

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

**ASHLAND PLANNING COMMISSION
REGULAR MEETING
October 10, 2017
AGENDA**

- I. **CALL TO ORDER:** 7:00 PM, Civic Center Council Chambers, 1175 E. Main Street
- II. **ANNOUNCEMENTS**
- III. **AD-HOC COMMITTEE UPDATES**
- IV. **CONSENT AGENDA**
A. **Approval of Minutes**
1. September 12, 2017 Regular Meeting.
2. September 26, 2017 Special Meeting.
- V. **PUBLIC FORUM**
- VI. **UNFINISHED BUSINESS**
A. **Adoption of Findings for PA-2017-01507, 330 Maple Street.**
- VII. **TYPE II PUBLIC HEARINGS**
A. **PLANNING ACTION CONT'D: PA-2017-00406**
SUBJECT PROPERTY: 2300 Siskiyou Boulevard
OWNER/APPLICANT: Jake Hayes & Angie Renick-Hayes
DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approval for a seven-lot/six-unit subdivision as Phase III of the West Bellview Subdivision under the Performance Standards Options Chapter (AMC 18.3.9) for the property located at 2300 Siskiyou Boulevard. The application includes requests for: the modification of the West Bellview Subdivision (PA #96-131) to allow additional units, an Exception to the Site Development and Design Standards to allow the placement of two parking spaces between the buildings and the street, and a request for a Tree Removal Permit to remove four trees six-inches in diameter at breast height (d.b.h.) or greater. COMPREHENSIVE PLAN DESIGNATION: Low-Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP: 39 1E 14CA; TAX LOT #: 7800
- B. **PLANNING ACTION APPEAL: PA-2017-00978**
SUBJECT PROPERTY: 232 Nutley
OWNER/APPLICANT: Leah K. Henigson Trust (Leah K Henigson, trustee)
DESCRIPTION: A request for a Site Design Review to construct an approximately 999 square foot Accessory Residential Unit for the property located at 232 Nutley Street. The application also

**CITY OF
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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).

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includes a request for a Conditional Use Permit to allow the expansion of an existing non-conforming development. COMPREHENSIVE PLAN DESIGNATION: Rural Residential; ZONING: RR-.5; ASSESSOR'S MAP #: 391E08AD; TAX LOT: 8000

VIII. ADJOURNMENT

**CITY OF
ASHLAND**



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**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
MINUTES
September 12, 2017

CALL TO ORDER

Chair Roger Pearce called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

Commissioners Present:

Troy Brown, Jr.
Michael Dawkins
Debbie Miller
Haywood Norton
Roger Pearce
Lynn Thompson arrived at 7:02 p.m.

Staff Present:

Bill Molnar, Community Development Director
Derek Severson, Senior Planner
Dana Smith, Executive Assistant

Absent Members:

Melanie Mindlin

Council Liaison:

Dennis Slattery, absent

ANNOUNCEMENTS

Community Development Director Bill Molnar noted the annual volunteer celebration on Sunday, September 14, 2017. The Planning Commissioner Training registration deadline was extended to September 15, 2017. The cottage housing discussion originally slated for the September 18, 2017 Council Study Session was moved to the September 19, 2017 regular Council meeting. Staff will issue the building permit for the Rogue Credit Union this week. The groundbreaking ceremony was scheduled for September 21, 2017.

CONSENT AGENDA

A. Approval of Minutes.

1. **August 8, 2017 Study Session.**
2. **August 22, 2017 Regular Meeting.**

Commissioner Thompson noted a correction to the August 8, 2017 minutes. Page 4 of 5, second paragraph, the word "caliber" should be "caliper."

**Commissioners Dawkins/Brown m/s to approve the Consent Agenda as amended. Voice Vote: all AYES.
Motion passed 6-0.**

PUBLIC FORUM

Shaun Hoyem/625 Elkader Street/Provided background regarding a one-hundred-year-old tree on his property that was damaged during a neighbor's house rebuild. The tree was dying as a result of the damage incurred. Removing it will cost \$2500. The removal impacted another tree that would require trimming. Total cost for both trees was \$4800. The owner of the project property would not take financial responsibility. Mr. Hoyem was seeking direction and help from the Planning Commission.

Chair Pearce was sorry for the loss to the property and explained this was not within the Commission's jurisdiction. He suggested Mr. Hoyem contact the City's code compliance officer and a private attorney. Mr. Molnar would talk to the City attorney regarding the issue as well.

UNFINISHED BUSINESS

A. Adoption of Findings for PA-2017-01199, 707 Helman Street.

Senior Planner Derek Severson revised Condition #2 and removed aspirational language the Tree Commission had included as a condition. Mitigation was addressed in Condition #3.

Commissioners Miller/Thompson m/s to approve the Findings for PA-2017-01199, 707 Helman Street as amended. DISCUSSION: The Commission declared no ex parte regarding the matter. **Voice Vote: all AYES.**
Motion passed 6-0.

TYPE II PUBLIC HEARINGS

A. PLANNING ACTION: PA-2017-00406

SUBJECT PROPERTY: 2300 Siskiyou Boulevard

OWNER/APPLICANT: Jake Hayes & Angie Renick-Hayes

DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approval for a seven-lot/six-unit subdivision as Phase III of the West Bellview Subdivision under the Performance Standards Options Chapter (AMC 18.3.9) for the property located at 2300 Siskiyou Boulevard. The application includes requests for: the modification of the West Bellview Subdivision (PA #96-131) to allow additional units, an Exception to the Site Development and Design Standards to allow the placement of two parking spaces between the buildings and the street, and a request for a Tree Removal Permit to remove four trees six-inches in diameter at breast height (d.b.h.) or greater. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 14CA; **TAX LOT #:** 7800

Senior Planner Derek Severson explained the applicants had requested a postponement due to a discrepancy with property lines. The planning action will be heard at the October 10, 2017 Planning Commission meeting.

B. PLANNING ACTION: PA-2017-01507

SUBJECT PROPERTY: 330 Maple Street

OWNER/APPLICANT: Maple LLC/Rettinger & Associates, Inc.

DESCRIPTION: A request for Site Design Review approval to construct a new 29,400 square foot mixed-use building consisting of basement parking, medical suites on the first floor and two residential units on the second floor for the property located at 330 Maple Street. The application includes: a request for Exception to the Site Development and Design Standards to allow automobile circulation between the building and the street to allow a patient drop-off area from Maple Street; a request for an Exception to Street Standards to allow a smaller than typically-required separation between driveways; and a Tree Removal Permit to remove two trees six-inches in diameter at breast height (d.b.h.) or greater. **COMPREHENSIVE PLAN DESIGNATION:** Health Care; **ZONING:** HC; **ASSESSOR'S MAP:** 39 1E 05DB; **TAX LOT #:** 2000

Commissioner Pearce read aloud the public hearing procedures for land use hearings.

Ex Parte Contact

Commissioners Norton and Dawkins, and Chair Pearce declared site visits and no ex parte contact. Commissioners Thompson and Brown declared no ex parte contact or site visits. Commissioner Miller declared a site visit and disclosed Dr. Rodden was her neighbor and she was a former patient. She did not think this would create a bias on any of her decisions.

Staff Report

Senior Planner Derek Severson explained the application was for a site design approval to construct a new 29,400 square foot (sq. ft.) mixed use building. The structure would have basement parking, medical suites on the first floor

and two residential units on the second floor. The application included a request for an exception to the site development and design standards to allow automobile circulation and parking between the building and the street for patient drop off on Maple Street. Staff had noticed the request as an exception to street standards to allow a smaller separation between driveways on Maple Street. After a discussion with the Community Development Director, they realized they had not treated it as an exception because it was an existing nonconformity that was not expanding and did not merit an exception. A tree removal permit would remove two trees six-inches in diameter at breast height or greater.

