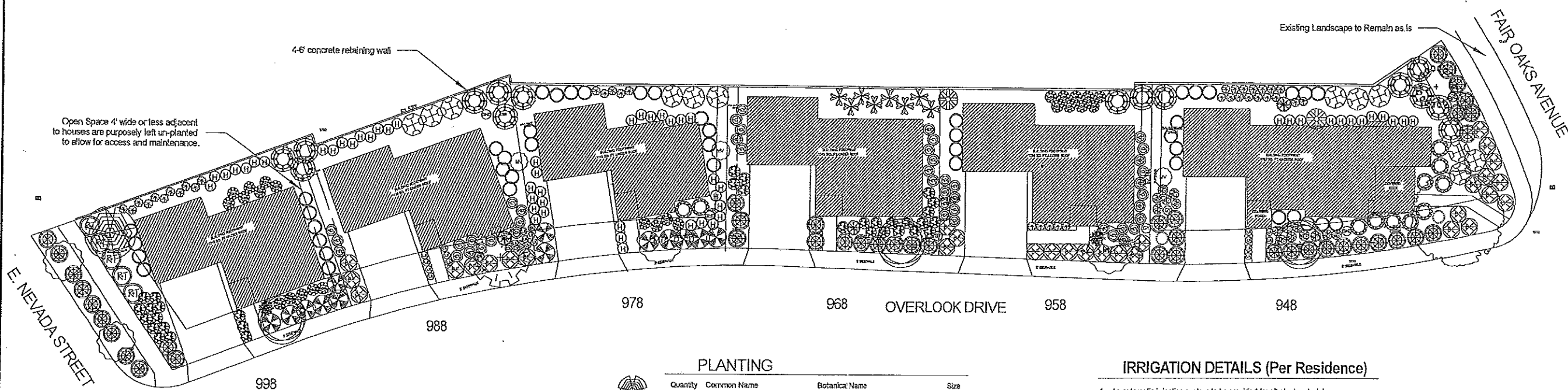
GENERAL CONSTRUCTION NOTES

- General preparation of site to include:
 - Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
 - Removal, from site, of all existing surface rock in planting beds.
- All shrub beds to be finish raked to a smooth condition prior to mulching.
- Medium dark mulch to be placed in all shrub beds to a depth of 3".
- Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
- INCLUDE 180 DAYS OF MAINTENANCE** from the day of acceptance, including but not limited to:
 - Maintain planting area in a healthy, weed free condition through a minimum of bi-weekly visits.
 - Replace any material showing signs of stress.
 - Monitor irrigation for correct timing.
 - Provide owner with complete list of instructions for continued care at the end of the maintenance period.



GRADING

- General contractor to include removal of debris 1 1/2" or larger and the removal of compacted rock, gravel and existing E1 in all planting areas to a depth of 18" relative to surrounding hardscapes.
- Landscape contractor to place 18" of compacted (24" loose) topsoil in all planting beds.
- Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
- Landscape contractor responsible to provide a finish grade within 3" of surrounding hardscapes. All graded material to be adequately firm without being overly compacted.
- Landscape contractor to place sufficient compacted clean topsoil to achieve finish grade in shrub areas. Additional soil may be necessary depending on available existing soil.
- Finish grade in shrub areas to be a smooth even grade rounded 2" high in the midline of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
- Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with owners representative.
- Some grades may vary based on subsurface rock.



PLANTING

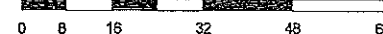
- Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based on the approval of landscape architect.
- No planting to proceed until irrigation system is fully functioning in the area to be planted.
- All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 native soil, microthizae supplement and 15-15-15 fertilizer as follows:
 - 1gal 1oz
 - 3-5gal 2oz
 - larger 4oz
- Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
- Loosen and remove heavy binding and bark from around top of each root ball. Scuff root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
- Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
- When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
- Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year:
 - Replace plant material not surviving or in poor condition during guarantee period.
 - Perform all replacement work in accordance with original specifications at no additional cost to Owner.
 - Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

