CITY OF ASHLAND

TREE COMMISSION AGENDA
January 7, 2016

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 3, 2015 regular meeting minutes.
- Approval of December 10, 2015 Study Session meeting minutes (Wild Fire Ordinance).

ANNOUNCEMENTS & LIAISON REPORTS
- City Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

PUBLIC FORUM (For items not on the agenda)
Welcome Guests

TYPE I REVIEWS

PLANNING ACTION: PA-2015-02255
SUBJECT PROPERTY: 630 Siskiyou Boulevard
APPLICANT: Stanley Elliott
DESCRIPTION: A request to remove two Maple (Acer) trees at the subject property. The first Maple Tree located at the Northeast corner of the primary dwelling is approximately one foot from the structure and exhibiting soil heave, surface rooting, and root rot. The second Maple Tree located on the West side of the dwelling shows similar issues also including surface rooting, mechanical injury, and mildew. The arborist notes that these defects can cause tree root and trunk base failure with the risk increased significantly due to the trees proximity to the dwelling.
COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09DB; **TAX LOT**: 3900.

PLANNING ACTION: PA-2015-02312
SUBJECT PROPERTY: 2350 Ashland Street
OWNER/APPLICANT: Jalaram Hospitality LLC
DESCRIPTION: A request to remove an Incense-Cedar (*Calocedrus decurrens*) of approximately 20-inches DBH. The applicant has previously applied to remove the tree, which was denied because there was no arborist report in the application. This current application includes an arborist report that states the tree is a hazard and should be removed.
COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 14BA; **TAX LOT**: 100

PLANNING ACTION: PA-2015-02369
SUBJECT PROPERTY: 543 S Mountain Ave
OWNER/APPLICANT: Peace House

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

DESCRIPTION: A request to remove two Birch trees on the east side of the building. Both trees have an approximate diameter at breast height (DBH) of 12 inches. The application includes an arborist report that recommends removal. Both of the trees on the site were listed as being preserved as part of the landscape plan for the original Conditional Use Permit.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 16AA; **TAX LOT**: 100.

PLANNING ACTION: PA-2015-02381
SUBJECT PROPERTY: 903 and 905 Bellview
OWNER/APPLICANT: Oregon Architecture/Raven Woodworks, Inc.
DESCRIPTION: A request to remove four trees to accommodate a previously approved housing development. One of the trees, a cedrus atlantica, is in the footprint of a proposed building. The other trees to be removed, all pinus pondersas, are to be removed because of poor health and proximity to other trees. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 14CA; **TAX LOT**: 7808, 7807, 7806, 7805.

PLANNING ACTION: PA-2015-02301
SUBJECT PROPERTY: 777 Oak Street
APPLICANT: Martha Howard-Bullen
DESCRIPTION: A request to remove a 50+ inch diameter at breast height Black Cottonwood at the southeast corner of the subject property. The applicant has expressed concerns of the tree falling down and has obtained two arborist reports that claim the tree is a hazard. In a former planning action (PA#2014-00307), preserving the subject tree was listed as a reason for granting a Water Resource Protection Zone Reduction permit.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP:** 39 1E 04CA; **TAX LOTS**: 2707.

TYPE II REVIEWS

PLANNING ACTION: PA-2015-02287
SUBJECT PROPERTY: 123 Clear Creek Drive
APPLICANTS: John Fields/Clear Creek Investments LLC
OWNERS: Clear Creek Investments LLC & Cooper Investments LLC
DESCRIPTION: A request for Site Design Review approval to construct four two-story mixed-use buildings, consisting of leasable ground-floor office space and eight residential dwelling units on the second floors, and one two-story office building for the property located at 123 Clear Creek Drive. The request would also modify the previously approved Clear Creek Village Subdivision by further subdividing Lot 8 under the Performance Standards Options Chapter to create five new buildable lots to accommodate the proposed development.
COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 05 CD; **TAX LOT**: #1803

NEW BUSINESS/ITEMS FROM COMMISSIONERS

- Airport Code Changes.
- City street tree removal process.
- Updating the Street Tree Guide.
- Updating the AMC to include "Historic Houses" as areas of concern for tree preservation.

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- Firewise landscaping plant list.
- Proposal to the City of Ashland to look at funding for a City arborist position.
- Development of a tree preservation fund (through payment in lieu of mitigation).

DISCUSSION ITEMS

- Tree of the Year program
- Arbor Day 2016

ADJOURNMENT

Next Meeting: February 4, 2015

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

CITY OF
ASHLAND

TREE COMMISSION MINUTES - DRAFT
December 3, 2015

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

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

APPROVAL OF MINUTES
Trunnell/Neff m/s to approve November 5, 2015 regular meeting minutes. The motion passed unanimously.

ANNOUNCEMENTS & LIAISON REPORTS
- City Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

Brandon Goldman, Senior Planner, asked the Commission if they would be willing to meet for a Study Session on a proposed update to the Wildfire Lands ordinance. The Commissioners agreed to meet on December 10, 2015 at 6PM in the Siskiyou Room.

PUBLIC FORUM
Nobody from the audience provided public comments.

PLANNING ACTION: PA-2015-01892
SUBJECT PROPERTY: 432 Wimer Street
APPLICANT: Advantage Building and Design
OWNER: Steven and Wendy Clouse
DESCRIPTION: A request for Physical and Environmental Constraints Review and Exceptions to Hillside Design Standards and Street Standards in order to construct a single family residence. The proposal includes a request to remove 11 trees.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP:** 39 1E 05CD; **TAX LOTS**: 502.

Commissioners Trunnell/Roland m/s/ to recommend approval of the application as submitted, with the following recommendations. The motion was passed unanimously.

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1) **That an on-site arborist to oversee excavation near tree labeled as #2 on the tree inventory. If any roots are located near an excavation cut, they shall be cut cleanly by a qualified arborist.**
2) **That mitigation, or payment in lieu, is required for removals of trees listed as being in Fair, Good, or Excellent condition in the tree inventory plan.**

PLANNING ACTION: PA-2015-01987
SUBJECT PROPERTY: 0 Morton Street
OWNER/APPLICANT: Charlie Hamilton/Suncrest Homes
DESCRIPTION: A request for a Physical and Environmental Constraints Review permit and Variance to lot coverage in order to construct a single family residence. The proposed building footprint may impact trees on the site. However, no tree removals are requested.
COMPREHENSIVE PLAN DESIGNATION: Low Density Residential; **ZONING:** RR-.5;
ASSESSOR'S MAP: 39 1E 16AC; **TAX LOTS**: 442.

Commissioners Neff/Schmidt m/s/ to recommend approval of the application as submitted, with the following recommendations. <u>The motion was passed unanimously.</u>

1) **That all recommendations prescribed in the submitted arborist report application are followed.**

PLANNING ACTION: PA-2015-02071
SUBJECT PROPERTY: 219 Granite Street
OWNER/APPLICANT: Len Eisenberg
DESCRIPTION: A request for Site Design Review and a Variance to lot coverage in order to construct a single family residence and detached Accessory Residential Unit. The site has several trees that will be impacted by the applicant's proposal. However, no tree removal permits have been requested because the trees to be removed are too small to be regulated.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-10;
ASSESSOR'S MAP: 39 1E 08DA; **TAX LOTS**: 900.

Commissioners Trunnell/Oxendine m/s/ to recommend approval of the application as submitted, with the following recommendations. <u>The motion was passed unanimously.</u>

1) **That a tree protection plan is submitted for Tree Commission review before building permit issuance.**

PLANNING ACTION: PA-2015-02202
SUBJECT PROPERTY: 111 Third Street
APPLICANT: Kerry Kencairn
OWNER: Don and Elizabeth Olson
DESCRIPTION: A request to remove a 23-inch diameter at breast height Douglas-fir (*psuedotsuga menziesii*) to accommodate a grade correction for the historic house on the property.
COMPREHENSIVE PLAN DESIGNATION: Multi-family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOTS**: 8800.

There was confusion at the meeting whether a tree removal permit is necessary for the proposed removal because the applicant submitted a tree removal permit and Staff identified the house as being a multi-family residence, thus requiring a permit. However, at the meeting, the applicant

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mentioned the house is a single family residence, which would not require a permit. The Commission proceeded as if a permit would be required and made the following recommendation.

The Tree Commission recommends denial of the application as submitted for the following reasons:

1) **More information should be obtained to substantiate the contractor's statement in the application. Such information should address:**
    a. **A root crown excavation by hand that will determine if the tree is affecting the foundation of the house.**
    b. **If a different drainage design is possible that would drain water away from house and alleviate the applicant's concern without requiring the tree to be removed.**
2) **The arborist report in the application states the tree is healthy and should be preserved.**

TYPE II REVIEWS

PLANNING ACTION: PA-2015-01856
SUBJECT PROPERTY: 229 W. Hersey St.
OWNER/APPLICANT: RW Signature Properties LLC
DESCRIPTION: A request for Site Design Review approval to construct 11 multi-family residential units for the property located at 229 West Hersey Street. Also included are requested for an Exception to Street Standards to construct a five-foot sidewalk and five-foot bio-swale parkrow where a six-foot sidewalk and seven-foot parkrow planting strip are required, and a Tree Removal Permit to remove three trees greater than six-inches in diameter at breast height (d.b.h.).
COMPREHENSIVE PLAN DESIGNATION: High Density Multi-Family Residential; **ZONING:** R-3; **ASSESSOR'S MAP:** 39 1E 04CC; **TAX LOT**: #9900.

Commissioners Trunnell/Schmidt m/s/ to recommend approval of the application as submitted, with the following recommendations. The motion was passed unanimously.

PLANNING ACTION: PA-2015-02038
SUBJECT PROPERTY: 85 Winburn Way
APPLICANT: Carlos Delgado, *Architect*
OWNER: Bryan & Stephanie DeBoer
DESCRIPTION: A request for a Physical and Environmental Constraints Review Permit for the development of Hillside Lands with Severe Constraints to allow the construction of a single family residence on the property located at 85 Winburn Way. The application includes requests for an Exception to the Development Standards for Hillside Lands (18.3.10.090.B Hillside Grading & Erosion Control) to allow structural retaining walls along the west side of the property to exceed seven feet in height and for Tree Removal Permits. 18 of the site's 21 trees are proposed for removal, including three significant trees 18-inches or more in diameter which require Tree Removal Permits.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09 BC; **TAX LOT**: 3000.

Commissioners Oxendine/Neff m/s/ to recommend approval of the application as submitted, with the following recommendations. The motion was passed unanimously.

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NEW BUSINESS/ITEMS FROM COMMISSIONERS

Commissioner Schmidt announced his resignation from the Commission.

DISCUSSION ITEMS

- Development Standards for Wildfire Lands ordinance amendments
- Tree of the Year Announcement **Staff liaison Heck informed the Commission the decision was postponed due to troubles with counting votes.**
  - Tree of the Year process
- Arbor Day 2016
- Street Tree Guide

ADJOURNMENT

Next Meeting: January 7, 2015

Respectfully submitted by Zechariah Heck.

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CITY OF ASHLAND

TREE COMMISSION MINUTES - DRAFT
December 10, 2015 Study Session

CALL TO ORDER

Gregg Trunnell called the study session to order at 6:05 p.m. in the Siskiyou Room of the Community Development and Engineering Services building located at 51 Winburn Way.

Commissioners	Council Liaison
Ken Schmidt (absent)	Carol Voisin (absent)
Gregg Trunnell	**Staff**
Casey Roland	Brandon Goldman, Senior Planner
Maureen Battistella	Chris Chambers, AF&R
Russell Neff	Alison Lerch, AF&R
Christopher John (absent)	
Mike Oxendine	

DISCUSSION TOPIC:

Development Standards for Wildfire Zones

Brandon Goldman, Senior Planner, provided an overview of the existing land use standards for wildfire lands, and outlined potential changes to requirements for Fuel Breaks and Fuel Prevention and Control Plans in the code presented for discussion.