The subject property was 330 Maple Street at the corner of Maple Street and Chestnut Street up from the Ashland Community Hospital. The zoning was Healthcare Services District (HC). Immediately behind the property, the zone was R-2. Zoning across Maple Street was R-1-7.5 Single-Family Residential.

The existing building was formerly a nursing home currently boarded with the parking lot chained to prevent access. Sidewalks were narrow on Maple Street and Chestnut Street and the existing catch basin was not functioning sufficiently. The applicants planned to work with the Public Works Department on improvements.

Basement parking would accommodate all parking for the building with the exception of one bicycle parking credit and a credit for the mixed use offset for the two penthouse units. The applicants were not requesting any on-street parking credits. The vehicular entry was off Chestnut Street. The circular drop-off area would be on Maple Street and use the existing driveway curb cut above to access the patient drop-off and a service corridor on the west side of the project. Combined with the topography, it provided more than the standard six-foot separation between the property and residential above.

All parking was on site without on-street parking credits except for the mixed use credits for the residential units and one credit for bicycle parking. The applicants wanted to retain the curbside sidewalk along Maple Street. Two large park rows with landscape bays will accommodate large tree growth to buffer the neighbors. A bioswale and larger landscaped area at the northeast corner would add to the buffer as well.

The Tree Commission recommended 3-inch caliper trees for Chestnut Street and Maple Street that would become larger stature trees at maturity. The Commission wanted staff recommendations incorporated as conditions as well. It would include an arborist assessment of the trees and a plan. If the arborist's assessment called for additional tree removal, it would go back to the Tree Commission.

Staff supported the planning action and recommended approval with the conditions in the packet.

Questions of Staff

Commissioner Thompson wanted the language treating parking for the penthouse units as a mixed use offset to explicitly imply there were no reserved parking spaces.

Commissioner Miller wanted to know if the height of the structure would impair the neighbor's view. Mr. Severson thought the applicant could speak to it better. The house was set further up from the project.

Commissioner Brown noted the lot line along the back looked like the houses were blocked by trees. Mr. Severson explained the house was angled and the trees were by the garage entry. Commissioner Miller thought the applicants were going to improve the row of shrubs.

Chair Pearce thought the non-conforming location of the driveway was being improved and moved back a bit.

Commissioner Miller wanted to know how the Planning Commission would be notified if more trees were removed. Mr. Severson explained there was a discrepancy between the application materials and the landscape materials. The

application indicated most of the trees being removed but the landscape plan showed only two being removed. The applicant wanted to make sure the project was approved prior to investing more money. That included hiring an arborist.

Applicant's Presentation

Becky and Mark Reitinger/307 N. Main Street/This was the first major building project in the hospital zone in over thirty years other than hospital projects. The two major specialties doing surgeries in Ashland Community Hospital were orthopedics and ophthalmology. The current Retina and Vitreous Center location had terrible parking. Their patient base was 25% over 85 years-old and 75% over 66 years of age. She described difficulties patients experienced accessing the present location.

The project tried to balance the interface between the residential and healthcare zones. Not maximizing the height protected neighboring viewshed. Patient drop-off was critical. Alternately, the building needed access for trash, mechanical services, and maintenance. The drop-off area would provide that access as well. They would use the hillside for underground parking.

They were asking for hardscape and grates in the park row to help patients navigate the sidewalk better. There were only two trees slated for removal. If they have to remove more, they will go back to the Tree Commission.

Neighbors will be able to see through the residential units. The hill by the third floor was graded and the adjacent homes were higher than the proposed building.

Questions of the Applicant

Commissioner Thompson noted the mixed use credit for residential unit parking. Ms. Rettinger had no objections to the mixed use credit. The units would not be sold and most likely be used for traveling nurses or the medical community.

Public Testimony

Deltra Ferguson/345 Maple Street/Read from a letter submitted into the record. She lives across from the proposed drop-off. She had some suggestions on the following and wanted to remain informed before final plan completion:

1. Lighting – it should be shrouded or directed away from the residential zone
2. Noise - where would they locate transformers and outdoor equipment
3. Landscaping – should enhance privacy and mute lighting
4. Business after 5:00 p.m. – evening hours should be avoided if possible
5. Recommended installing a four-way stop at the intersection of Maple Street and Chestnut instead of the current three-way stop

She wanted the project to be successful and appreciated the investment in the community.

Commissioner Dawkins supported the request for a four-way stop and explained it should go to the Transportation Commission.

Applicant's Rebuttal

Ms. Rettinger supported a four-way stop. They would use night sky friendly lighting. Mr. Rettinger explained the City had two options for lighting. One looked antique and the other modern. They would use the modern version and work with the Planning Department on placement. Ms. Rettinger added they would use night sky lighting with down shrouding. For noise, current generators and exterior equipment were quieter than before. They planned to locate them in a less impacted area. They were waiting for approval on the drop-off to develop the landscape and ensured it would not obscure view or create traffic issues. Business would occur occasionally after 5:00 p.m. and during the weekends for emergency situations.

Deliberations & Decision

Commissioner Miller noted the exception for auto use between the building and street. Chair Pearce wanted to make sure the Findings included facts to support the exception.

Commissioner Thompson/Dawkins m/s to approve PA-2017-01507 with the conditions stated by staff with the addition that in light of mixed use parking credit and the parking constraints in that neighborhood, that no spaces shall be reserved for the exclusive use of the residential units. DISCUSSION: Commissioner Thompson and Dawkins supported the project. Chair Pearce appreciated the underground parking. He did not think there were be a lot of after hour activity. **Roll Call Vote: Commission Brown, Miller, Dawkins, Norton, Thompson, and Pearce, YES. Motion passed 6-0.**

Mr. Severson addressed an inquiry regarding PA-2017-00406 at 2300 Siskiyou Boulevard and explained the applicants would provide a revised set of plans for the October 10, 2017 meeting. The Commission should keep current packet information regarding the matter and he would add an addendum and revised site plans. Commissioner Thompson voiced concern that the staff report had less analysis in staff conclusion and recommendation.

ADJOURNMENT

Meeting adjourned at 8:30 p.m.

*Submitted by,
Dana Smith, Executive Assistant*

**CITY OF
ASHLAND**
**ASHLAND PLANNING COMMISSION
SPECIAL MEETING
MINUTES
September 26, 2017**

CALL TO ORDER

Chair Roger Pearce called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

Commissioners Present:

Troy Brown, Jr.
Michael Dawkins
Debbie Miller
Melanie Mindlin
Haywood Norton
Roger Pearce
Lynn Thompson arrived at 7:03 p.m.

Staff Present:

Bill Molnar, Community Development Director
Brandon Goldman, Senior Planner
Linda Reid, Housing Program Specialist
Dana Smith, Executive Assistant

Absent Members:

None

Council Liaison:

Dennis Slattery

ANNOUNCEMENTS

Community Development Director Bill Molnar anticipated two possible Type I appeals coming before the Commission in October. The affordable housing bus tour would occur Wednesday October 11, 2017.

PUBLIC FORUM - None

DISCUSSION ITEMS

A. Housing Element Update

Community Development Director Bill Molnar explained the Housing Element needed to be in compliance with the statewide goal for housing. It set the vision for the community regarding housing and was ambitious and hopeful. It helped the City allocate resources for different areas of housing. The Housing Element had evolved to include potential financial strategies and identified the relationship to other planning efforts in the City. It was not independent approval criteria for judging a land use application. However, it should be considered when evaluating legislative changes or programs.