Quantity	Common Name	Botanical Name	Size
Trees			
1	Cedar, Incess	Calocedrus decurrens	15g
3	Dogwood, Cherokee Daybreak	Cornus Florida 'Cherokee Day Break'	1 1/2"
1	Locust, Purple Robe	Robinia pseudoacacia 'Purple Robe'	1 1/2"
2	Maple, Trident	Acer buergerianum	1 1/2"
2	Maple, Vine	Acer circinatum	5-6"
2	Oak, Green Pillar	Quercus palustris 'Pringreen'	1 1/2"
1	Oak, Red	Quercus rubra	1 1/2"
1	Silk-tree, Mimosa	Albizia julibrissin	15g
Shrubs			
25	Abelia, Kaleidoscope	Abelia grandiflora 'Kaleidoscope'	2g
37	Barberry, Crimson Pygmy	Berberis thunbergii 'Crimson Pygmy'	2g
13	Barberry, Rosy Glow	Berberis thunbergii 'Rosy Glow'	3g
46	Boxwood, Green Mountain	Buxus 'Green Mountain'	3g
2	Camelia, Japanese	Camelia japonica	3g
5	Dogwood, Redtwig	Cornus stolonifera 'Isanti'	2g
15	Heather, Darley Dale	Erica purpurea 'Darley Dale'	2g
45	Holly, Dwarf Chinese	Ilex cornuta 'Burfordii Compacta'	2g
55	Holly, Japanese Hester	Ilex crenata 'Hester'	3g
33	Lavender, Hidcole	Lavandula angustifolia 'Hidcole'	2g
12	Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	3g
14	Orange, Mexican	Choisya tenata	3g
3	Pine, Mugo Mops	Pinus mugo 'Mops'	5g
2	Rhododendron, Blue Peter	Rhododendron 'Blue Peter'	5g
2	Spruce, Birdsnest	Picea abies nidiformis	2g
8	Viburnum, David	Viburnum davidii	2g
Ground Cover / Grasses			
30	Broom, Lydia	Genista plosa	1g
4	Grass, Hameln Dwarf	Panicum sibiricum 'Hameln'	1g
23	Grass, Little Kitten	Miscanthus 'Little Kitten'	1g
4	Grass, Yakushima	Miscanthus sinensis 'Yakushima'	1g
13	Juniper, Buffalo	Juniperus sabina 'Buffalo'	1g
44	Kinnikinnick, Massachusetts	Arctostaphylos uva-ursi 'Massachusetts'	1g

IRRIGATION DETAILS (Per Residence)

- An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 8 gpm and 40 psi. Confirm on-site before proceeding depending on the available water source.
- All materials are to be new and in original condition.
- Install and approved double check valve per city and state requirements.
- Place manual drain valves as needed at low points in mainlines.
- Mainline should be located in area with least conflict with surrounding utilities. Marking location on plan for ease of interpretation.
- All drip zones to use PVC laterals to locate a point of connection in each individual planting bed.
- Shrub areas to be irrigated by drip irrigation
 - All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to be buried a minimum of 3-5" and held down every 5' with J-stakes.
 - Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate:
 - 1-2g plants 2-10GPH emitters placed on opposite sides of root ball
 - 3-5g plants 3-10GPH emitters placed on opposite sides of root ball
 - Larger material 5-10GPH emitters spaced equally around perimeter of root ball
 - All Drip zones to include a 200 mesh filter and 30psi pressure regulator
- All trenching to be a minimum of 12" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
- All lateral pipe shall be PVC s40 and 1" minimum.
- Include a Hunter X-Core 2-station control dock wired to a constant electrical source on the outside of the structure.
- Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
- Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
- Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
- Provide owner with preliminary watering schedule for the established landscape.
- Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
- Walk owner through the entire system describing the operating instructions.

BFP -Febco 850XL 34" Double Check Valve



NOTE: IF THIS SHEET IS LESS THAN 11" x 17" IT HAS BEEN REDUCED AND IS NOT TO SCALE.