Goldman explained that presently just over 1250 acres are within the existing Wildfire Lands area, this accounts for over 25% of the Urban Growth boundary. He noted that with approval of expansion of the Wildfire Lands area boundary the entire City would be subject to the standards of 18.3.10.100 which presently require:

Fuel Prevention and Control Plan for subdivisions and partitions (creating new lots)

- Hearing authority makes a determination that "the wildfire hazards present on the property have been reduced to a reasonable degree, balanced with the need to preserve and/or plant a sufficient number of trees and plants for erosion prevention, wildlife habitat, and aesthetics".
- Maintenance of the fire prevention and control plan required. (completed thinning)

For all new construction and additions expanding the size of an existing structure are required to have a fuel breaks around the structure. Goldman noted that current requirements stipulate that the general fuel break area be "Sufficiently thinned so there is no interlocking canopy of fast growing vegetation".
He stated that the goal of the Primary Fuel Break area in the existing code is to "remove ground cover that will produce flame lengths in excess of one foot". He explained that the secondary fuel break area extends 100' beyond primary fuel break and has a stated goal in the existing code to "to reduce fuels so that the overall intensity of any wildfire is reduced through fuels control"

Goldman presented the primary elements of the discussion Draft Ordinance Standards clarifying that the Fire Prevention and control Plan requirements would apply to Partitions and subdivisions as they had previously, but due to the expansion the requirement to develop such a plan would newly be applied to Site Reviews for Multifamily and Commercial developments as part of those future planning actions. He further clarified that neither Single family homes on existing lots, nor additions to existing structures would require the development of a Fire Prevention and Control Plan, although they would be subject to fuels reductions through establishment of a fuel break.

Goldman explained that Ashland Fire and Rescue (AF&R) has been using a checklist that helps them evaluate the potential risk of wildfire spread on properties when inspecting properties for compliance with the existing fuel break standards, and that Planning Staff and AF&R Staff have been working to develop clear and objective fuel break standards for consideration. He said revising the existing code provides the opportunity to clarify precisely what is meant by a number of specific terms used in the existing code including:

"*fast burning species*"

- Fuel Break Prohibited Plan list
- Apply to all new plantings within 30' of a structure as part of a development proposal, Should it also apply to existing?

"*Sufficiently thinned so there is no interlocking canopy of this type of vegetation*"

- Applies to "fast burning species" which would be newly defined as those trees, shrubs, and groundcovers listed on the Fuel Break prohibited list
    - As written the discussion draft stipulates that a minimum 10' separation from structure (roof, chimney, decks, and outbuildings) for all tree canopies is required. Chris Chambers, Forestry Division Chief with Ashland Fire and Rescue, clarified that fire resistant tree canopies could be retained even if within 10' of a structure , other than chimneys, provided the limbs do not touch the structure. A 10' canopy separation from chimneys for all tree varieties would still be a proposed ordinance amendment.
    - AF&R clarified that if highly flammable species met, or could be trimmed to meet, canopy spacing requirements the intent was that they could be retained in the fuel break area.

"remove ground cover that will produce flame heights in excess of 1 foot."

- Within the discussion draft there is potential language that would disallow combustible materials within 3' of a structure (bark mulch, plantings along a wall, accumulation of leaves etc).
- Chambers clarified that AF&R would be amenable to fire resistant plants being retained within 3' of a structure through revisions to the draft ordinance.

"all new construction, and any construction expanding the size of an existing structure"

- Goldman described how the newly proposed 200 sq.ft. of increased lot coverage trigger for fuel break requirements was derived, as outbuildings less than 200sq.ft. do not require building permits. He further explained that AF&R has

indicated they would like this changed to include any change of use within an existing structure (garage becoming habitable space)

Alison Lerch, Fire Adapted Communities Coordinator, discussed an internationally recognized interface code standards for wildfire protection. She explained that as the entirety of Ashland is in close proximity to wild lands there is a threat of wildfire citywide. Lerch noted that the City of Ashland has 23 Firewise communities, has established an evacuation program, and has undertaken forestry fuels reduction within the urban-forest interface area. She explained that adopting codes and ordinances is another stead in ensuring that Ashland is a "Fire Adapted Community". She explained that Firewise is a voluntary program, and in spite of considerable success in getting neighborhoods to participate, the area included in the 23 designated neighborhoods only accounts for 7% of the city.

Commissioner Greg Trunnell said his neighborhood was one of Ashland's participating Firewise Communities, and that there are substantial difference between the draft code, and the Firewise Program.

Chambers discussed incidents of wildfire within the community that were outside the existing wildfire overlay area, and expressed that these incidents were the motivation to manage vegetation and roof materials throughout the City. He elaborated on past initiatives presented to the City Council relating to vegetative management that were not moved forward, and explained that adopting a citywide wildfire area would address the threat of wildfire from such things as wood shingled roofs, which are presently allowed outside the hazard area boundary.

Commissioner Mike Oxendine questioned how the Wild Fire Hazard Evaluation report was conducted in assigning the Wildfire Hazard f values and is establishing the geographic sections of the City considered. He noted that in his review of OAR chapter 629 division 044 that the preparation of the Wildfire Hazard Evaluation should have been completed by an accredited assessor as defined by the OAR. He explained that he sees a conflict of interest in the Fire Department designating areas based solely on fire risk. He expressed concern over the impact of the draft ordinance on large established trees next to concrete buildings and metal roofs. Using Green Springs dormitories as an example Oxendine noted that the adjacent trees touch the building and provide a reduction of about 20% in cooling costs. He stressed that many areas of town, including SOU, may not be high risk hazard areas.

Chambers responded that Ashland Fire and Rescue prepared the Wild Fire Hazard Evaluation and that both he and Alison Lerch are employees of AF&R and have extensive experience in wildfire suppression, landscape vegetation, and forestry. He addressed the geographic boundaries of the proposed wildfire hazard area in stating embers from an active fire can travel up to 1.5 miles, and can ignite buildings far from the initial fire, therefore all areas within Ashland are at risk of wildfire. He provided a recent example in Wenatchee Washington where an industrial area was ignited due to such embers generated a mile away. He provided the local example of the Oak Knoll fire that resulted in the loss of 11 homes even though the area was not within the current wildfire overlay boundaries. He spoke to how such an urban conflagration can be exacerbated by vegetation such as juniper and columnar cedar, and wooden roofs.

Chambers explained that the Fire Departments sees some areas of flexibility regarding provisions within the discussion draft ordinance. He reaffirmed that if someone does not build an addition they would not

have to do anything, explaining the fuel break standards would only apply on new construction and additions. Oxendine postulated that the draft standards could impact peoples decision to pursue a permit. Commissioner Maureen Battistella asked how the draft standards would have impacted the Siskiyou, Oak Knoll, and Railroad fires had they been in effect at the time of those fires. Chambers explained that the Siskiyou fire was outside the City, so the standards would not have been applied, and that in the Oak Knoll fire a row of Leland cypress, which are on the prohibited plant list proposed, were a significant heat source once engulfed in flames. Battistella noted that if those houses had no additions, then the existing conditions would not have changed. Chambers acknowledged that as fuel breaks are only required as part of new construction and additions, that is is a small percentage of lots that are impacted in any given year.

Chambers clarified the areas of draft code that could be modified. He explained that the Fire Department is agreeable to the 200sq.ft. addition as a threshold. Although AF&R originally proposed 100sq.f.t they are ok with 200 sq.ft. provided it includes any additional floor area including an added story that does not change the footprint. Goldman explained the distinction between a foot print expansion and the conversion of existing unheated space into habitable area such as an attic or garage conversion.

In addressing proposed tree canopy spacing requirements for fire prone trees, Oxendine said he did not want to discourage people from planning from planting young conifers. He cited that the new conifers would replace old conifers 100 years from now, and that there are many ways they provide value including heating and cooling benefits, and increases in property value. He questioned who would enforce the fuels reduction requirements, and Chambers indicated that Fire Marshal Hickman, Alison Lerch, and he would be responsible for enforcement.

Chambers clarified that the 10’ clearance from a chimneys should apply to all tree varieties, but fire-resistant trees could be trimmed only so that they do not physically touch adjacent structures, and that fire resistant trees would not need to meet the canopy spacing standards other than to avoid interlocking. Fire prone trees [those on the prohibited plant list] should meet the proposed standards for canopy separation, as well as maintaining a 10 separation from structures. He also explained that the shrub spacing requirements in the draft ordinance are not intended to apply to privacy screening, or parking screening, and thus those areas could be amended.

Commissioner Oxendine introduced LEED certification standards which include a scoring system for using vegetation to help sites reduce heating and cooling, and provide storm water management benefits. He questioned whether a similar numeric scoring system to rate fire mitigation factors had been considered. Chambers explained that AF&R had reviewed score based strategies but felt some minimum requirements were more appropriate.

Commissioner Battistella asked how such standards would apply to mobile home parks. Goldman explained that if a new unit were added, not a replacement unit, then the park owner would be subject to a site review planning action and be required to have a Fire Prevention and Control Plan, and address fuel breaks for the entire park. He noted that how fuel break requirements would be applied to a single manufactured home adding a carport addition or deck, is an area that Staff would need to look at closer.

Chambers clarified that the 3' buffer around homes would necessitate the removal of flammable plants and accumulation of materials allowing for a gap between mulch and the structure. He reiterated that the intent is not to disallow fire resistant plants that are maintained. He said there may be further flexibility regarding bark being adjacent to non-flammable structures.

Commissioner Oxendine suggested that a ten year review of application of the ordinance be conducted to evaluate the impacts on water resource protection zones, including evaluation from outside experts such as BLM. Goldman explained that the code provision in 18.3.10.100.A.4 adding water resource protection was intended to allow reviews to consider vegetation such as interlocking tree canopies over streams that provide riparian functions. Goldman further noted that the Department of State Lands reviews development projects that involve any alteration to designated wetlands. Battistella noted that the language proposed strengthens protections for water resources.

Commissioner Battistella expressed that she thought the trigger for fuel breaks in 18.3.10.100.B.1 should include all floor area, including a second story as it could change the building's proximity to tree canopies.

Commissioner Oxendine suggested a 10 year review of the final ordinance, to evaluate its impacts on water resource protection zones.

The Commission discussed a reduction of fuel break requirements to within 130' of a structure. Goldman noted that the draft language allows for such exemptions for lots larger than 1 acre. The Commission discussed allowances for the retention of dead material on site when serving ecological functions.

The Commission discussed the exemption for "significant trees" of 18"dbh or greater. Commissioners discussed other classifications such as heritage trees, tree of the year recipients, unique specimens, and socially or culturally significant trees, as also potentially being considered for exemption from the fuels reduction requirements. They further questioned how mitigation would work when a tree removal permit is required. The mitigation requirements were discussed and it was noted if trees had to be removed for fuels reduction, there may not be a suitable location to replace them on small parcels, as such mitigation may be problematic. It was noted that a potential exemption from mitigation requirements could be possible, or alternatively payment into an in-lieu fee.

Commissioner Oxendine expressed that the cost of fuels reduction could be cost prohibitive for some, and that a fund to help with trimming or vegetation removal would be helpful. Overall he indicated his support for an ordinance as in the event a wildfire burns the City, existing trees would be lost as well.

Goldman noted that the draft ordinance would be revised before a citywide notice is sent and the public hearing process is initiated for ordinance review and adoption. The Commission expressed an interest in having an opportunity to review the final draft.

Meeting Adjourned
9:05 pm

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

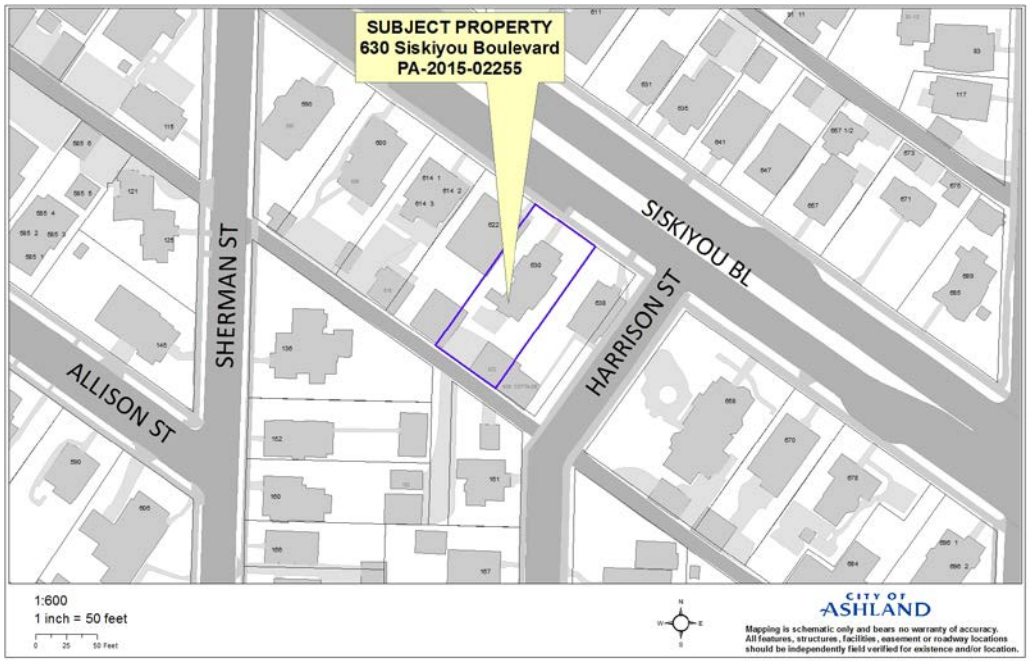
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-02255
SUBJECT PROPERTY: 630 Siskiyou Boulevard
OWNER/APPLICANT: Stanley Elliott
DESCRIPTION: A request to remove two Maple (Acer) trees at the subject property. The first Maple Tree located at the Northeast corner of the primary dwelling is approximately one foot from the structure and exhibiting soil heave, surface rooting, and root rot. The second Maple Tree located on the West side of the dwelling shows similar issues also including surface rooting, mechanical injury, and mildew. The arborist notes that these defects can cause tree root and trunk base failure with the risk increased significantly due to the trees proximity to the dwelling. COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 09DB; TAX LOT: 3900.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 7, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 24, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 7, 2016



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.