Housing Program Specialist Linda Reid suggested reviewing the Section 6.10 Goals and Policies first. Staff incorporated changes based on feedback from the Planning Commission and the Housing and Human Services Commission. They anticipated more changes from the public hearing process. Staff would add some drawings to the narrative section illustrating housing types in Section 6.05. They were also working on the Residential Land Supply Table that would replace the estimated Land Needs Table in Section 6.6 and in 6.7. Staff would post draft policies on the city website for public comment with a public hearing process to follow.

Senior Planner Brandon Goldman explained the R-2 zone had a density of 13.5 units per acre. Often in the Railroad District, smaller lots had a two-unit potential. Larger R-2 properties were developed at a higher density.

Planning Commission suggestions included the following:

- Include the strongest language possible for Policy 7 to protect historic neighborhoods.
- Have staff look at how the language for Policy 14 affected the future.
- Better definitions for multi-family and multi-family housing.
- Include methods for rezoning lands for most of the housing types.
- Page 21, the first sentence of the first complete paragraph, change, "It is expected..." to "It is hoped..."
- Page 23, Goal 2, Policy 9, remove the word "decent."
- Page 5 to 6, remove the last sentence, "Undoubtedly, this accounts for..."
- Page 17, remove "new lands" from the second full paragraph, "The new lands within the Urban Growth Boundary..."

The Commission would forward additional changes to Ms. Reid.

TYPE III PUBLIC HEARINGS

A. PLANNING ACTION: PA-2017-01421

APPLICANT: City of Ashland

DESCRIPTION: Legislative amendment to the Ashland Land Use Ordinance chapters 18.2.2, 18.2.3, 18.2.5, 18.3.4, 18.3.5, 18.3.9, 18.4.3, 18.4.8, and 18.5.2, to establish standards to permit cottage housing developments within single family residential zones.

Commissioner Pearce called the Public Hearing to order. Senior Planner Brandon Goldman provided a presentation on the proposed ordinance:

Cottage housing would apply to the following Single Family Zones:

- R-1-5
- R-1-7.5
- Normal Neighborhood
- North Mountain Neighborhood

Not Applicable

- Low-density single family zones
- Multi-Family zones
- Suburban Residential Zones

Land Availability

- Mapped: Single Family zoned properties within the City and Urban Growth Boundary, that had the potential for cottage housing development of 4 units or more.
- Additional capacity for small 3-unit cottage housing developments on oversized lots.

Size of cottage housing developments dependent on lot sizes:

- R-1-5, NN-1-5 with a maximum cottage density of one cottage dwelling per 2,500 square feet (sq. ft.) of lot area could have a minimum of 3 cottages and a maximum 12 cottages. The minimum lot size for the minimum number of cottages would be 7,500 sq. ft. with a maximum Floor Area Ratio (FAR) of 0.35.
- R-1-7.5 with a maximum cottage density of one cottage dwelling per 3,750 sq. ft. of lot area could have a minimum number of 3 cottages and a maximum number of 12 cottages. The minimum lot size for the minimum number of cottages would be 11,250 sq. ft. with a maximum FAR of 0.35.

Cottage Housing Standards allows for variation in unit sizes:

- 75% of cottages shall be less than 800 sq. ft. in size.
- Maximum size: 1,000 sq. ft.

Cottage Housing Standards

- Setbacks from neighboring properties: Same as in existing underlying residential zones.
- Building Separation: 6' separation between cottages or two cottages attached.
- Lot Coverage: Same as in existing underlying residential zones with 10% allowances for pervious materials.
- Solar access for rooftop solar panels.

- Design Standards - Existing Site Review Standards, street facing orientation and facades, the cottage design architectural standards in the prior draft have been eliminated to add design flexibility.

Open Space

- Cottage housing to be located around a usable central open space, or multiple open spaces available to all occupants.
- 20% of the total lot area is required as open space.
- Private yards for each unit of at least 200 sq. ft. (porches and decks count).

Parking Requirements

- Cottage Floor Area of 800 sq. ft. or less - 1 parking space per unit.
- Cottage Floor Area of greater than 800 sq. ft. and less than 1000 sq. ft. – 1.5 parking spaces per unit.
- Existing homes greater than 1000 sq. ft. – 2 parking spaces per unit.

Floor Area Ratio Exemptions

- Existing Homes: The ordinance newly proposes that the habitable floor area of an existing single family residential structure in excess of 1000 sq. ft., would not contribute to the maximum floor area permitted.
- Homes pre-existing the adoption of the Ordinance.

Garages

- Existing garages attached to a single family home do not count toward the maximum FAR.
- New garages for cottages would count toward maximum FAR.
- Surface level carports in lieu of garages.

Floor Area Ration Exemptions – Table

- Existing Homes: Example 2400 sq. ft. home where the entire floor area counts against the maximum FAR.
- Existing Homes: Example 2400 sq. ft. home where only 1000 sq. ft. of the floor area counts against the maximum FAR.

Cottage Housing Examples: R-1-7.5 zoned property

- 17,000 sq. ft. lot.
- 4 units: Existing home = 2,000 sq. ft., 2 units at 800 sq. ft., 1 unit at 500 sq. ft.
- Parking: 5 spaces on site, 2 spaces for existing home, 3 spaces for the three individual cottages, consolidated parking area.

Cottage Housing Examples: R-1-5 zoned property

- 30,000 sq. ft. lot.
- 12 units: 2 units at 1000 sq. ft., 2 units at 800 sq. ft., 8 units at 500 sq. ft.
- Parking: 12 spaces on site, 1 on-street parking credit, consolidated parking.
- Common Building for residents.

Next Steps

- Housing and Human Services Commission Review September 28, 2017.
- City Council – First Reading November 7, 2017.

Commissioner Miller advocated that all cottages were 800 sq. ft. or less, and R-1 was one dwelling per lot.

Mr. Goldman explained in the current requirement for R-1-5, up to 50% of the site could be covered with building footprints, sidewalks, and concrete. For a 30,000 sq. ft. lot it would be 15,000 sq. ft. Under the 10%, it increased to 16,500 sq. ft. with non-landscape areas. That additional 1500 sq. ft. had to be pervious materials. Community Development Director Bill Molnar added it was different than increasing the lot coverage for the zone by 10% and was in response to a potential need for additional internal pathways connecting to parking spaces and open space.

Mr. Goldman addressed a concern on moving houses to allow for cottage housing units. Currently, there was no prohibition on someone dividing a lot and moving an existing house to accommodate the change. It would most likely apply to cottage housing as well.

Staff would add "such as" language to **3. Access, Circulation, and Off-Street Parking Requirements (b.) Driveways and parking areas. (iii)** to include that individual one car garages may be attached to an individual cottage.

The Commission discussed garage space being part of the FAR, and their views on carports and shared parking spaces. Staff considered a FAR allowance for each garage up to 200 sq. ft. The ordinance was structured to allow for exceptions.

Chair Pearce thought the language in **6. Common Buildings, Existing Nonconforming Structures and Accessory Residential Units, (c.) Nonconforming Dwelling Units** should be rewritten to address FAR in regards to basements, attics, or non-habitable floor area.

The Commission wanted the code definition of open space referenced in the cottage housing ordinance.

Public Testimony

Colin Swales/461 Allison Street/Agreed in general with cottage housing in that it tried to get more affordable housing. Ashland at Home strived to keep senior citizens in their own homes and he thought cottage housing could provide that opportunity. Reducing the distance between buildings to six feet made these developments denser. He wanted to see some kind of conformity.