Madara Design Inc
 Landscape Architecture, Design & Consultation
 2994 Wells Fargo Rd
 Central Point, Or 97502
 541-864-7055

OVERLOOK HOMES
 Ashland, Oregon

RECEIVED
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 City of Ashland

DRAWN BY: TM
 CHECKED BY: TM

11.25.14
 SCALE:
 1/32" = 1'

L1

E NEVADA ST

STONERIDGE AV

OVERLOOK DR

PATTON LN

CAMELOT DR

FAIR OAKS AV

PA #2014-02046
948-998 OVERLOOK DR
SUBJECT PROPERTIES



0 10 20 30 40 50 Feet

Property lines are for reference only, not scaleable



NOTICE OF APPLICATION

PLANNING ACTION: 2014-02106

SUBJECT PROPERTY: 2352 Morada Lane

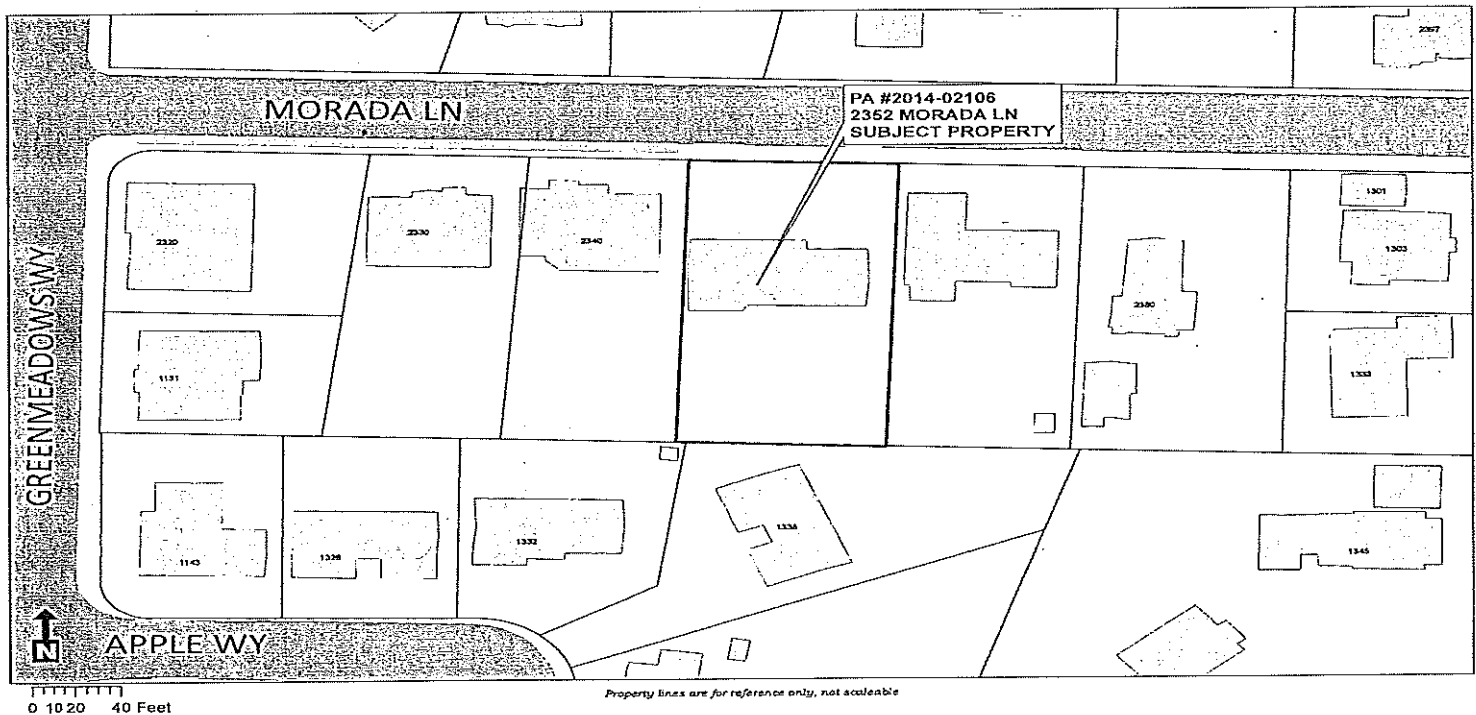
OWNER/APPLICANT: Ron and Lisa Albano

DESCRIPTION: A request for Site Review and Conditional Use Permit approvals to construct a new approximately 1,000 square foot accessory residential unit behind the existing home at 2352 Morada Lane. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 14CD; **TAX LOT:** 4700.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 8, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room) located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 31, 2014

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 14, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, 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 Department 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. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

ACCESSORY RESIDENTIAL UNITS

18.20.030.H Approval Criteria

- H. Accessory residential units, subject to the Type I procedure and criteria, and the following additional criteria:
1. The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.
 2. The maximum number of dwelling units shall not exceed 2 per lot.
 3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1000 sq. ft. GHFA.
 4. Additional parking shall be in conformance with the off-street Parking provisions for single-family dwellings of this Title.