TREE REMOVAL PERMIT
18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
   a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
   b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Stan Elliott Real Estate
1355 NW Forest Dr.
Corvallis Or 97330
541 752 7261 fax 541 757 2558
Email Stanley.Elliott@comcast.net

December 1, 2015

City Of Ashland
51 Winburn Way
Ashland, Or 97520

To whom it may concern

Project Proposal

We wish to remove two trees that are against the building at 630 Siskiyou Blvd Ashland Oregon. Please see report from J&J Tree Service. The report states where these the two trees are. We need to remove the two Maples before there is damage to the building. Removal will be done by J&J Tree service. There is no space to put trees that close to the building. There are no trees that close to the ones removed.

Sincerely

Stan Elliott

J&J Tree Service LLC

CCB-168317

PN-7334AM

jjtreecare@gmail.com

541-772-9014

Submitted to: Stan Elliot

Phone: 541-752-7261

Job location: 630 Siskiyou Blvd

Date: *10/30/2015*

To the City of Ashland,

To whom it my concern, I have recently done a Tree Risk Assessment Inspection to give a professional opinion of two Maple *(Acer)* trees at the above address. There is one Maple at the front left corner of the house and the other is at the back right corner of the house. The property owner asked to have these trees evaluated do to a concern of damage to the house itself.

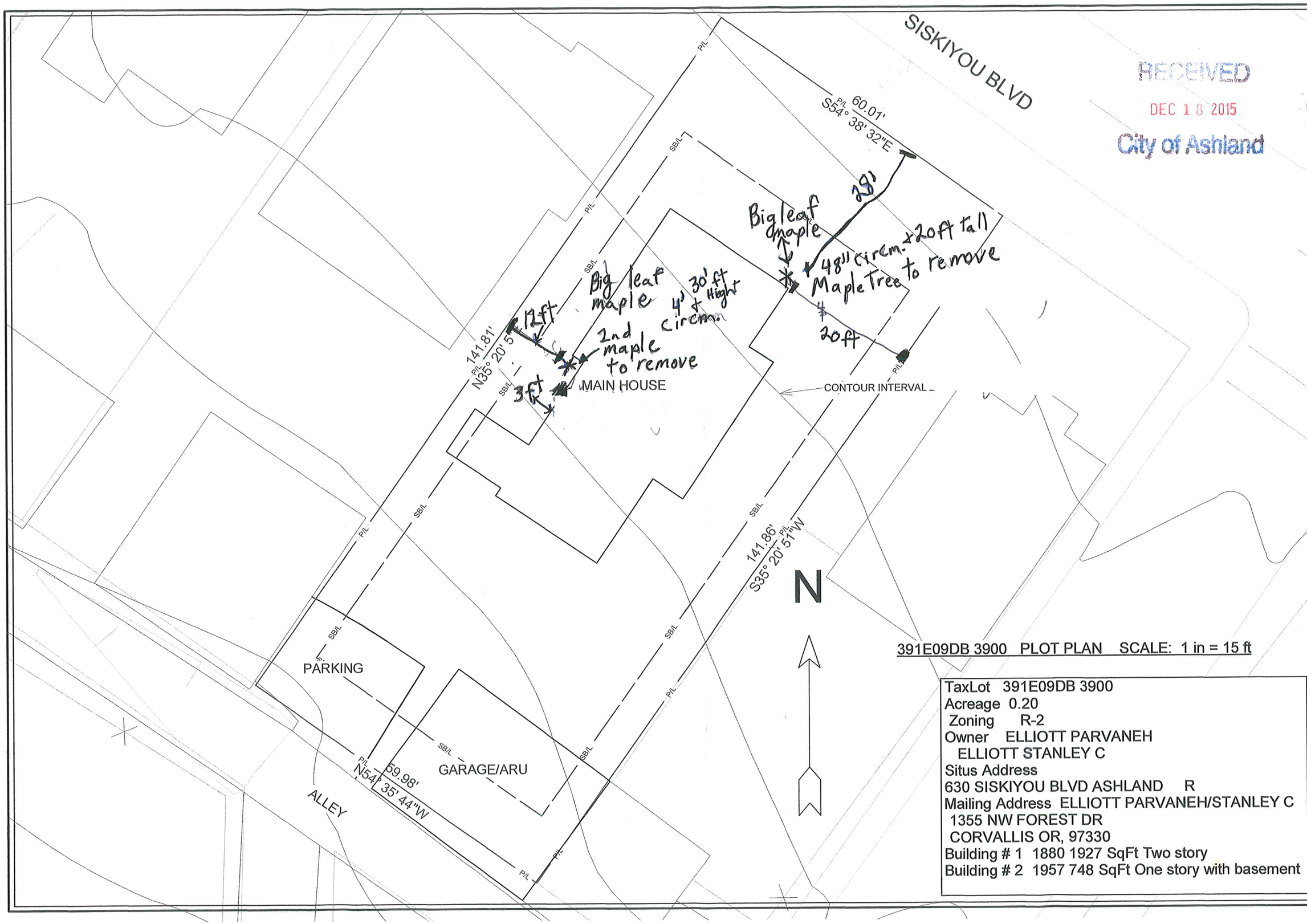
I have been to the property and have inspected both Maples. The one in the front of the property is less than a foot from the house to the base of the tree. There is significant soil heave, surface rooting as well as mechanical injury to said roots. There are also cankers on the buttress of the tree that indicate Butt *(base)* and Root rot. The tree in the back of the house has the same issues as the front with one other issue. It also is showing signs of mildew on the base of the tree near the house. These are defects that have more than a possibility for tree root and/or trunk base failure. The proximity to the house as significantly increased this to a probability of failure.

Giving the nature of the disease, the placement of the disease and the site conditions, these two trees place a risk to damaging the house on the property and potentially the neighboring properties as well. There are also the constant and frequently used targets of the sidewalk and pedestrian use that are in the one and a half times the height of the tree fall zone. In my professional opinion, I feel these two trees should be removed. This would be acting in the capacity of proactive versus reactive.

Certified Arborist/Municipal Specialist

ISA Qualified Tree Risk Assessor – *Mark H. Brindle*

#PN7334AM



RECEIVED
DEC 18 2015
City of Ashland

391E09DB 3900 PLOT PLAN SCALE: 1 in = 15 ft

TaxLot 391E09DB 3900
Acreage 0.20
Zoning R-2
Owner ELLIOTT PARVANEH
ELLIOTT STANLEY C
Situs Address
630 SISKIYOU BLVD ASHLAND R
Mailing Address ELLIOTT PARVANEH/STANLEY C
1355 NW FOREST DR
CORVALLIS OR, 97330
Building # 1 1880 1927 SqFt Two story
Building # 2 1957 748 SqFt One story with basement

COLEMAN CREEK CONSTRUCTION
MICHAEL HODGIN
541-890-2142
CCB # 160328

PLOT PLAN

630 SISKIYOU BLVD PLOT PLAN

12/18/2015

SHEET:
1/1

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

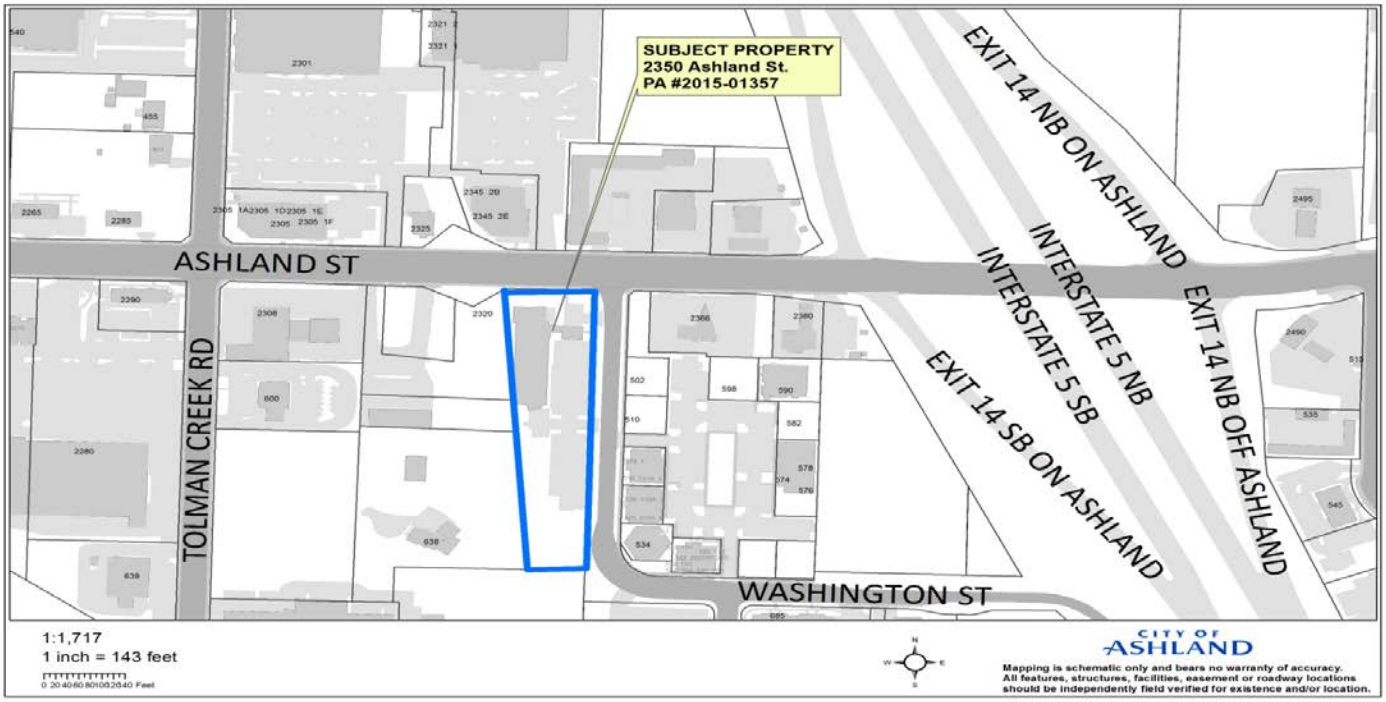
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: 2015-02312
SUBJECT PROPERTY: 2350 Ashland Street
OWNER/APPLICANT: Jalaram Hospitality LLC
DESCRIPTION: A request for a Tree Removal Permit to remove three trees from the subject property. The Electric Utility Department recently removed sections of the trees that encroached into the 10 foot safety buffer around utility lines. Now that the trees have uneven canopies, the applicant is requesting to remove the trees for liability concerns. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 14BA; **TAX LOT:** 100.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, January 7, 2016 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 24, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 7, 2016



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.