The Commission discussed the definition of what counted as floor area in terms of an 800-1000 sq. ft. house. Staff measured the gross floor area from the outside of the structure. In the ordinance, they measured the total floor area of the whole project as 0.35. In terms of unit size, they measured it as habitable floor area. Chair Pearce wanted to ask the city attorney how the Planning Commission should interpret the gross floor area ratio. Comment clarified measuring from the outside surface was a rough estimate and overhangs did not count. Staff should look at the concept of the FAR that included outside walls and livable unit space measured to the inside walls. Mr. Molnar explained there was one definition for gross floor that could apply to the FAR and then the gross habitable area that applied to the livable square footage. He would confirm ordinance language regarding both.

Deliberations & Decision

Commissioner Mindlin supported allowing garages. Commissioner Brown commented the code would allow garages or not depending on the development layout. The way it was written leaned towards carports because a garage counted against the FAR. Requiring cars to be parked in the garage was not enforceable. He supported leaving it the way it was written.

Mr. Molnar explained the proposal was up to a certain size lot to allow someone to double the density. The trade-off was keeping the FAR low and not including garages to increase the amount of green space. Multi-family allowed 65% to 75% lot coverage. The housing cottage ordinance held to the single-family lot coverage of 50%. Commissioner Mindlin clarified she was speaking to common parking being garages, not individual garages.

Commissioner Norton suggested reviewing parking after 2-3 projects were completed. If it was not working, he supported 200 sq. ft. garages instead of carports. If someone wanted a larger garage for extra storage, it could come off the FAR of their house.

Chair Pearce referred to **6. Common Buildings, Existing Nonconforming Structures and Accessory Residential Units, (c.) Nonconforming Dwelling Units**, and suggested changing the language from existing attached garages to non-habitable square footage. The existing house would only count as 1000 sq. ft. against the FAR.

Commissioners Brown/Dawkins m/s approve, as is, PA-2017-01421 Cottage Housing with the correction to the nonconforming dwelling paragraph. **DISCUSSION:** Commissioner Brown thought it met all the requirements. Commissioner Dawkins concurred.

Commissioner Mindlin/Norton m/s to amend the motion to change the section on garages to be 200 square feet per unit that will be exempted from the FAR for garages. Roll Call Vote: Commissioners Mindlin, Norton, and Miller, YES; Commissioners Pearce, Thompson, Brown, and Dawkins, NO. Motion failed 4-3.

Roll Call Vote on main motion: Commissioners Dawkins, Miller, Norton, Brown, Thompson, Mindlin, and Pearce, YES. Motion passed 6-0.

ADJOURNMENT

Meeting adjourned at 8:43 p.m.

*Submitted by,
Dana Smith, Executive Assistant*

BEFORE THE PLANNING COMMISSION
October 10, 2017

IN THE MATTER OF PLANNING ACTION #2017-01507, A REQUEST FOR SITE)
DESIGN REVIEW APPROVAL TO CONSTRUCT A NEW 29,400 SQUARE FOOT)
MIXED-USE BUILDING CONSISTING OF BASEMENT PARKING, MEDICAL)
SUITES ON THE FIRST FLOOR AND TWO RESIDENTIAL UNITS ON THE)
SECOND FLOOR FOR THE PROPERTY LOCATED AT 330 MAPLE STREET. THE)
APPLICATION INCLUDES: A REQUEST FOR EXCEPTION TO THE SITE DEVEL-) **FINDINGS,**
OPMENT AND DESIGN STANDARDS TO ALLOW AUTOMOBILE CIRCULA-) **CONCLUSIONS,**
TION BETWEEN THE BUILDING AND THE STREET TO ALLOW A PATIENT) **& ORDERS**
DROP-OFF AREA FROM MAPLE STREET; AND A TREE REMOVAL PERMIT)
TO REMOVE TWO TREES SIX-INCHES IN DIAMETER AT BREAST HEIGHT)
(D.B.H.) OR GREATER.)

OWNER/APPLICANT: Maple LLC/Reitinger & Associates, Inc.)
)
)

RECITALS:

- 1) Tax lots #2000 of Map 39 1E 05DB is located at 330 Maple Street and is zoned HC, Health Care.
- 2) The applicants are requesting Site Design Review approval to construct a new 29,400 square foot mixed-use building consisting of basement parking, medical suites on the first floor and two residential units on the second floor for the property located at 330 Maple Street. The application includes a request for Exception to the Site Development and Design Standards to allow automobile circulation between the building and the street to allow a patient drop-off area from Maple Street, and for a Tree Removal Permit to remove two trees six-inches in diameter at breast height (d.b.h.) or greater. The proposal is outlined in plans on file at the Department of Community Development.
- 3) The criteria for Site Design Review approval for a new subdivision are described in AMC 18.5.2.050 as follows:
 - 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.*

4) The criteria for a Tree Removal Permit are described in AMC 18.5.7.040.B as follows:

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.*

5) The Planning Commission, following proper public notice, held a public hearing on September 12, 2017 at which time testimony was received and exhibits were presented. Subsequent to the closing of the hearing, the Planning Commission approved the application subject to conditions pertaining to the appropriate development of the site.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits lettered with an "M"

SECTION 2. FINDINGS & CONCLUSIONS

2.1 The Planning Commission finds that it has received all information necessary to make a decision based on the staff report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that the proposal for Site Design Review, Exception to the Site Development and Design Standards and Tree Removal Permit approvals meets all applicable criteria for Site Design Review described in AMC 18.5.2.050; for an Exception to the Site Development and Design Standards described in AMC 18.4.5.2.050.E; and for a Tree Removal Permit as described in AMC

18.5.7.040.B.

2.3 The Planning Commission finds that within the HC zoning district, Site Review for new buildings or additions greater than 15,000 square feet is subject to a “Type II” application procedure which requires a decision by the Planning Commission through a public hearing. Site Design Review approval is considered in light of the approval criteria in AMC 18.5.2.050 as well as the “Building Placement, Orientation and Design” standards for non-residential development in AMC 18.4.2.040.

The first criterion for Site Design Review approval is that, “*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.*” The Planning Commission finds that the proposed development complies with applicable provisions for the underlying zone detailed in AMC 18.2 including setbacks, lot area, dimension, density, floor area, building height, building orientation, architecture, and other applicable standards.

With regard to lot coverage, the application indicates that a Variance is requested to allow a 66 percent lot coverage where the HC zone limits coverage to 65 percent. The Planning Commission finds that the plans provided identify the project impervious surfaces as being limited to 64 percent. It appears that the 66 percent coverage described was based on an earlier iteration of the plan with a longer service corridor along the west property line, and that the expanded staff lawn area now shown in this location resolves any coverage issue and eliminates the need for a Variance.

The second approval criterion is that, “*The proposal complies with applicable overlay zone requirements (part 18.3).*” The Planning Commission finds that the property is located within the Health Care Services District overlay zone. Within this overlay, both residential uses and clinics for doctors *including but not limited to opticians* are outright permitted uses. The proposal complies with the building height, setback and coverage requirements of the overlay.

The third criterion for the Site Design Review approval is that, “*The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E (which addresses Exceptions) below.*” In this instance, the applicable standards are those for Basic Site Review found in AMC 18.4.2.040.B. seeking:

- Primary orientation toward a street rather than parking, with automobile circulation and parking not allowed between the building and the street and parking instead located behind or to one side.
- A building façade or multiple building facades occupying a large majority of the street frontage.
- Building entrances oriented to the street and accessed from a public sidewalk, which entrances designed to be clearly visible, functional, and open to the public during all business hours.
- Building entrances located within 20 feet of the street, and where located on a corner lot, entrances oriented to the higher order street or the corner and the building located as close to the intersection corner as practicable.

- Public sidewalks.
- One street tree chosen from the street tree list shall be placed for each 30 feet of frontage.
- Landscaped areas at least ten feet in width shall buffer buildings adjacent to streets.
- Landscaping and recycle/refuse disposal areas provided.
- Noise and glare standards addressed.