SITE DESIGN AND USE STANDARDS

18.72.070 Criteria for Approval

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

- A. All applicable City ordinances have been met or will be met by the proposed development.
- B. All requirements of the Site Review Chapter have been met or will be met.
- C. The development complies with the Site Design Standards adopted by the City Council for implementation of this Chapter.
- D. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property. All improvements in the street right-of-way shall comply with the Street Standards in Chapter 18.88, Performance Standards Options.

CONDITIONAL USE PERMITS

18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

- A. 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.
- B. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.
- C. 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. 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:
 1. Similarity in scale, bulk, and coverage.
 2. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 3. Architectural compatibility with the impact area.
 4. Air quality, including the generation of dust, odors, or other environmental pollutants.
 5. Generation of noise, light, and glare.
 6. The development of adjacent properties as envisioned in the Comprehensive Plan.
 7. Other factors found to be relevant by the Hearing Authority for review of the proposed use.

Conditional Use Permit Narrative
2352 Morada Lane

Chapter 18.104.050

A. The use of the proposed ARU will be in conformance with all standards within the surrounding district's zone, which is Single Family Residential (R-1-7.5). Accessory residential units are allowed in R-1-7.5 Single Family Residential districts.

B. Sewer, water, and storm drainage facilities for the ARU will be connected to the existing structure at 2352 Morada Ln. The property is currently served by an 8-in sanitary sewer main. The City of Ashland Watershed Department was contacted and it was confirmed that no additional improvements will be required at this time. The property is currently served by an 10-in water main in Morada Ln. The City of Ashland Water Department has confirmed that no additional improvements will be required at this time. The property is currently served by an 8-in storm sewer main in Morada Ln. The City of Ashland Wastewater and Street Departments verified that no additional improvements will be required.

The ARU will be accessible from the driveway via a paved pathway along the west side of existing structure. This paved entrance will be accessible by foot and/or small vehicle. The entrance to the ARU will be visible from the street by the presence of a gate/arbor which will be built on the west side of the existing structure. The gate will be the entrance to the pedestrian paved pathway that will lead to the ARU. The address of the ARU will be clearly displayed on the gate and be visible from the street. The new unit will have its own address.

A separate electrical service meter will be installed for the ARU. Dave Tygerson of the City of Ashland Electric Department was contacted to verify service requirements, including meter placement, and applicable fees.

C. The conditional use will have no greater adverse effect on the livability of the impacted area in relation to the target use of the zone. Since the ARU will be small, it's effects on the surrounding area will be minimal:

1. The ARU has a small footprint (less than 1,000 sq. ft.). It only covers 6% of the lot.
2. Designed to house only a single family, it will have little effect on the traffic in surrounding streets.
3. The architecture of the unit will be compatible with surrounding structures.
4. The dwelling unit should have no impact on air quality.
5. Generation of noise, light, and glare will be minimal.

Chapter 18.20.030.H

1. **Impervious Surfaces:** With the proposed accessory unit, impervious surfaces will not exceed 35% if the property.
Percentage of lot covered by:
 - a) **Structures:** 13% (currently), 19% (with ARU)
 - b) **Parking Areas/Driveway:** 16%
 - c) **Landscaping:** 71% (currently), 65% (with ARU)
 - d) **Number of parking spaces:** 2,695 sq. ft. circular driveway will provide off street parking
 - e) **Total sq. footage of landscaped areas:** 11,569 sq.ft. (currently), 10,569 sq. ft. (with ARU)

Setbacks: The new structure will be set back from the back property line 10ft. and from the side property line 6 ft.