18.5.7.040.B Criteria for Issuance of Tree Removal Permit

B. Tree Removal Permit.

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
   a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
   b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
   1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
   2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
   3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
   4. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
   5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

J&J Tree Service LLC

CCB-168317

PN-7334AM

jjtreecare@gmail.com

541-772-9014

Submitted to: Mukesh Patel

Phone: 541-840-1636

Job location: Super 8 Motel, 2350 Ashland Street

Date: *12/2/2015*

To the City of Ashland,

To whom it my concern, I have recently done a Tree Risk Assessment Inspection on an Incense-Cedar at the above property to give an Arborist's report as requested by the City of Ashland from Mr. Patel. In doing this inspection I looked at site factors, tree defects and/or conditions affecting the likelihood of failure, targets (both static and fluid) and consequences of failure.

The tree is an Incense-Cedar (Calocedrus decurrens) approximately 55 feet

tall and has a DBH of 20 inches. It is located on the North side of the Motel between the building and Ashland St.. The tree has been pruned for Utility easements (power lines). This species of tree can reach a height of up to 150 feet tall and a DBH of up to 48 inches at maturity.

While conducting my assessment I found a few concerns with this tree. The soil profile is light sandy soil, not well suited for the size this tree could reach. There are numerous branches that have already become necrotic due to the species limb drop history. The trunk has a series of horizontal cracks (*Fig.1*) in the bark that have filled with sap (*Fig.2*) at 4, 5, 8, 10 and 14 feet. These cracks are on the opposite side of the trunk from the prevailing wind side. The concerns become limb drop on power lines, sidewalk pedestrians, vehicles and the building. Other concerns are the possibility of root plate failure due to poor soil conditions and trunk failure which has already shown signs of happening.

In my professional opinion, the best mitigation with this tree is to remove, but replace with suitable species for under powerlines that still have a broad canopy for storm water quality. Replacing with an evergreen would not be a good species for this area due to their history of limb drop.

We all strive to put the "right tree in the right place" and in this case, this tree is in the wrong place.

Certified Arborist/Municipal Specialist

ISA Qualified Tree Risk Assessor – *Mark H. Brindle*

#PN7334AM

Fig.1

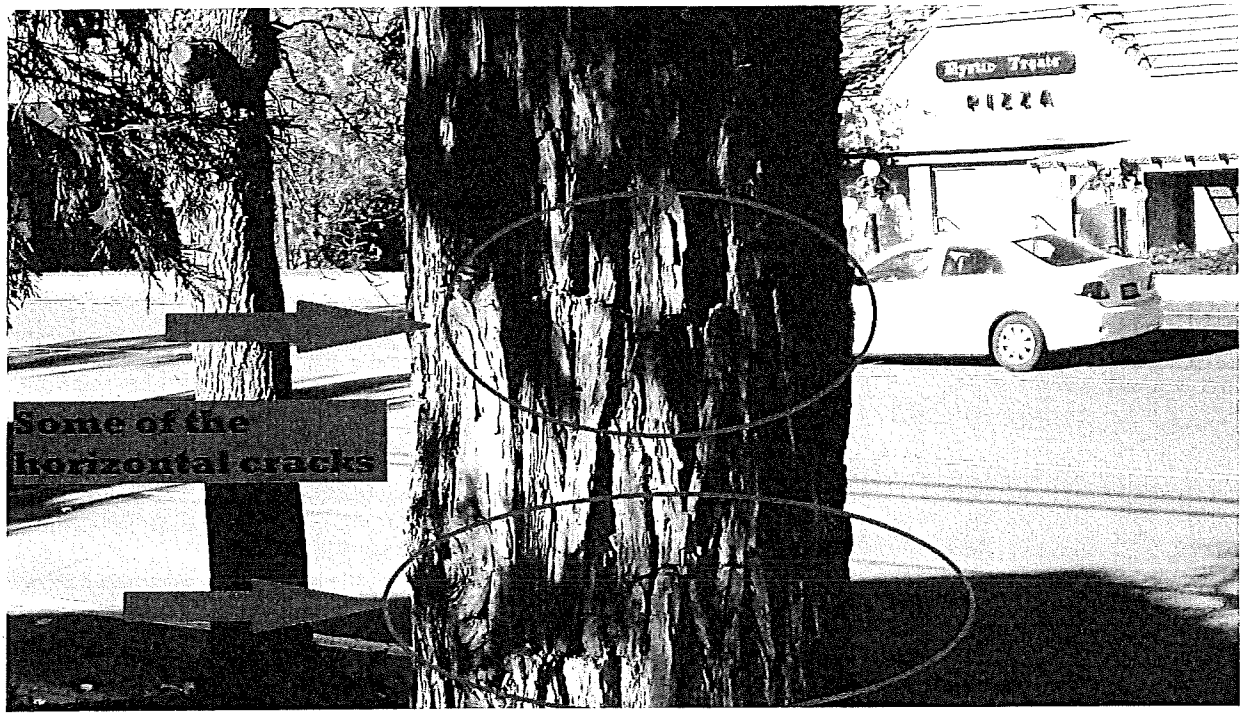

Some of the
horizontal cracks

Fig.2

Horizontal crack with pitch
indicating sap wood injury

From: jim.cox@unitedrisk.com
To: ashlandsuper8@msn.com
Subject: Ashland Super 8 Motel - 2350 Ashland St, Ashland Ore 97520
Date: Thu, 16 Jul 2015 23:06:23 +0000

Mike,

Per your request I did an inspection of the large tree located on your property that lies between the power line and your building. In my opinion this tree presents a substantial liability hazard to your business due to severe trimming of the tree to clear the power lines. In addition, the tree is leaning towards your building and in its unbalanced state the chance of it falling on your building in a windstorm is significant.

For liability purposes, we would highly recommend that you have this tree removed.

Sincerely,

Jim

Jim Cox
Marketing Manager / Risk Management Consultant
United Risk Solutions, Inc
Mailing: PO Box 936, Medford OR 97501 Physical: 2045 Cardinal Ave, Ste. 300, Medford OR 97504
Direct Dial: (541) 494-7738 / Main Phone : (541) 245-1111 Ext. 7738 / Fax: (541) 245-1112

jim.cox@unitedrisk.com/ www.unitedrisksolutions.com

This transmission contains information that may be confidential or privileged, and is intended only for the recipient identified above. If you received this transmission in error, please notify the sender immediately, delete all copies, and be aware that any disclosure, copying, distribution or use of the contents of this transmission is strictly prohibited. Also, for your protection, coverage cannot be bound or changed via voice mail, email, fax, or online via the agency's website, and is not effective until confirmed directly with a licensed agent.

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

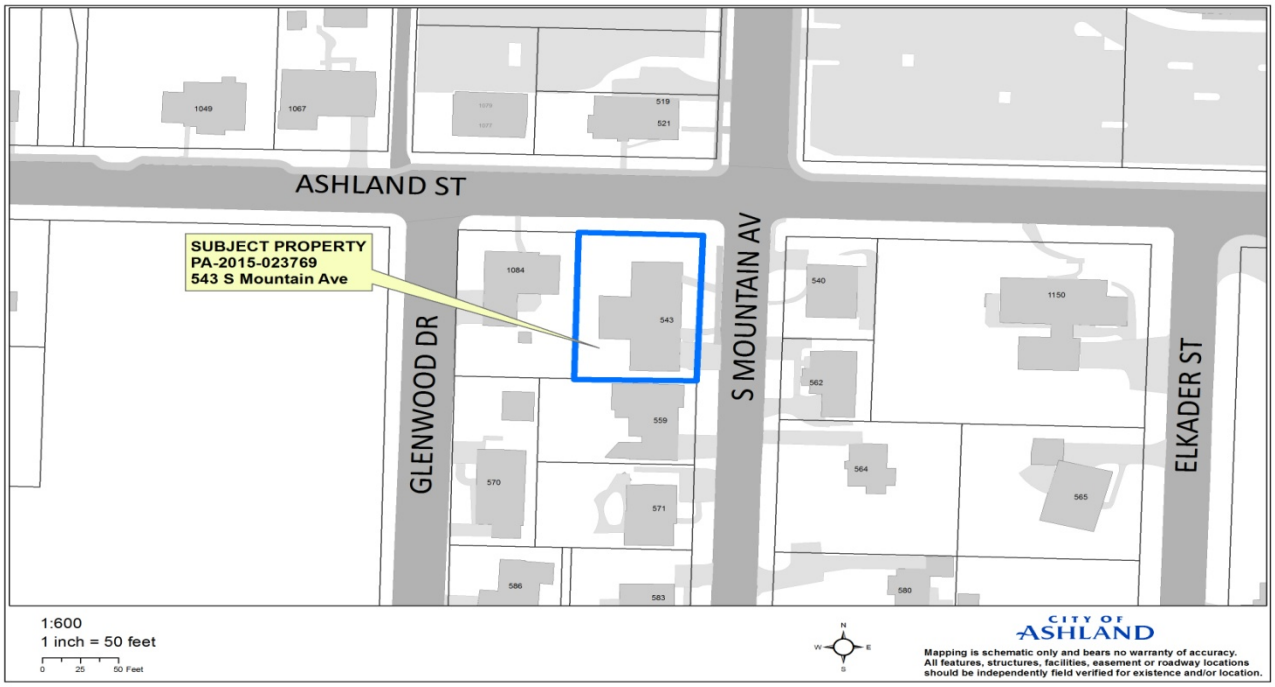
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: 2015-02369
SUBJECT PROPERTY: 543 S. Mountain
OWNER/APPLICANT: Peace House/Lanita Witt
DESCRIPTION: A request to remove two Birch trees on the east side of the building. Both trees have an approximate diameter at breast height (DBH) of 12 inches. The application includes an arborist report that recommends removal. Both of the trees on the site were listed as being preserved as part of the landscape plan for the original Conditional Use Permit. COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; ZONING: R-1-7.5; ASSESSOR'S MAP: 39 1E 16AA; TAX LOT: 100.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 7, 2016 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 28, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 11, 2016



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)

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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.

TREE REMOVAL PERMIT
18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
   a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
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   e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

RE:

Witt, Lanita C [Lanita.Witt@providence.org]

You replied on 12/24/2015 11:17 AM.

Sent: Wed 12/23/2015 4:43 PM
To: Zechariah Heck

The following is an addendum to the Tree Removal Permit submitted to the City of Ashland regarding Birch trees at the south side of the structure at 543 South Mountain Avenue.

There exists a mature small stand of Birch Trees on the South Side of the building occupied by South Mountain Friends Meeting and Peach House. Our CUP describes maintaining the landscaping. This CUP was placed in 2003. We have maintained all trees and made improvements in the landscaping to provide a low maintenance and low water requirement property. We have planted a red bud tree on the East side as well as a flowering cherry tree as well as native ground covers. We have installed drip irrigation as well to improve on the landscape.

The removal of the trees will not have an impact on erosion or soil stability or adjacent trees or windbreak due to the retaining wall and the plants that surround them.

The Birch trees are mature and there is a small holly tree, a mature dog wood and 2 mature rhododendron surrounding them. One of the Birch trees is completely dead and is on the edge of a retaining wall off the front entrance deck. The other dying Birch is a split trunk with two stems that is below this. Should they fall, they would create significant damage to the property. Their removal in a controlled fashion is our only option per the Arborist report.

Our goal is to maintain this landscape and we would be happy to replace the Birch trees with an appropriate planting but need guidance on the type of tree that would survive in that place.

We wish plant density to remain compliant with city planning and mitigation direction would be welcome.

Lanita Witt
Joint Committee member
South Mountain Friends Meeting and Peach House

FAMILY OWNED AND OPERATED

BEAVER TREE SERVICE

MEMBER TCIA VOICE OF TREE CARE

PROMPT PROFESSIONAL TREE CARE SINCE 1984

Arborist Report

October 30, 2015

Lanita Witt
543 S. Mountain Ave
Ashland, OR. 97520

To Whom It May Concern:

Trees: Clump of Birch trees at 543 S. Mountain Ave. Ashland, OR.

Evaluation: One of the Birch trees is completely dead. It is approximately 25' tall and has a dbh of approximately 12". The other tree is a double trunk Birch with 1/3 of the top dead. It also is approximately 25' tall and 12" dbh. The trees have been infected with Bronze Borer.

Recommendation: all trees should be removed.

Sincerely,

Joseph Brophy
Certified Arborist PN 1958A
Beaver Tree Service, Inc.

Beaver Tree Service Inc.
CCB # 173614
Tax ID # 20-5639553
info@beavertree.net

Portland Metro Office:
7085 SW 175th Ave
Beaverton, OR 97007
joel@beavertree.net
(503) 224-1338

Corporate Office:
270 Wilson Rd.
Central Point, OR 97502
suzie@beavertree.net
(541) 779-7072

1:240
1 inch = 20 feet

N
W E
S

CITY OF ASHLAND

Mapping is schematic only and bears no warranty of accuracy. All features, structures, facilities, easement or roadway locations should be independently field verified for existence and/or location.