The Planning Commission finds that the proposed building is to be oriented to the corner, with the building facades occupying a large majority of the frontage. A patient drop-off drive with circulation between the building and the street is proposed from Maple Street, but parking is provided in the basement. Sidewalks with street trees are to be provided along Chestnut Street with pedestrian access directly to the corner entry, and landscaping provided in required yard areas along both street frontages. Recycling and refuse disposal areas are screened from the service corridor provided uphill of the building.

The application includes parking calculations indicating that 38.57 parking spaces are required for medical office use, while 3.5 parking spaces are required for the two proposed residential units for a total off-street parking requirement of 42.07 spaces. The applicants propose a mixed-use parking credit of 3.5 parking spaces as the peak parking demand of the medical and residential office uses would be materially off-set, and a 1.0 parking space credit for providing five additional bicycle parking spaces beyond the nine spaces required for the proposed use. This would reduce the off-street parking demand to 37.57 (38) spaces, and the application illustrates 39 spaces proposed including 36 spaces in the basement parking garage, two parallel spaces off of the delivery driveway, and one space off of the patient drop-off drive. In addition, the application illustrates six available on-street spaces along the subject property's frontage although no off-street parking credit is requested.

The fourth approval criterion for Site Design Review addresses city facilities and requires that, "*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.*" With regard to the various public utilities, the Commission finds that:

- **Electricity:** The Electric Department has noted that while there is available capacity in the adjacent overhead lines, there are no facilities currently in place in the immediate vicinity to serve the subject property. The applicants will need to extend services to the site and provide a new transformer on the property, which is complicated by the proposed on-site stormwater detention, site grades, and the need for the service corridor at the rear to maintain access to the trash and recycling facilities. The applicants are working with the Electric Department to identify the facilities necessary to serve the proposed building and develop a final electric service plan for the site.
- **Water:** The Public Works Department has noted that the property is currently served by six-inch water mains in the adjacent rights-of-way for both Maple and Chestnut Streets. New connections and services will need to be extended by the applicants.

- **Sewer:** The Public Works Department has noted that the property is currently served by six-inch sanitary sewer mains in the adjacent rights-of-way for both Maple and Chestnut Streets. New connections and services will need to be extended by the applicants.
- **Urban storm drainage:** The Public Works Department has noted that the property is currently served by a 12-inch storm sewer main in Maple Street, and that there is currently a catch basin in place at the northeast corner of the lot. Public Works/Engineering staff have noted that the storm drain and catch basin are not currently functioning properly as grades are such that drainage misses the existing catch basin; this is not a capacity issue but rather a problem in the design of the existing infrastructure and staff and the project civil engineer are working to correct this issue with a revised stormwater drainage plan for the site.
- **Paved Access & Adequate Transportation:**
 - **Chestnut Street** - The property has approximately 180 linear feet of frontage on Chestnut Street. Chestnut is a Neighborhood Collector Street and city standard frontage improvements would typically require five- to eight-foot parkrow planting strips with irrigated street trees every 30 feet, and a six- to eight-foot sidewalk. Chestnut Street is currently improved with paving, curb, gutter, and an approximately four-foot wide curbside sidewalk in place along the property's full frontage, and there are no parkrow planting strips in place. The applicants propose a six-foot sidewalk with a five-foot hardscape parkrow, with street trees to be provided in standard five-foot tree wells with grates. While the application does not propose to rely on on-street parking credits to meet project parking requirements, this more commercial frontage treatment is intended to facilitate the use of on-street parking spaces along the subject property's street frontage.
 - **Maple Street** - The property has approximately 150 linear feet of frontage on Maple Street. Maple is a Neighborhood Street, and city standard frontage improvements would typically require seven- to eight-foot parkrow planting strips with irrigated street trees every 30 feet, and five- to six-foot sidewalks. Maple Street is currently improved with paving, curb, gutter, and an approximately four-foot wide curbside sidewalk in place along the property's full frontage, and there are no parkrow planting strips in place. The applicants propose to continue the existing curbside sidewalk configuration on this frontage, with street trees to be provided in the landscaped area proposed directly behind the sidewalk and existing trees to be preserved where possible.

The application also includes an assessment by Kelly Sandow of Sandow Engineering, who has determined that: the project will generate no more than 49 vehicle trips during the PM peak hour; is not installing any traffic control devices or geometric improvements; and is not expected to generate more than 20 additional heavy vehicle trips during the day. As such, the proposal does not exceed any of the threshold levels which would trigger a Transportation Impact Analysis (TIA).

- **Trash and Recycling:** The application identifies a service corridor coming off of Maple Street which would share a driveway entrance with the patient drop-off and provide truck access to a screened trash and recycling enclosure. In preliminary review by Recology Ashland, they have indicated that the enclosure may not be large enough, and may require individual rolling cans for the two residential units in addition

to the commercial dumpsters proposed. The applicants have been made aware of this potential issue, and advised to contact staff at Recology Ashland.

Conditions have been included below to require that final civil engineering plans including electric service and utility plans, street improvement plans, grading and drainage plans be provided for the review and approval of the Staff Advisor and city departments prior to the submittal of a building permit.

2.4 The Planning Commission finds that the application proposes a patient drop-off area to be accessed from a circular driveway from Maple Street, and requests an Exception to the Site Development and Design Standards (AMC 18.4.2.040.B.1.a) to allow the proposed automobile circulation between the building and the street.

The approval criteria for an Exception are that, *"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."*

The application emphasizes that a patient drop-off which is safely off-street and a relatively short transport is essential to a medical practice of this specialty as many patients are too frail to manage more than getting out of their car, being assisted by a wheelchair or staff members, and transported a short distance into the clinic. The Planning Commission finds that the site has unique sloping conditions for a Health Care zone, and that the solution proposed not only meets the needs of the medical practice but also helps reduce drop-off traffic congestion that would otherwise block the street or adjacent residential driveways.

2.5 The Planning Commission finds that while the application discusses an Exception to Street Standards (AMC 18.4.3.080.C) to allow a smaller than typically-required separation between driveways, the separation between the subject property's existing Maple Street driveway and the driveway immediately uphill is an existing, non-conforming condition which the application is not exacerbating. Maple Street here is a neighborhood street and controlled access standards call for a minimum 24-foot separation between driveways for two units or fewer per lot, and a 50-foot separation for three or more units per lot. In this instance, the existing curb cut on Maple Street is 19 feet from the driveway uphill to the west, and the applicants propose to utilize this existing curb cut for access to serve both their service corridor and patient drop-off, noting that the drop-off is needed because roughly 31 percent of patients are dropped off for their appointments by a driver leaving to do other things during the appointment time, and that the drop-off avoids traffic that would otherwise block Maple Street with drivers trying to make drop-offs from the street. The applicants further note that the proposed configuration will keep larger vehicles off of the street while they are servicing the building for trash, recycling, delivery or other services, and patients using the one-way circulation of the drop-off will exit the property an additional 38 feet to the east. In addition, the applicants note that the existing driveway in this location serves 12 off-street parking spaces, and by shifting these spaces to basement parking they believe that there is an opportunity to

positively impact the residential neighbors while retaining the existing curb cut and addressing the need for a patient drop-off on this site. The Planning Commission finds that while the proposed driveway separation does not meet the current standard, it is an existing condition which is not being impacted by the request and as such does not require an Exception.

2.6 The Planning Commission finds that the application materials identify 14 trees on and adjacent to the property which are six-inches or greater in diameter at breast height, and note that these are a mix of deciduous and coniferous trees. While the application suggests that some trees will be significantly impacted by sidewalk replacements, and that those that will not be affected will be protected and preserved, the Landscaping Plan identifies only two of the trees for removal: one conifer near the northwest corner of the existing building which is not identified on the tree survey but which will be impacted both by the demolition of the existing building and by the placement of the new drop-off drive, and the other a ten-inch d.b.h. deciduous tree which will be located just south of the patient drop off drive and which will be impacted by the sidewalk replacement.