2. Only one dwelling unit will be built on this lot.
3. **ARU Sq. Footage:** The maximum gross habitable floor area will not exceed 50% of the GHFA of the primary residence and shall not exceed 1,000 sq. ft. The existing house is 2,076 sq. ft. The proposed new structure will not exceed 1,000 sq. ft. and will be one story. A loft will be above the master bedroom, not exceeding 7 ft. in headroom, thus not considered additional square footage.
4. **Parking:** Since the ARU will be larger than 500 sq. ft it will require two parking spaces. The existing structure has a two car garage and a 2,695 sq. ft. circular driveway. This large driveway will accommodate all parking for the second unit off the street. This is a benefit to the neighbors because the additional unit will not impact parking on the street.

Chapter 18.72

- A. All applicable City ordinances will be met by the proposed development.
- B. All requirements of the Site Review Chapter will be met.
- C. The development complies with the Site Design Standards adopted by the City Council:

Site Design & Use Standards: The ARU will have its own trash and recycling bins which will be stored on the west side of the existing structure in a storage shed. This will keep trash and recycling bins out of view from neighbors.

Orientation and Pedestrian Access: The ARU will be accessible from the driveway via a paved pathway along the west side of existing structure. The entrance to the ARU will be visible from the street by the presence of a gate/arbor which will be built on the west side of the existing structure. The gate will be the entrance to the pedestrian paved pathway that will lead to the ARU. The address of the ARU will be clearly displayed on the gate.

Parking: Since the ARU will be larger than 500 sq. ft it will require two parking spaces. The existing structure has a two car garage and a 2,695 sq. ft. circular driveway. This large driveway will accommodate all parking for the second unit off the street. This is a benefit to the neighbors because the additional unit will not impact parking on the street.

Landscaping and Open Spaces: With the proposed ARU, impervious surfaces will not exceed 35% of the property. 65% of the property will be landscaped. At least 8% of the ARU lot will be allocated to create a private open outdoor space for tenants. Fire wise landscaping will be planted around the ARU.

Fire Department Issues: Fire marshal Margueritte Hickman was contacted and it was agreed that the west side of the circular driveway would be designated as a "No Parking-Fire Lane" for fire apparatus access. The west side of the driveway meets all requirements for fire apparatus access. It is more than 15 ft. clear with and will be constructed of an all weather driving surface. It will support 44,000 lbs.

DEC 08 2014

City Clerk

pounds, have a maximum slope of 15%, and a vertical clearance of 13'6".

TID: TID was contacted and water rights will not change. Water rights will not be sold. Easements will remain clear. The structure will not be built within the easement limits. The facilities will not be relocated or modified. The property does not have private easements. No urban storm water or point source flows will be built.

New Electric Service: A separate electrical service meter will be installed for the ARU. Dave Tygerson of the City of Ashland Electric Department was contacted to verify service requirements, including meter placement, and applicable fees. The new unit will have its own address.

System Development Charges (SDC's): The system development charges (Water, Sewer, Storm Water, Parks, and Transportation) will be paid at the time of issuance of the building permit.

Tree Preservation/Protection: A tree preservation plan will be designed in accordance with AMC 18.61 to ensure that trees are protected during all site disturbance. This plan will address all trees on the property over six-inches in diameter and all trees that are located on adjacent properties within 15 ft. of the property line. There is a Beech tree located about 15 ft. from the proposed accessory unit. Its protection is a priority, as it will be a key element in the design of the new unit. We have been in contact with an arborist through Southern Oregon Tree Care and he has come to the property to consult on a tree protection plan. This plan will ensure that the tree remains viable throughout construction. Protection measures will be taken during construction. A large sequoia tree on the south adjacent property (1338 Apple Way) is within 15 feet of the proposed construction, but is planned to be removed within the next year, due to its invasive roots and damage to the existing structure on that lot. Contact Rebecca Brunot for more information at (541) 821-4156.