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

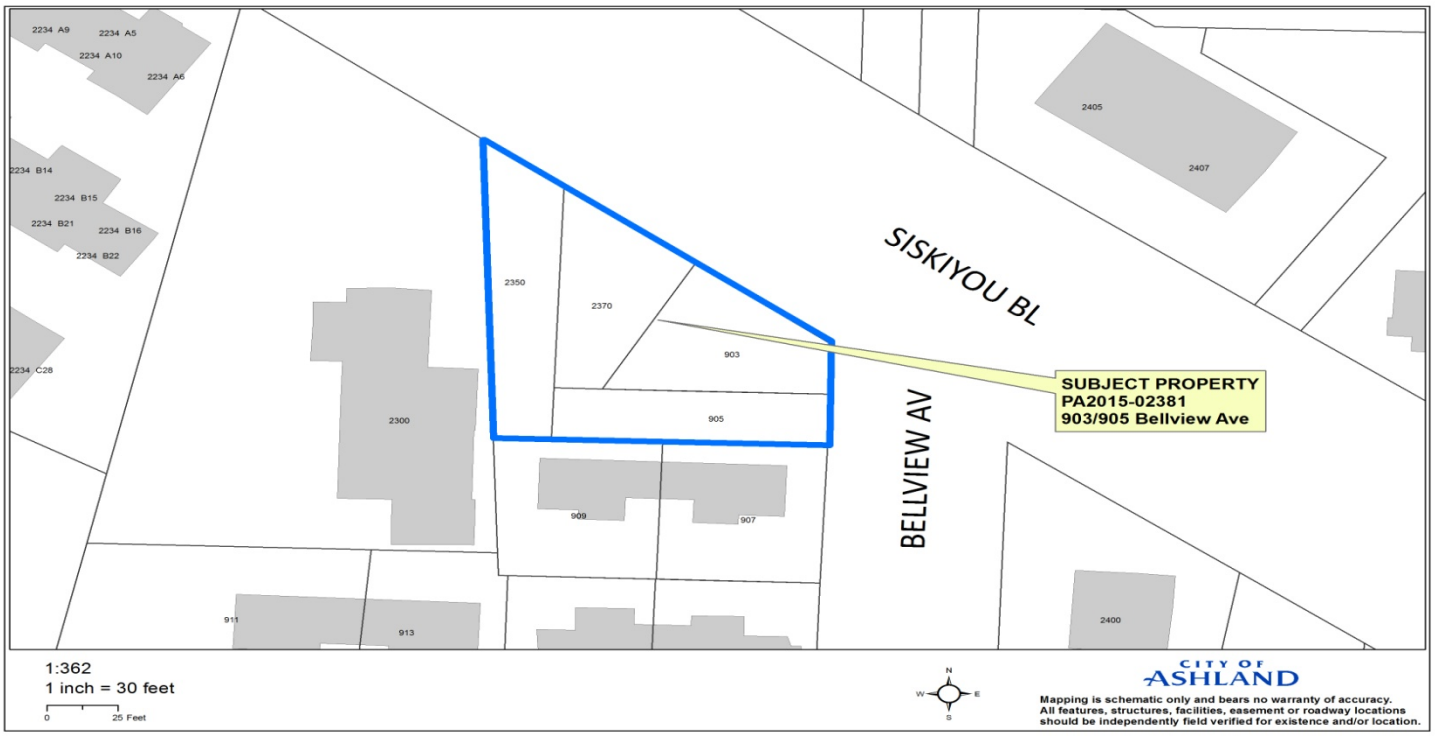
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-02381
SUBJECT PROPERTY: 903 and 905 Bellview
OWNER/APPLICANT: Oregon Architecture/Raven Woodworks, Inc.
DESCRIPTION: A request to remove four trees to accommodate a previously approved housing development. One of the trees, a cedrus atlantica, is in the footprint of a proposed building. The other trees to be removed, all pinus pondersas, are to be removed because of poor health and proximity to other trees. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 14CA; **TAX LOT**: 7808, 7807, 7806, 7805

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 7, 2016 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 30, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 13, 2016



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TREE REMOVAL PERMIT
18.5.7.040.B

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   d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
   e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

OREGON ARCHITECTURE INC.
(541) 772-4372
221 WEST 10TH ST • MEDFORD, OR 97501 • FAX: (541) 499-6329 • WWW.OREGONARCHITECTURE.BIZ

December 21, 2015

TREE REMOVAL PLAN NARRATIVE FOR TREE REMOVAL PERMIT
903-905 BELLVIEW
ASSOCIATED WITH BUILDING PERMIT

Attached to this narrative is a copy of the Tree Survey completed December 2, 2015. This is an update of an extensive survey completed in 2008. Since that time six lots have been developed on the site. Two units were constructed and the other four were prepared for the construction of units. All underground utilities were installed, the sites were completely graded and base rock was installed, and the parking/driveway was put in. No additional underground work will be necessary. The only construct processes that remain for the completion of the final four units are the construction of the building foundations and backfill against them.

18.5.7.030 Application Submission Requirements
B. Plan Submittal.

1. The current tree survey indicates only one tree will need to be removed for the construction of a unit. A Cedrus Atlantica will be too close to the final construction of 905 Bellview and will have to be removed (tree is noted as 11 on the attached survey). Also, the Arborist recommends the removal of tree 8 on the survey as it is unstable. It's removal is not required for the construction of 903 Bellview, however. The Arborist further recommends thinning of the cluster of 5 pines, collectively indicated as 2-6 on the attached plan, so the strongest tree(s) will be able to thrive.

2. It approved, the trees would be removed during the month of January, 2016.

3. This is the initial application. All the existing trees were protected, and the protection measures inspected by the City of Ashland, during the underground phase of the development of these lots. There was no Planning Action that specifically dealt with any of these trees.

4. New trees will be planted in accordance with the requirements of the Section 18.5.7.050.A of the Municipal Code in locations on the lots more conducive to their survival and further away from new construction. New trees more appropriate to an urban environment will also be selected. The project Arborist will recommend replacement trees.

5. The Arborist performed a visual inspection of the property and produced the report during the week before December 2, 2015.

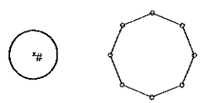
6. A tree protection plan and detail is on the tree survey document and is hereby included in the construction documents for the project.

7. If needed, the Arborist's report is available for review by the City.

TREE INVENTORY

Tree Number	Species	DBH	Height	Crown Radius	Tree Protection Zone Radius	Condition	Notes
1	Sequoiadendron giganteum	34	60	12	14	Good	
2	Picea abies	11	35	7	8	moderate	Part of a cluster of 5 Pines. Remove for betterment of others.
3	Pinus ponderosa	14	35	6	8	moderate	Part of a cluster of 5 Pines. Remove for betterment of others.
4	Pinus ponderosa	10	35	6	8	moderate	Part of a cluster of 5 Pines. Remove for betterment of others.
5	Pinus ponderosa	8	30	6	7	moderate	Part of a cluster of 5 Pines. Remove for betterment of others.
6	Pinus ponderosa	8	30	4	6	moderate	Part of a cluster of 5 Pines. Leave as existing.
7	Pinus ponderosa	12	35	6	8	moderate	
* 8	Pinus ponderosa	10	25	6	8	moderate	Leaning precariously. Recommend removal.
9	Pinus jeffreyi	20	40	10	10	moderate	
10	Ulmus pumilia	16	30	16	10	moderate	
* 11	Cedrus atlantic	15	40	12	10	good	Proximity to construction will require removal

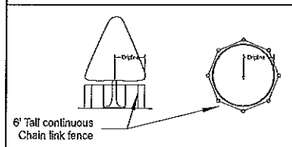
LEGEND



Crown Radius

Tree Protection Fencing

DETAILS

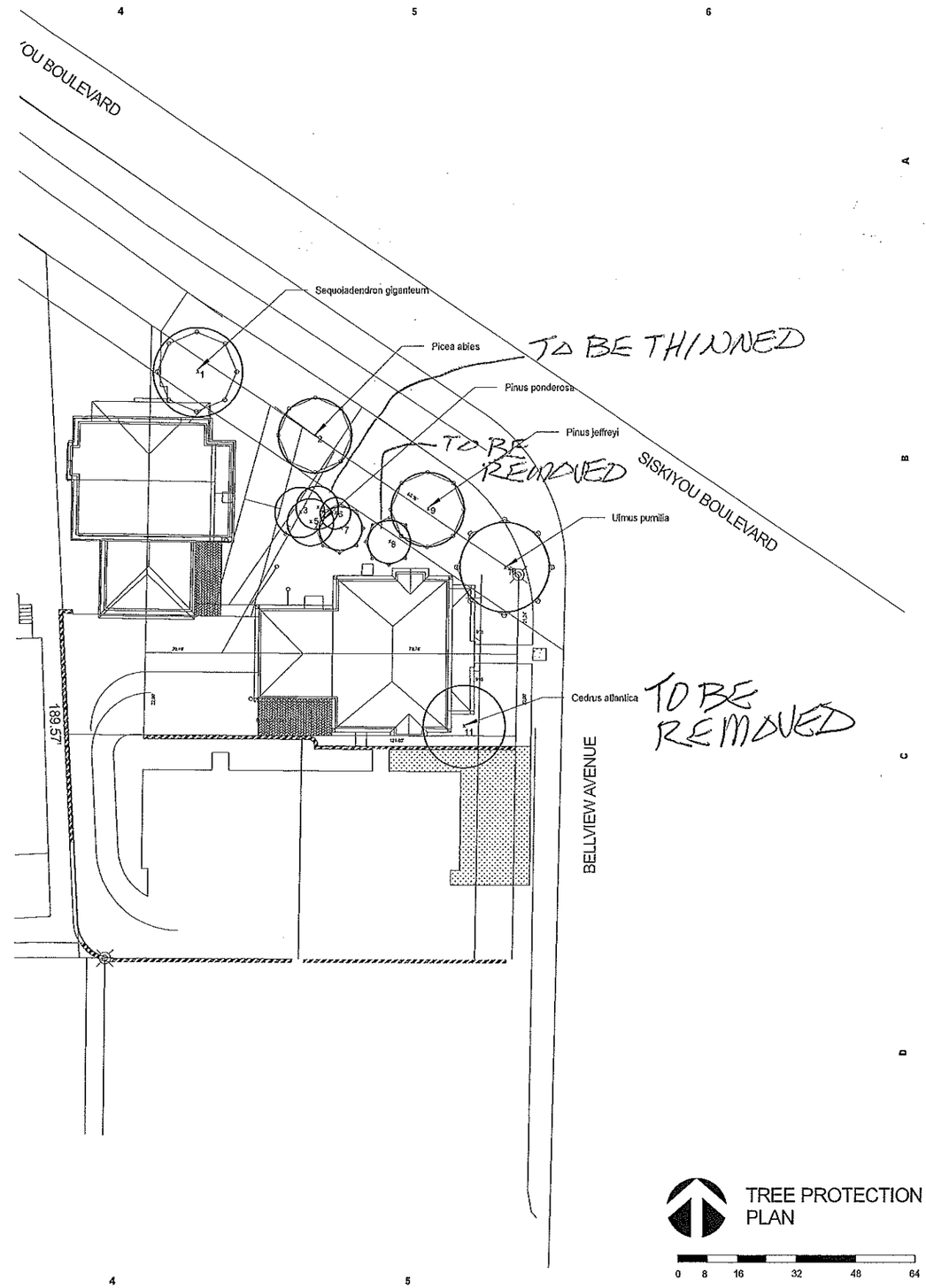


ELEVATION

PLAN

TREE PROTECTION NOTES

1.Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
2.Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3.Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Arborist for the project.
4.The actual location or tree protection for this project is as noted on these plans.
5.The fencing shall be flush with the initial undisturbed grade.
6.Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
7.No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles.
8.The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9.No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
10.Any work necessary within the dripline is subject to prior approval and direction of the Staff Arborist.
11.Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12.Tree(s) to be removed that are within the dripline of any trees to remain shall be removed only by a certified arborist.
13.Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
14.Except as otherwise determined by the Staff Arborist, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.