The Planning Commission finds that the application materials are somewhat unclear with regard to trees in that the narrative provided suggests that more trees are to be removed than are shown to be removed on the Landscaping Plan provided, and no report from an arborist has been provided either to assess the trees' present conditions or abilities to accommodate the redevelopment of the site or to identify specific measures for their protection. The Planning Commission further finds that the two tree removals detailed in the Landscaping Plan are necessary to accommodate the demolition of the existing building and redevelopment of the site as proposed, which is in keeping with the Health Care zoning. The Commission further finds that an arborist will need to fully assess all of the site's trees and that a Tree Protection Plan based on the arborist's report will need to be prepared for the review and approval of the Staff Advisor prior to the issuance of a building permit. Should the arborist determine that additional removals are necessary, a modification of the approval would be necessary, and would need to be considered by the Tree Commission. Conditions to this effect have been included below.

2.7 The Planning Commission finds that, as noted in the application materials, the proposed multi-level building will serve a low-mobility patient demographic; provide unique solutions to a challenging sloped site and existing parking impacts imposed by the neighboring Ashland Community Hospital; and thoughtfully address the transition between the Healthcare Services overlay and adjacent residential zones. Development of the property is challenged both by Maple Street's topography and by adjacent development. The presence of Asante Ashland Community Hospital (AACH) immediately across the street brings with it a considerable parking demand which frequently consumes all of the available on-street parking in the vicinity, including both of the subject property's full street frontages, and which makes it imperative that the subject property accommodate its full off-street parking demand on site rather than relying on on-street parking credits. The property's topography makes this a challenge in that it slopes from Chestnut up Maple by approximately 15 percent, and the applicants must not only accommodate parking on a sloped site but also do so in a way that will serve a clientele with physical and visual impairments. The applicants have responded by taking full advantage of the site's topography, excavating to place proposed parking in the basement beneath the first floor of medical suites while providing a patient drop-off directly to the first floor from Maple Street. Required off-street parking is accommodated entirely on the subject property while allowing for the full redevelopment of this long-

dilapidated property in keeping with the underlying Healthcare Services overlay, and by using an existing curb cut on Maple Street to serve not only the drop-off but also a screened service corridor on the uphill side of the building, thereby providing a larger separation between the new building and the existing home above while site topography, associated retaining and proposed vegetative screening buffer the corridor. The Commission finds that the proposal complies with all applicable standards found in the Ashland Land Use Ordinance and merits approval.

SECTION 3. DECISION

3.1 Based on the record of the Public Hearing on this matter, the Planning Commission concludes that the proposal for Site Design Review, Exception to the Site Development and Design Standards, and a Tree Removal Permit is supported by evidence contained within the whole record.

The proposal will re-develop a long-neglected property in an otherwise already developed neighborhood with eight new Earth Advantage® Platinum homes, and in so doing construct new sidewalks along the property's full frontage while limiting the number of driveways to two to minimize conflict points in the streetscape opposite Helman Elementary School.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, we approve Planning Action #2017-01507. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2017-01507 is denied. The following are the conditions and they are attached to the approval:

1. That all proposals of the applicant shall be conditions of approval unless otherwise modified herein.
2. That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in conformance with those approved as part of this application, an application to modify the current Site Design Review approval shall be submitted and approved prior to issuance of a building permit.
3. That permits shall be obtained from the Ashland Public Works/Engineering Division prior to any work in the public right of way. New driveway approaches shall be permitted through the Public Works/Engineering Division and driveway curb cuts shall be installed, inspected and approved prior to the issuance of a certificate of occupancy.
4. That the recommendation from the Tree Commission from its September 7, 2017 meeting that the street trees be selected from the Approved Street Tree Guide to be larger stature shade trees at maturity, and preferably three-inch caliper at planting, shall be a condition of approval where consistent with applicable criteria and standards and with final approval by the Staff Advisor.
5. That a Demolition Permit shall be obtained from the Building Division if deemed necessary by the Building Official prior to any demolition of existing buildings.
6. That a sign permit shall be obtained prior to installation of any new signage. Signage shall meet the requirements of Chapter 18.4.7 and shall meet the requirements of 18.2.4.040 if located in a vision clearance area.

7. That the front entrance at the corner shall remain functional and open to the public during all business hours.
8. That, in light of the mixed use parking credit and the parking constraints in the neighborhood, no parking spaces shall be reserved for the exclusive use of the residential units.
9. That the building permit submittals shall include:
 - a. Building permit plans shall include the identification of all easements, including but not limited to any public or private utility easements.
 - b. Building permit plans shall include solar setback calculations demonstrating that all new construction complies with the applicable solar access standard. Permit submittals shall include elevation drawings or cross sections clearly identifying the highest shadow producing point(s) and their height(s) from natural grade and calculations in the form of $[(\text{Height} - 6) / (0.445 + \text{Slope}) = \text{Required Solar Setback}]$.
 - c. That a final utility plan shall be submitted for review and approval by the Planning, Engineering, and Building Divisions prior to signature of the final survey plat. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes, fire hydrants, sanitary sewer lines, storm drain lines and electric services.
 - d. That the location and final engineering for all storm drainage improvements associated with the project, shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions prior to signature of the final survey plat. Storm water from all new impervious surfaces and run-off associated with peak rainfalls must be collected on site and channeled to the City storm water collection system (i.e., curb gutter at public street, public storm pipe or public drainage way) or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.
 - e. That the applicant shall submit an electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Transformers and cabinets shall be located in areas least visible from streets and outside of vision clearance areas, while considering the access needs of the Electric Department.
 - f. That the engineered construction drawings for the public sidewalk along Chestnut Street shall be submitted for review and approval of the Ashland Planning and Engineering Divisions prior to work in the street right-of-way and prior to installation of improvements in the pedestrian corridor. The sidewalk shall be a minimum of six-feet in width with five-foot width hardscape parkrows and street trees in city standard five-foot square tree grates between the sidewalk and the street. All frontage improvements, including but not limited to the sidewalk, street trees, and street lighting, shall be constructed across the entire frontage of the site, inspected and approved prior to the issuance of a certificate of occupancy. The sidewalk shall be constructed to City of Ashland Street Standards. If necessary to provide required frontage improvements, the area necessary for street improvements shall be dedicated as public street right-of-way or a public pedestrian access easement provide. Right-of-way dedications or easements shall be submitted for review and approval of the Planning and Engineering Divisions.