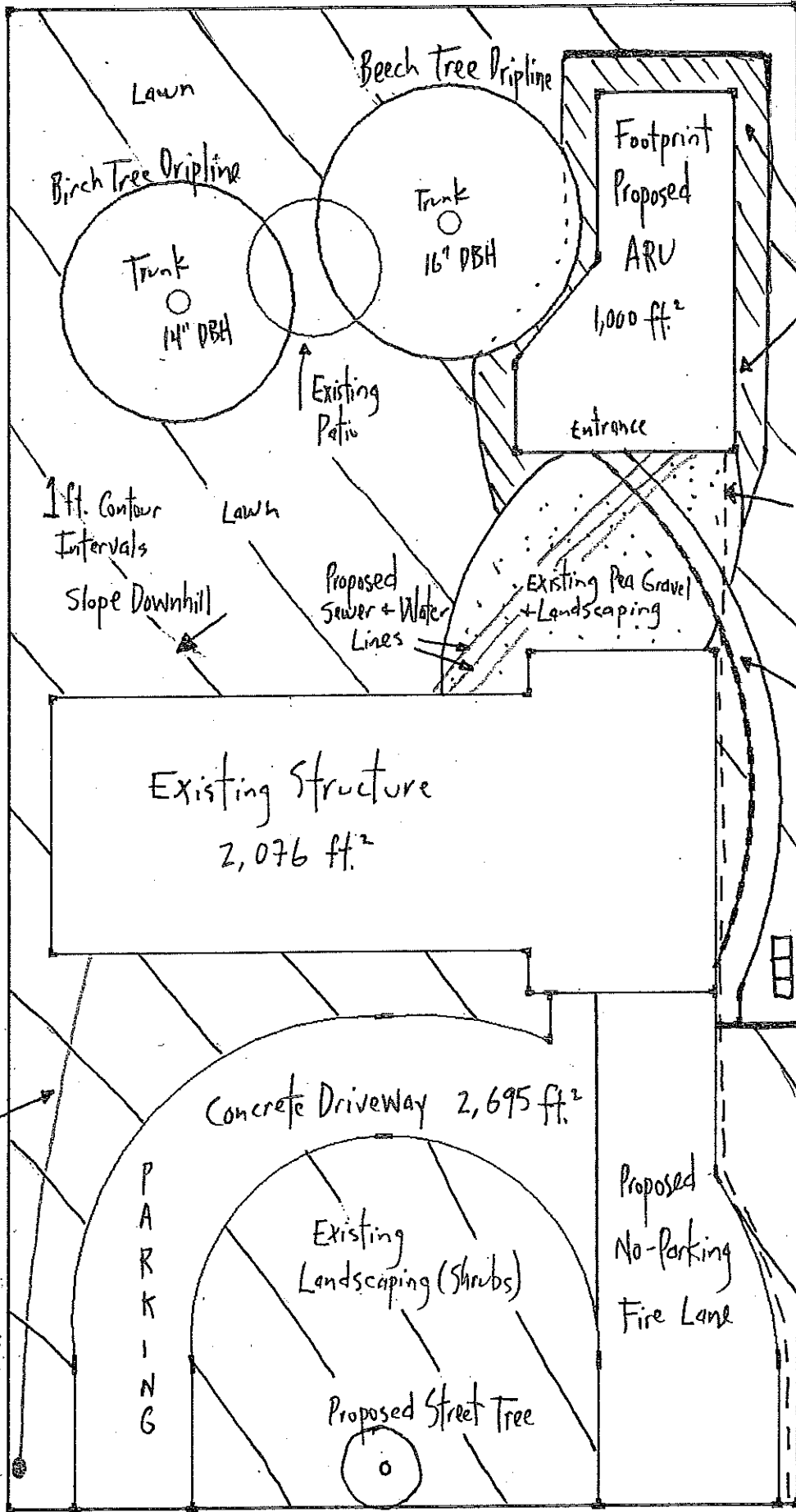
Street Trees: Street trees will be planted as required by the City of Ashland, one per 30 ft. of street frontage.

Neighborhood Outreach: Neighbors who are in a 200 foot radius will be notified of the proposed construction. They will be notified early on in the process in order to address any concerns.

DEC 19 2014

95 ft.

175 ft.



- Proposed Landscape:
- Pea Gravel
 - Small shrubs + grass
 - Rock Formations

Proposed Rain Gutter Drain Li

Proposed Concrete Walkway w/ Lighting

Recycle + Trash, Bikes

Proposed Arbor/Gate w/ Address



5 ft.

Proposed Electric Utility Line

DEC 09 2014

MARADA LANE

2357 Morada Ln
Ashland, Oregon
Street View - Apr 2012



Hide Imagery



PA #2014-02106
2352 MORADA LN
SUBJECT PROPERTY

GREENMEADOWS WY

MORADA LN

APPLE WY



Property lines are for reference only, not scaleable