TREE PROTECTION PLAN

0 8 16 32 48 64

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
OREGON
09/09/03

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055

RAVEN WOODWORKS INC.
903 & 905 BELLVIEW AVENUE &
2350 & 2370 SISKIYOU BLVD.
Ashland, Oregon

All drawings and written material appearing herein constitutes the original and unpublished work of Madara Design and the same may not be duplicated, used, or disclosed without written consent. Installer is to assume responsibility for revisions to plan due to unknown grade variations, differences in dimensions, or on-site changes by others.

DRAWN BY: TM
CHECKED BY: TM

12. 02. 15
SCALE:
1/16" = 1'

L1

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

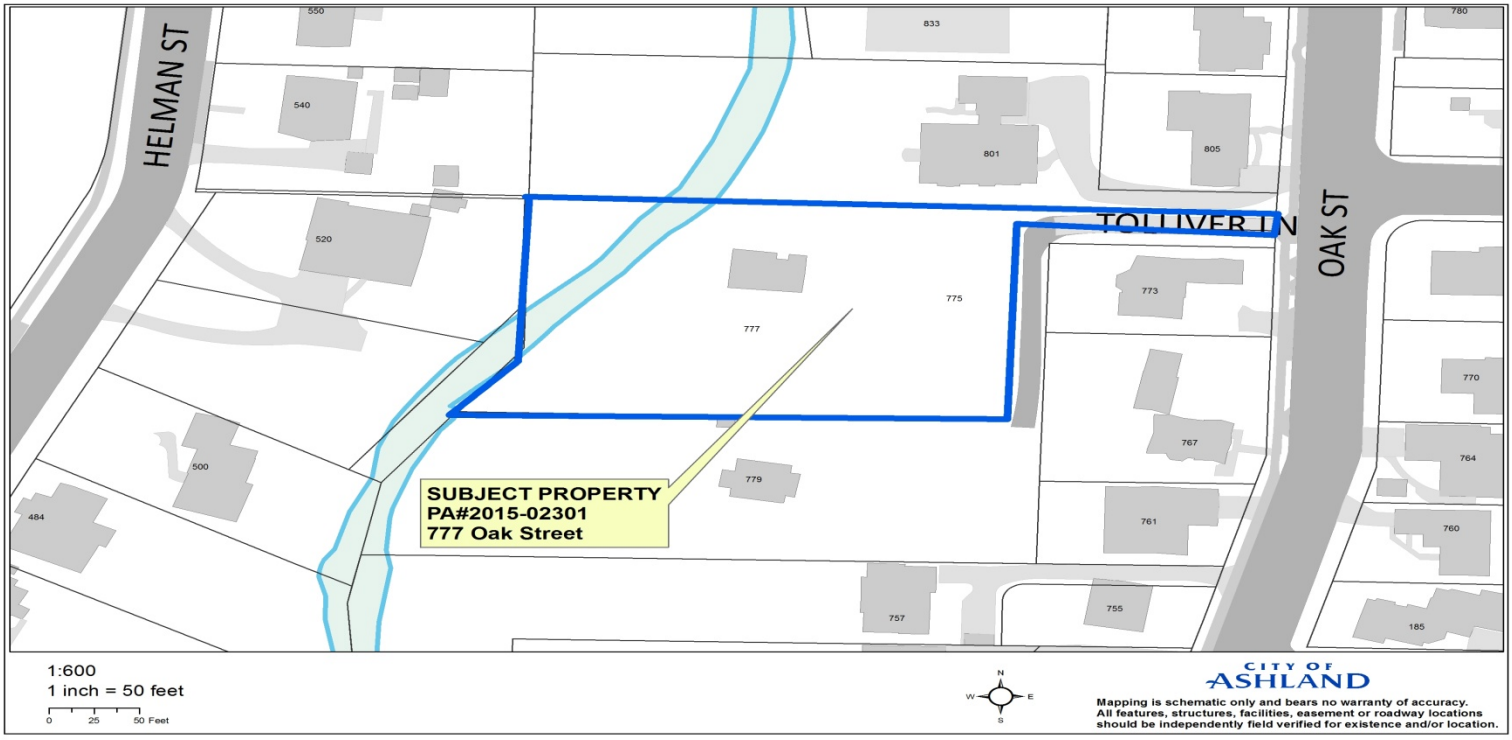
CITY OF ASHLAND

NOTICE OF APPLICATION

PLANNING ACTION: 2015-02301
SUBJECT PROPERTY: 777 Oak Street
OWNER/APPLICANT: Martha Howard-Bullen
DESCRIPTION: A request to remove a 50+ inch diameter at breast height Black Cottonwood at the southeast corner of the subject property. The applicant has expressed concerns of the tree falling down and has obtained two arborist reports that claim the tree is a hazard. In a former planning action (PA#2014-00307), preserving the subject tree was listed as a reason for granting a Water Resource Protection Zone Reduction permit. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP:** 39 1E 04CA; **TAX LOTS**: 2707.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 7, 2016 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: December 9, 2015
DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: December 23, 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.

TREE REMOVAL PERMIT
18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
   a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
   b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
   a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
   b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
   c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
   d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
   e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

December 2, 2015

Bill Molnar, Community Development Director
20 East Main St.
Ashland, Oregon 97520

Dear Bill,

We have recently moved into our new home at 777 Oak Street in Ashland. During the permitting and construction phases of our project, we have respected every request made by the City regarding the protection of our property's unique natural resources including trees and understory vegetation abutting Ashland Creek.

All trees of size on our property were evaluated and inventoried by a licensed arborist before applying for construction. Prior to excavation and building, protective fencing was placed around these valuable trees according to City specifications. We were especially focused on protecting the 60' Black Poplar tree on our southwest corner which required an 80' radius protection zone. In addition, all future plantings proposed along Ashland Creek within the water resources protection zone follow City requirements for this zone and will be minimal in an effort to retain the natural habitat there.

The Black Poplar which stands well outside the Riparian area on a far corner of our lot was originally evaluated by the arborist as being in fair condition having a multi-trunk with slime flux. We were determined to do what we could to keep this tree and even built an eastern facing room to view it. Last summer, about 3 months after the Planning Commission approved the siting of our home, the Poplar was struck by lightning in a summer electrical storm. By this time, we were very busy with the house in full swing construction

After the lightning strike, visual damage to the trunk and large limbs of the poplar was observed. We felt it was necessary to have the tree re-evaluated by two certified arborists. Both arborists agreed that, due to the lightning damage, the tree is now an extreme hazard and needs to come down immediately. Our landscape architect, Laurie Thornton (Sager), recently provided copies of these reports to the City requesting that we be allowed to remove the tree immediately to avoid the immanent risk of damage to persons and property. The City has thus far suggested we go through an extensive tree removal application process which could take as long as 2-3 months to complete, prior to removing this tree as recommended by the arborists.

A tree of this size can do massive damage to anyone walking or driving near it as well as buildings, cars or other nearby property. I don't want to risk this occurring, nor for any of us---including the City---to be liable for such damage. Enclosed is an example of the damage done by a fallen evergreen tree on Tolman Creek Road several months ago. The picture shows the damage done to the neighbor's car and home for which she has no insurance. As you can see, the car is totaled and a large section of her roof is now covered by a tarp.

All along, our goal has been to save and protect this tree. It is only on the professional evaluation of two certified arborists that we must now remove it---and as soon as possible.

At the request of my attorney as well as my State Farm Insurance agent, I am sending this letter to make you aware that the City may be liable for any damage done by this marginalized Poplar during such a waiting period as the City suggests. I would hope that the City would reconsider and allow the removal of this tree immediately, before a winter storm brings it suddenly down and someone gets hurt.

Sincerely,

Martha Howard-Bullen

Martha Howard-Bullen
777 Oak St.
Ashland, OR 97520

Cc: David Lohman
Dave Kanner
Zechariah Heck

FAMILY OWNED AND OPERATED

BEAVER TREE SERVICE Inc.

MEMBER TCIA VOICE OF TREE CARE

PROMPT PROFESSIONAL TREE CARE SINCE 1984

Arborist Report

November 11,, 2015

Laurie Sager and Associates
Landscape Architects Inc.
700 Mistletoe Rd. Suite 201
Ashland, OR. 97520

To Whom It May Concern:

Trees: One Black Cottonwood (*Populus trichocarpa*) located at 777 Oak St. Ashland Oregon

Evaluation: I concur with the report written by Casey P. Roland Tree Care. However, I would add the following. The three large trunks are full of included bark just above the ground level. These large leaders pose an imminent danger of falling due to excessive weight. Wind or snowy conditions will most likely cause these leaders to fall on the structures below them.

Recommendation: These trees are a hazard and should be removed.

Sincerely,

Clarence V. Wangle

Clarence V. Wangle
Certified Arborist PN -0518A
Beaver Tree Service, Inc.
President

RECEIVED
NOV 12 2015
City Of Ashland

Beaver Tree Service Inc.
CCB # 173614
Tax ID # 20-5639553
info@beavertree.net

Portland Metro Office:
7085 SW 175th Ave
Beaverton, OR 97007
joel@beavertree.net
(503) 224-1338

Corporate Office:
270 Wilson Rd.
Central Point, OR 97502
suzie@beavertree.net
(541) 779-7072

CASEY P. ROLAND TREE CARE
Phone: 541-488-0782 • ccb 186190

September 22, 2015

To whom it may concern:
I was recently contacted by Martha Howard-Bullen to inspect and advise the condition of a large Black Cottonwood (50+" DBH) located at 777 Oak St. Ashland, Or.
This tree was struck by lightning last year evidenced by several injuries running up the bole and secondary scaffolding throughout the tree. It appears that while the injuries are concentrated primarily between the bark and zylem, this observation was made from the ground. The damage, while not necessarily fatal to the tree, is extensive and provides multiple opportunities for the intrusion of decay causing fungi to colonize, and compromise the future structural integrity of the stem and limbs. This species is noted for having poor compartmentalization of decay.
This tree is also beginning to shed large limbs due to excessive end weight and in all likelihood will continue to due so. While Martha would prefer to retain this tree given measures were taken to mitigate the circumstances that could lead to structural failure, it is my opinion that this tree should be considered a "hazard tree", and my recommendation is to remove this tree, and replace with a specimen that is more suited for this location.
Sincerely,
Casey P. Roland

RECEIVED
NOV 04 2015
City Of Ashland

Thank You for your Business!

755 Oak Street
Ashland, OR 97520
December 21, 2015

RE: Planning Action 2015-02301

Dear Planning Commission:

I received notice that Martha Howard-Bullen believes that the Black Poplar (cottonwood) tree on her property is a danger and should be removed. When Ms. Howard-Bullen made her original application some time last year to remove a number of trees from the property at 777 Oak Street, I also received notice and was concerned. I discussed this with her at the time and I did not take issue with the possible desirability of removing those creekside trees which might in fact have been on their way out, but asked her, "I hope you intend to leave the cottonwood?" and she assured me that it would be preserved.

I was relieved, as I believe this is the tallest, oldest tree in the neighborhood and constitutes an important part of our landscape, visible from my property. Though it disburses a lot of cotton-like seeds during a 2-3 week period each year, I consider this a small price to pay for living with such a magnificent tree. I was concerned that she might not hold it in the same esteem but she assured me it would remain. I see in the City's letter that her promise to preserve it was in fact part of the agreement to grant a "Water Resource Protection Zone Reduction" permit.

Now I get not only the notice from the city that she wants to chop it down, but also a letter from her saying this is because of recent lightning damage. I have looked at the tree, and can see "lacerations" in the bark that may or may not be recent, but I have no idea if this ought to generate concern. Arborists' opinions on such matters can definitely vary, and the tree overall appears sound and not diseased.