- g. That the engineered construction drawings for the public sidewalk along Maple Street shall be submitted for review and approval of the Ashland Planning and Engineering Divisions prior to work in the street right-of-way and prior to installation of improvements in the pedestrian corridor. The sidewalk shall be a minimum of five-feet in width installed curbside. All frontage improvements, including but not limited to the sidewalk, street trees in the landscaped areas behind the sidewalk, and street lighting shall be constructed across the entire frontage of the site, inspected and approved prior to the issuance of a certificate of occupancy. The sidewalk shall be constructed to City of Ashland Street Standards. If necessary to provide required frontage improvements, the area necessary for street improvements shall be dedicated as public street right-of-way or a public pedestrian access easement provide. Right-of-way dedications or easements shall be submitted for review and approval of the Planning and Engineering Divisions.
- h. That a final Landscaping and Irrigation Plan shall be provided for review and approval. This plan shall include: 1) irrigation details satisfying the requirements of the Water Conserving Landscaping Guidelines and Policies found in AMC 18.4.4; 2) identification of the placement and screening of the required recycling/refuse area; 3) final proposed lot coverage calculations including all building footprints, driveways, parking, and circulation areas. Lot coverage shall be limited to no more than 65 percent as allowed in the HC zoning district; 4) identification of two required mitigation trees.
- i. An arborist report assessing the condition of existing trees and their abilities to accommodate the proposed construction and a Tree Protection Plan prepared by a certified arborist to address trees on the subject property and on adjacent properties within 15 feet of the property line shall be submitted for the review and approval of the Staff Advisor.
- j. Demonstration that exterior lighting shall be directed onto the property and shall not directly illuminate adjacent proprieties shall be provided for the review and approval of the Staff Advisor. Exterior lighting details including fixture specifications, placement details and shrouding details (*if necessary*) shall be provided on building permit submittals.
- k. That exterior building materials and paint colors shall be compatible with the surrounding area and consistent with those described in the application materials. Sample exterior building colors shall be provided with the building permit submittals for review and approval of the Staff Advisor. Very bright or neon paint colors shall not be used in accordance with the Site Design and Development Standards.
- l. That the building permit submittals shall include verification that required parking spaces and back-up areas meet the dimensional requirements of the land use ordinance.
- m. That the building permit submittals shall identify the required sheltered bicycle parking spaces. The building permit submittals shall verify that the bicycle parking design, spacing and coverage requirements in AMC 18.4.3.070 are met, and all bicycle parking shall be installed in accordance with the approved plan prior to the issuance of the certificate of occupancy.
- n. That the building permit submittals shall identify all proposed mechanical equipment in the elevation drawings, as required in AMC 18.5.2.040.B.4.a., and that these drawings shall include screening meeting the requirements of AMC 18.4.4.030.G.4 to limit the view of all roof-mounted mechanical equipment from public rights-of-way and adjacent residentially-zoned properties through the placement of parapets, walls or other sight-blocking features

at least equal in height to the proposed mechanical equipment. Mechanical equipment installation and operation shall be consistent with the provisions of the Ashland Municipal Code, including but not limited to noise attenuation.

10. That prior to the issuance of a building permit:
 - a. That the tree protection fencing and other tree preservation measures shall be installed according to the approved plan, inspected and approved by the Staff Advisor prior to any site work, including demolition, staging or storage of materials, or issuance of the building permit. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.4.5.030.C. and no construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.
 - b. That all necessary building permits fees and charges, including permits for new electric and water services, and system development charges for water, sewer, storm water, parks, and transportation shall be paid prior to the issuance of a building permit.
 - c. The requirements of the Ashland Fire Department, including approved addressing, fire apparatus access, firefighter access pathway, fire hydrant clearance, fire department connection (FDC), and provisions for a key box must be complied with prior to issuance of the building permit or the use of combustible materials. Fire Department requirements shall be included on the engineered construction documents. If a fire protection vault is required, the vault shall not be located in the sidewalk corridor.

11. That prior to the issuance of a certificate of occupancy:
 - a. That the required bicycle parking shall be installed according to the approved plan, inspected and approved by the Staff Advisor.
 - b. That all landscaping and irrigation shall be installed in accordance with the approved plans, inspected and approved by the Staff Advisor. Replacement trees to mitigate the two trees removed shall be planted and irrigated according to the approved plan.
 - c. That all public improvements including but not limited to the sidewalk, irrigated street trees, and street lighting along Maple and Chestnut Streets shall be installed under permit from the Public Works Department and in accordance with the approved plan prior to the issuance of a certificate of occupancy. All street trees shall be chosen from the adopted Street Tree List and shall be planted in accordance with the specifications contained therein. The street trees shall be irrigated.
 - d. That the screening for the trash and recycling containers shall be installed in accordance with the Site Design and Development Standards prior to the issuance of a certificate of occupancy. An opportunity to recycle site of equal or greater size than the solid waste receptacle shall be included in the trash enclosure in accordance with 18.4.4.040.

- e. That all exterior lighting shall be directed on the property and shall not directly illuminate adjacent properties.

Planning Commission Approval

October 10, 2017

Date



PLANNING ACTION: 2017-00406

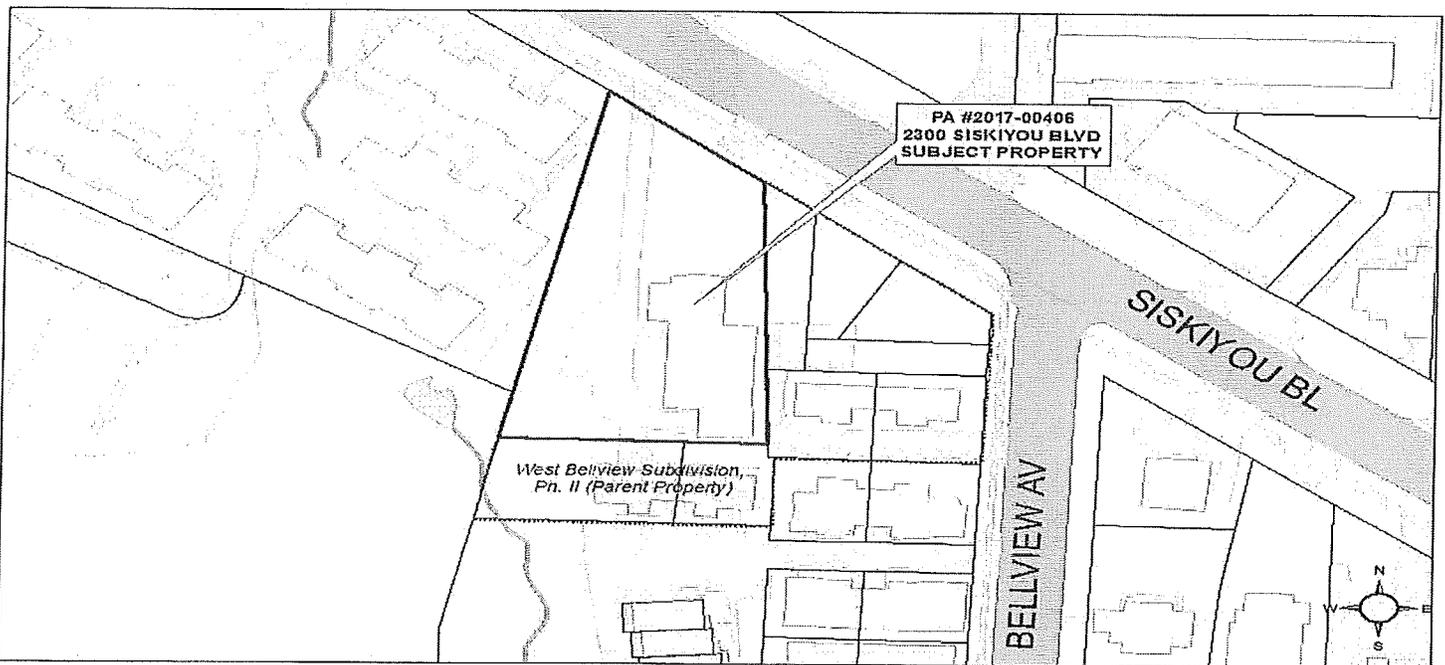
SUBJECT PROPERTY: 2300 Siskiyou Boulevard

OWNER/APPLICANT: Jake Hayes & Angie Renick-Hayes

DESCRIPTION: A request for Outline Plan, Final Plan and Site Design Review approval for a seven-lot/six-unit subdivision as Phase III of the West Bellview Subdivision under the Performance Standards Options Chapter (AMC 18.3.9) for the property located at 2300 Siskiyou Boulevard. The application includes requests for: the modification of the West Bellview Subdivision (PA #96-131) to allow additional units, an Exception to the Site Development and Design Standards to allow the placement of two parking spaces between the buildings and the street, and a request for a Tree Removal Permit to remove four trees six-inches in diameter at breast height (d.b.h.) or greater. **COMPREHENSIVE PLAN DESIGNATION:** Low-Density Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 14CA; **TAX LOT #:** 7800

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, September 7, 2017 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: Tuesday, September 12, 2017 at 7:00 PM, Ashland Civic Center, 1175 East Main Street
 [CONTINUED TO OCTOBER 10, 2017 at 7:00 PM]



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.