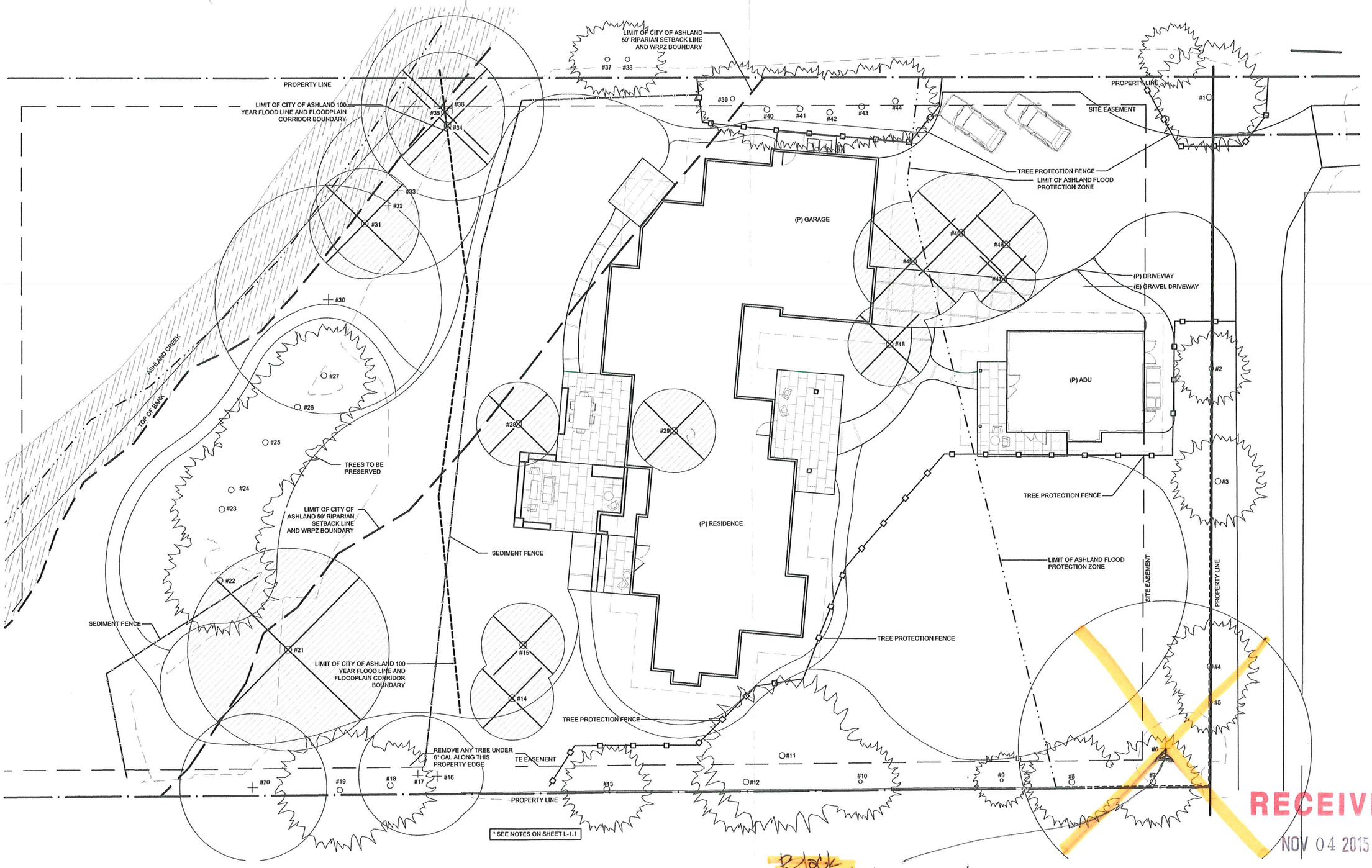
I hope that the Tree Commission will investigate and develop a recommendation based on independently-derived information. For those who love living with large trees, it would be a tragedy to remove this beautiful old tree, which grew long before any of us around here built their houses.

Thank you for your consideration—

Maureen G. Hicks

Maureen Hicks

cc: Tree Commission



P. Black
Poplar to be removed

RECEIVED
NOV 04 2015
City Of Ashland

0 10 20 30

TREE PROTECTION & REMOVAL AND EROSION CONTROL PLAN

Laurie Sager
and Associates Landscape Architects Inc
700 Mistletoe Road, Suite 201
Ashland, Oregon 97520

REGISTERED STATE OF OREGON REG. # 527 Laurie Sager 02.14.03 LANDSCAPE ARCHITECT

Revision Date:

Drawn By:
CB

11x17 Scale 1" = 20'-0"
24x36 Scale 1" = 10'-0"

Howard - Bullen Residence
777 Oak Street
Ashland, Oregon

August 12, 2014

L-1.0

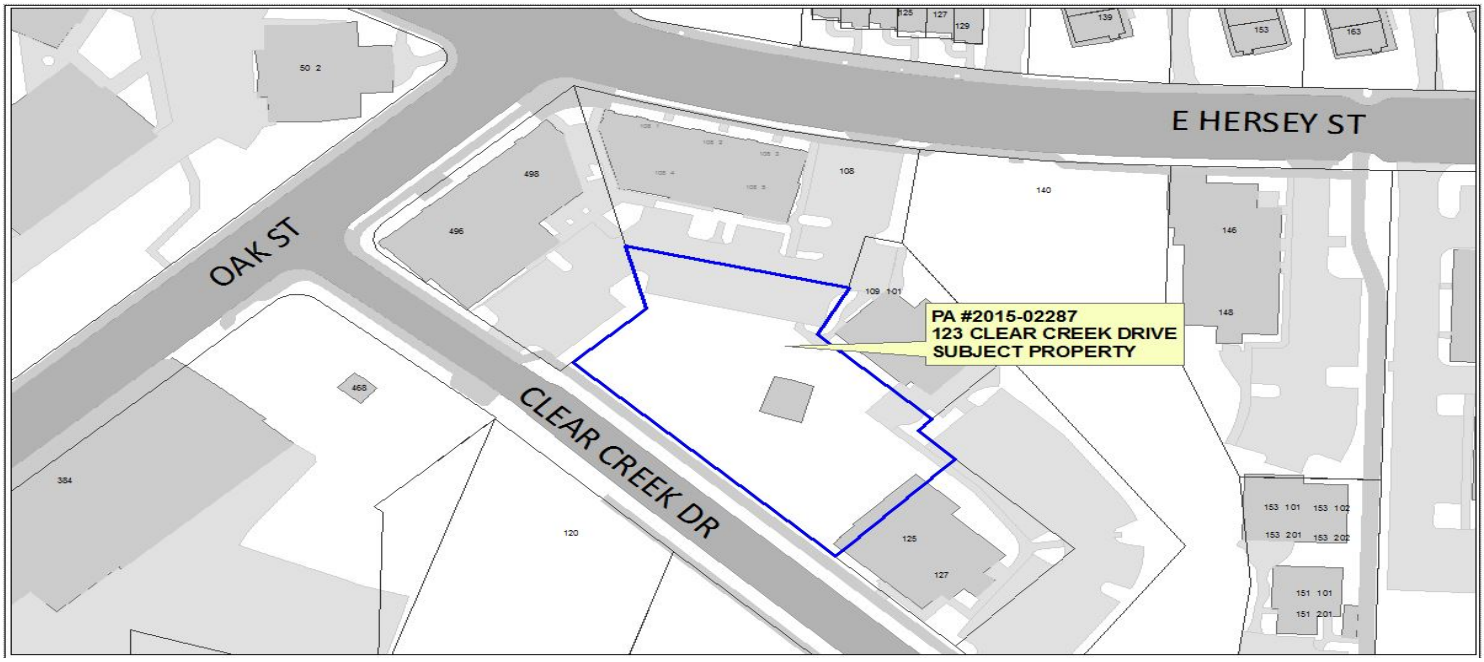
Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

CITY OF ASHLAND

PLANNING ACTION: 2015-02287
SUBJECT PROPERTY: 123 Clear Creek
OWNER: Clear Creek Investments LLC & Cooper Investments LLC
APPLICANT: John Fields/Clear Creek Investments LLC
DESCRIPTION: A request for Site Design Review approval to construct four two-story mixed-use buildings, consisting of leasable ground-floor office space and eight residential dwelling units on the second floors, and one two-story office building for the property located at 123 Clear Creek Drive. The request would also modify the previously approved Clear Creek Village Subdivision by further subdividing Lot 8 under the Performance Standards Options Chapter to create five new buildable lots to accommodate the proposed development.
COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 05 CD; **TAX LOT**: #1803.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, January 7, 2016 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: **January 12, 2016 at 7:00 PM, Ashland Civic Center, 1175 East Main Street**



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.
The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.
A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.
During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.
In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

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

SITE DESIGN AND USE STANDARDS
18.5.2.050

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

A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
    1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
    2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

OUTLINE PLAN APPROVAL
18.3.9.040.A.3

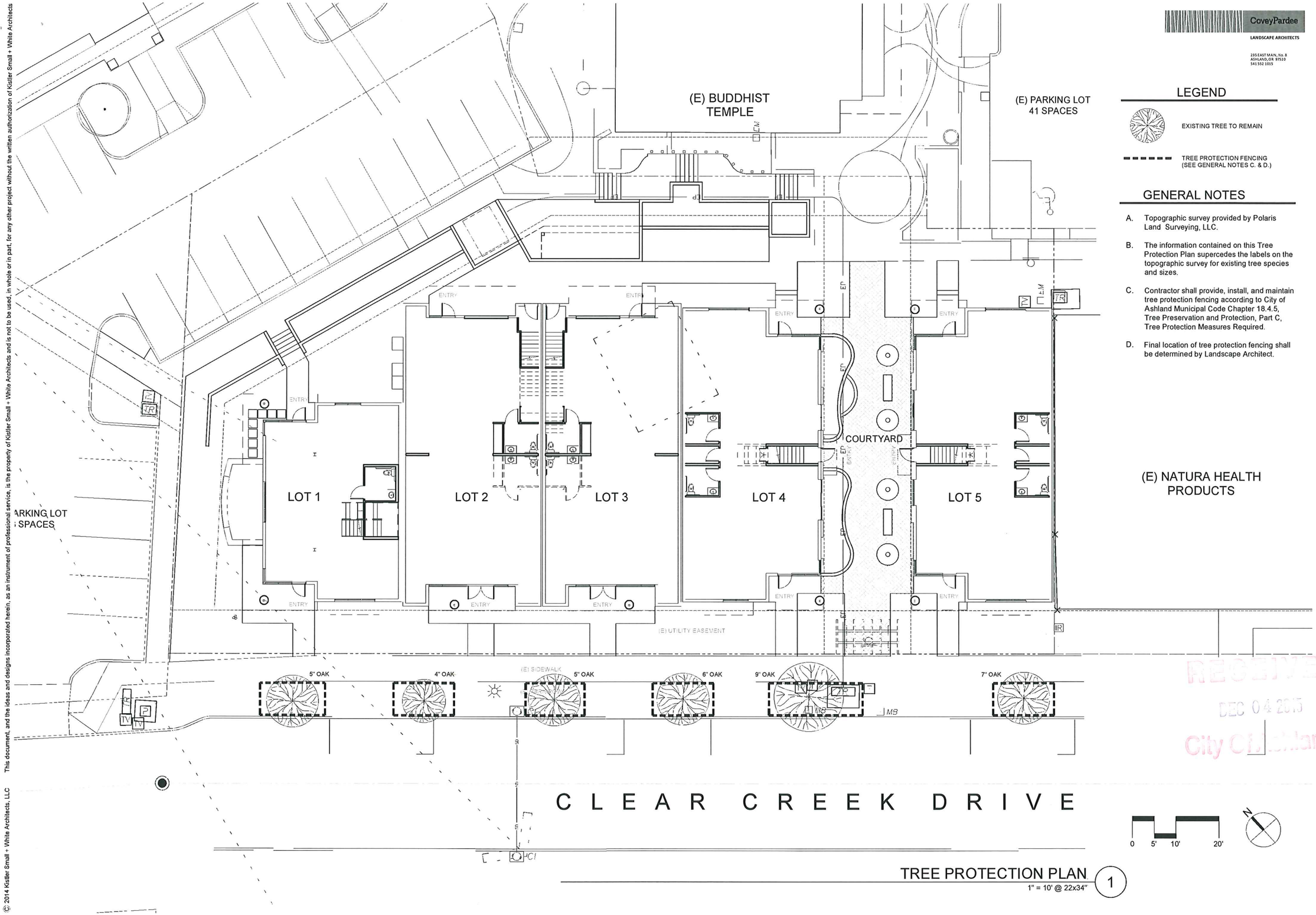
Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

a. The development meets all applicable ordinance requirements of the City.
b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.
d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
f. The proposed density meets the base and bonus density standards established under this chapter.
g. The development complies with the Street Standards.

APPROVAL CRITERIA FOR FINAL PLAN
18.3.9.040.B.5

Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria.

a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
c. The open spaces vary no more than ten percent of that provided on the outline plan.
d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
g. The development complies with the Street Standards.
h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.



TREE PROTECTION PLAN
1" = 10' @ 22x34"
1

CoveyPardee
LANDSCAPE ARCHITECTS
295 EAST MAIN, No. 8
ASHLAND, OR 97520
541 552 1015

LEGEND

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING (SEE GENERAL NOTES C. & D.)

GENERAL NOTES

A. Topographic survey provided by Polaris Land Surveying, LLC.

B. The information contained on this Tree Protection Plan supercedes the labels on the topographic survey for existing tree species and sizes.

C. Contractor shall provide, install, and maintain tree protection fencing according to City of Ashland Municipal Code Chapter 18.4.5, Tree Preservation and Protection, Part C, Tree Protection Measures Required.

D. Final location of tree protection fencing shall be determined by Landscape Architect.

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

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT

CLEAR CREEK VILLAGE LOT 8
SUBDIVISION and NEW MIXED USE BUILDINGS
OWNER: Clear Creek Investments LLC & Cooper Investments LLC
PROJECT ADDRESS: 123 Clear Creek Drive Ashland, Oregon

REVISIONS

RECEIVED
DEC 04 2015
City Of Ashland

TREE PROTECTION PLAN

PROJECT: 14-032
ISSUE DATE: 12-01-15
SHEET:

L0.1

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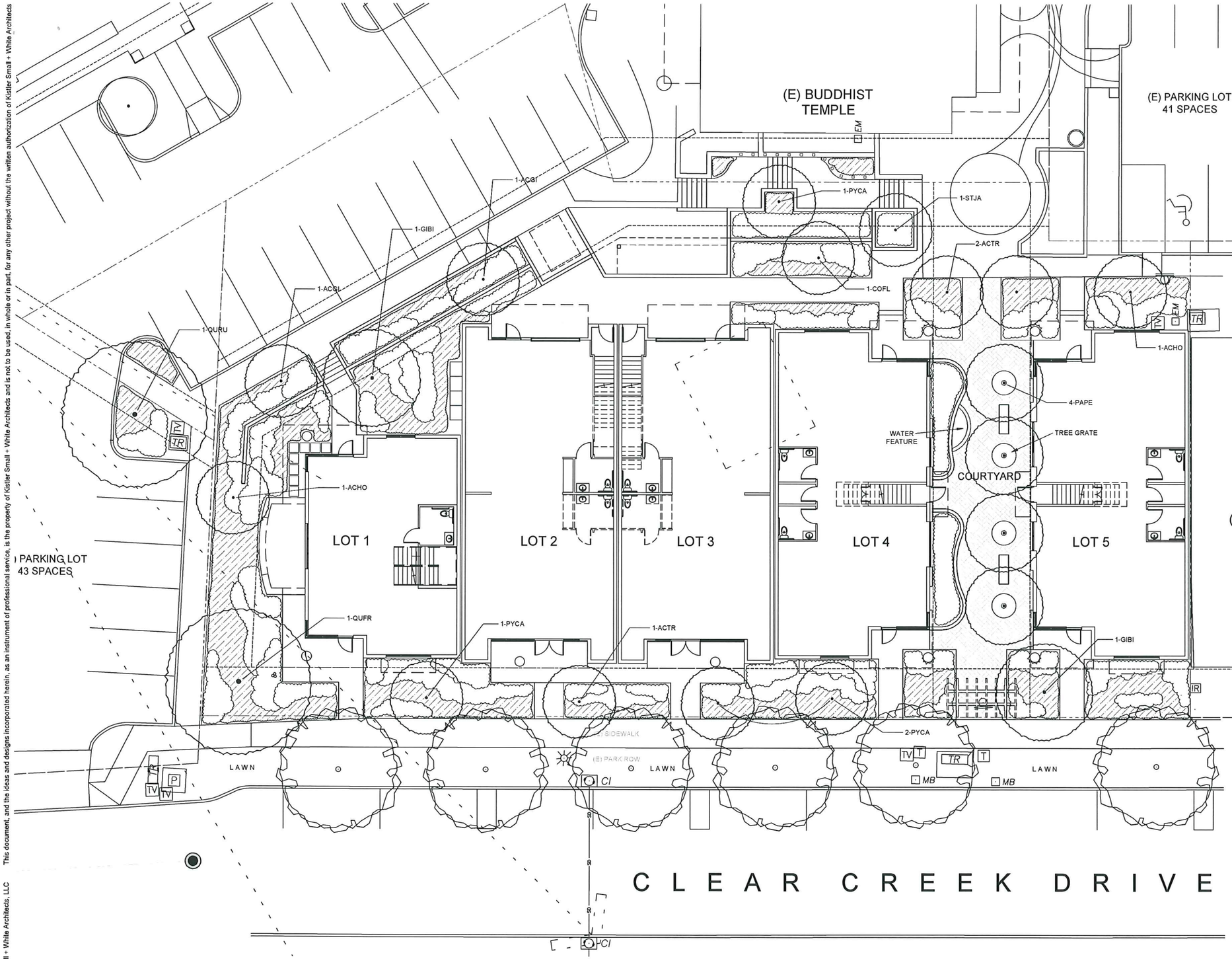

LEGEND

- PROPOSED TREES
- SHRUBS
- GROUNDCOVERS AND GRASSES

SEE SHEET L2.1 FOR PLANT LIST, NOTES & DETAILS

SCHEMATIC PLANTING PLAN (1)
1" = 10' @ 22x34"

0 5' 10' 20'

N

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CoveyPardee
LANDSCAPE ARCHITECTS
295 EAST MAIN, No. 8
ASHLAND, OR 97520
541.552.1015

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

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT

CLEAR CREEK VILLAGE LOT 8
SUBDIVISION and NEW MIXED USE BUILDINGS

OWNER: Clear Creek Investments LLC & Cooper Investments LLC
PROJECT ADDRESS: 123 Clear Creek Drive Ashland, Oregon

REVISIONS

SCHEMATIC PLANTING PLAN

PROJECT: 14-032
ISSUE DATE: 09-14-15
SHEET:

L2.0

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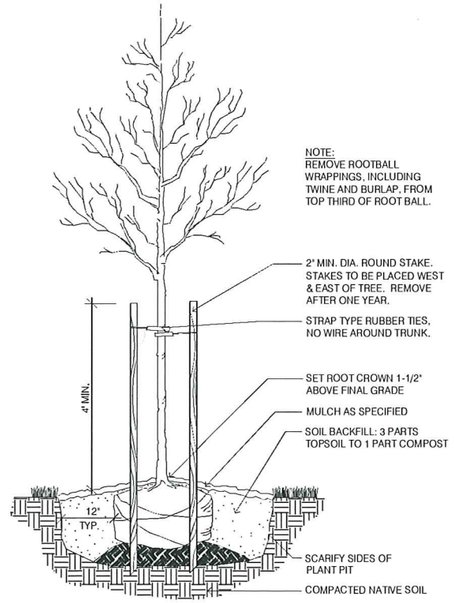

1 / - TREE PLANTING

NOT TO SCALE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	TREES		
ACGI	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL, B&B
ACHO	ACER TRUNCATUM 'HOT WINGS'	'HOT WINGS' MAPLE	2" CAL, B&B
ACTR	ACER TRUN. X 'NORWEGIAN SUNSET'	NORWEGIAN SUNSET MAPLE	2" CAL, B&B
COFL	CORNUS FLORIDA 'RUBRA'	'RUBRA' FLOWERING DOGWOOD	2" CAL, B&B
GIBI	GINKGO BILOBA	GINKGO	2" CAL, B&B
PAPE	PARROTIA PERSICA	PERSIAN IRONWOOD	2" CAL, B&B
PYCA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	2" CAL, B&B
STJA	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CAL, B&B
QURU	QUERCUS RUBRA	RED OAK	2" CAL, B&B
QUFR	QUERCUS FRAINETTO 'FOREST GREEN'	'FOREST GREEN' ITALIAN OAK	2" CAL, B&B
	SHRUBS		
BECR	BERBERIS T. 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	1 GAL
BERO	BERBERIS T. 'ROSE GLOW'	ROSE GLOW BARBERRY	1 GAL
BEWM	BERBERIS 'WM. PENN'	WM. PENN BARBERRY	1 GAL
CHTE	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL
CISU	CISTUS 'SUNSET'	SUNSET ROCKROSE	1 GAL
DAOD	DAPHNE ODORA	WINTER DAPHNE	1 GAL
ILCO	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	1 GAL
MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL
MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL
PIMO	PIERIS 'MT. FIRE'	MT. FIRE PIERIS	1 GAL
POFR	POTENTILLA FR. 'GOLDFINGER'	GOLDFINGER CINQUEFOIL	1 GAL
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL
RHBA	RAPHIOLEPIS I. 'BALLERINA'	BALLERINA INDIA HAWTHORN	1 GAL
RHBO	RHODODENDRON 'BOW BELLS'	BOW BELLS RHODODENDRON	1 GAL
RISA	RIBES SANGUINEUM 'KING EDWARD'	KING EDWARD FLOWERING CURRANT	1 GAL
RORE	ROSA 'RED GROUNDCOVER ROSE'	RED GROUNDCOVER ROSE	1 GAL
SAPU	SALIX PURPUREA	ALASKA BLUE WILLOW	1 GAL
SARU	SARCOCOCCA RUSCIFOLIA	SWEET BOX	1 GAL
SPAN	SPIRAEA J. 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	1 GAL
SPLI	SPIRAEA J. 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	1 GAL
	GROUND COVERS & GRASSES		
	ARCTO. UVA-URSI 'MASS.'	MASS. KINNIKINNICK	1 GAL @ 30" O.C.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL @ 24" O.C.
	PENNISETUM A. 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL

PLANTING NOTES

A. SPECIFICATIONS WILL BE PROVIDED FOR THE AUTOMATIC IRRIGATION SYSTEM, SOIL PREPARATION, AND PLANTING REQUIREMENTS AT THE TIME OF BUILDING PERMIT SUBMITTAL.

B. AN AUTOMATIC IRRIGATION SYSTEM INCLUDING POP-UP SPRAY AND / OR DRIP IRRIGATION WILL BE INSTALLED FOR ALL NEW PLANTING BEDS AND LAWN AREAS. COMPLETE IRRIGATION PLANS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL.

C. P.O.C. - IRRIGATION POINT OF CONNECTION TO WATER METER w/ DOUBLE CHECK BACKFLOW PREVENTION DEVICE AS APPROVED BY THE CITY OF ASHLAND.

D. ALL SHRUB AND GROUNDCOVER PLANTER AREAS SHALL BE COVERED WITH A MINIMUM THICKNESS OF 2 INCHES OF UNSETTLED BARK MULCH.

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REVISIONS

PLANT LIST, NOTES & DETAILS

PROJECT: 14-032
ISSUE DATE: 09-14-15
SHEET:

L2.1

CITY OF
ASHLAND

Memo

DATE: January 7, 2015

TO: Tree Commission

FROM: Derek Severson, *Associate Planner*

RE: Airport Code Changes

The Planning Commission will be considering some changes to the Land Use Ordinance as it relates to the Ashland Municipal Airport.

1) Currently, there is an outright 20-foot height limitation on "s*tructures, trees or other airspace obstructions.*" The changes proposed would make this height limitation based on the Federal Aviation Administration requirements which relate to projections into a plane's flight path relative to the runway approach. The new regulations would read:

The maximum height of structures, trees or other airspace obstructions shall comply with the FAR 77 Height Restrictions, which limit height as a conic section in relation to the runway and its approach as detailed in the adopted Ashland Municipal Airport Master Plan's "Airspace Plan", and shall not exceed the height allowed in the underlying zoning.

2) In addition, the proposed changes would exempt tree trimming or removal from tree removal permit requirements when done for safety reasons as mandated by the Federal Aviation Administration. These removals would be treated similarly to the Parks and Electric departments, and the Public Works Department would provide an annual report to the Tree Commission outlining tree trimming activities carried out in the previous year for safety reasons as mandated by the Federal Aviation Administration. The proposed code language would add the following paragraph to 18.5.7.020.C as Exempt from Tree Removal Permits:

Those activities associated with tree trimming or removal at the Airport, within the Airport (A) overlay zone for safety reasons, as mandated by the Federal Aviation Administration. The Public Works Department shall provide an annual report to the Tree Commission outlining tree trimming activities and reporting on tree trimming activities that were carried out in the previous year.

Department of Community Development
51 Winburn Way
Ashland, Oregon 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-552-2050
TTY: 800-735-2900