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.

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.

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.

**ASHLAND PLANNING DEPARTMENT
STAFF REPORT ADDENDUM**

October 10, 2017

PLANNING ACTION: #2017-00406

OWNER/APPLICANT: Jake Hayes & Angie Renick-Hayes

LOCATION: 2300 Siskiyou Boulevard

ZONE DESIGNATION: R-2

COMP. PLAN DESIGNATION: (Low Density, Multi-Family Residential)

ORDINANCE REFERENCES:

(See also <http://www.codepublishing.com/OR/Ashland/#!/LandUse/index.html#NT>)

- 18.2.4 General Regulations for Base Zones
- 18.2.5 Standards for Residential Zones
- 18.3.9 Performance Standards Options & PSO Overlay
- 18.4.2 Building Placement, Orientation & Design
- 18.4.3 Parking, Access and Circulation
- 18.4.4 Landscaping, Lighting & Screening
- 18.4.5 Tree Preservation and Protection
- 18.4.6 Public Facilities
- 18.4.7 Signs
- 18.4.8 Solar Access
- 18.5 Application Review Procedures and Approval Criteria
- 18.5.2 Site Design Review
- 18.5.3 Land Divisions & Property Line Adjustments
- 18.5.7 Tree Removal
- 18.6.1 Definitions

APPLICATION DEEMED COMPLETE ON: September 2, 2017

REQUEST: A request for Outline Plan, Final Plan and Site Design Review approval for a seven-lot/six-unit subdivision as Phase III of the West Bellview Subdivision under the Performance Standards Options Chapter (AMC 18.3.9) for the property located at 2300 Siskiyou Boulevard. The application includes requests for: the modification of the West Bellview Subdivision (PA #96-131) to allow additional units, an Exception to the Site Development and Design Standards to allow the placement of two parking spaces between the buildings and the street, and a request for a Tree Removal Permit to remove four trees six-inches in diameter at breast height (d.b.h.) or greater.

I. Relevant Facts

1) **Background - History of Application**

This action was scheduled to be heard at the September meeting. Subsequent to preparation of the staff report and distribution of packet materials, a neighbor raised concerns that the site plan was based on a subdivision survey map which differed from the subdivision survey plat that had been recorded with Jackson County when the subdivision was created and which did not correctly depict the property lines relative to neighboring properties.

The applicants requested a continuance and provided an extension of the 120-day timeline to allow time to modify the application materials to reflect the recorded survey plat.

2) **Detailed Description of the Site and Proposal**

Current Proposal

The applicants have provided revised submittals reflecting six proposed units in a configuration largely consistent with the materials provided in the September packet. They have noted that they modified three units' designs (i.e. there are now five unique floor plans for the six units where only two different floor plans were previously proposed) and shifted buildings incrementally.

The current application continues to request Outline Plan, Final Plan and Site Design Review approval for a seven-lot/six-unit subdivision which would be a third phase of the West Bellview Subdivision under the Performance Standards Options Chapter (AMC 18.3.9). The application includes requests for: the modification of the West Bellview Subdivision (PA #96-131) to allow additional units, an Exception to the Site Development and Design Standards to allow the placement of two parking spaces between the buildings and the street, and a request for a Tree Removal Permit to remove four trees six-inches in diameter at breast height (d.b.h.) or greater.

II. Project Impact

With regard to the revised proposal, staff has identified the following issues:

Separation Between Buildings & Solar Access (Units 4 and 5): Staff had recommended conditions #8b and #8f in the September staff report requiring that calculations demonstrating compliance with the building separation and solar access requirements. The applicants have provided a Solar Plan (Sheet A0.07) to illustrate the shading they've identified between Units #3 & #4 and Unit #5. In preliminary analysis, it does not appear that the solar path shown is consistent with the angle of the sun at noon on December 21st in Ashland, and the shadow height at the property line is roughly 13 feet where only a six-foot shadow is typically allowed. In past applications under the Performance Standards Options Chapter, the Commission has at times allowed a solar shadow to shade no higher than the window sill on the wall of the unit to the north, and staff would recommend that the Commission consider whether a similar

measure of flexibility with regard to solar access is appropriate here.

Trees: In visiting the site with Planning Commissioners prior to the September meeting, staff noted that there were some trees on site which appeared to not be identified in the Tree Protection Plan and which were numbered with tags from a previous tree inventory. Staff has raised this issue with the applicant, and the revised submittals note, "*An initial tree survey was performed over ten years ago for a proposed development that never occurred. At that time, many trees were tagged with plates. Of the tagged trees remaining particularly along the western edge of the property, all but one identified to be saved have been identified as unsuitable types of trees for any urban development. One of the tagged trees is within the common recreation area and can be preserved, if required.*" This discrepancy was identified after the Tree Commission's meeting and recommendation, and without identification or assessment of these trees in the current application, staff does not believe that their removal can be adequately considered or approved here. As such, staff believe it would be appropriate to limit tree removals approve to those requested here and to require that additional trees be identified in a revised inventory and protection plan prior to approval of a survey plat. Should additional removals be required with the proposal, the applicants would need to pursue modification of the approval. A condition to this effect is recommended below.

III. Procedural - Required Burden of Proof

The criteria for Outline Plan approval from the Performance Standards Options Chapter are detailed in AMC 18.3.9.040.A.3 as follows:

- 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.*

The criteria for Final Plan approval from the Performance Standards Options Chapter are detailed in AMC 18.3.9.040.B.5 as follows:

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.*

The criteria for Site Review approval from the Site Design Review Chapter are detailed in AMC 18.5.2.050 as follows:

- 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.*

IV. Conclusions and Recommendations

As indicated last month, the proposal provides for the redevelopment of an underutilized site more in keeping with the underlying zoning, and in so doing provides common recreation space to take advantage of the site's proximity to Clay Creek as an amenity to all residents of the development, rather than privatizing it into individual backyards.

In staff's view, the application with the attached conditions complies with all applicable City ordinances, and merits approval. Should the Commission concur, staff would recommend that following conditions be attached to the approval:

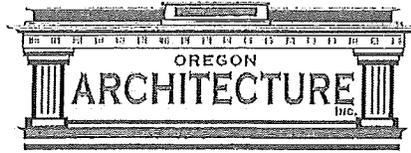
1. That all proposals of the applicant shall be conditions of approval unless otherwise modified herein.
2. That the plans submitted for the building permit shall be in conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify the current Site Design Review approval shall be submitted and approved prior to issuance of a building permit.
3. That any new addresses shall be assigned by City of Ashland Engineering Department.
4. That permits shall be obtained from the Oregon Department of Transportation (ODOT) and evidence of approval provided to the Ashland Public Works/Engineering Division prior to any work in the Siskiyou Boulevard state highway right-of-way.
5. That the applicants shall obtain approval of a Demolition Permit through the Building Division prior to the demolition of the existing home if deemed necessary by the Building Official.
6. That all recommendations of the Ashland Tree Commission shall be conditions of approval where consistent with applicable standards and criteria and with final approval the Staff Advisor.
7. That the patios illustrated in proposed side yards shall not exceed 30-inches in height to be considered exempt from side yard setbacks as provided in the general exceptions in AMC 18.2.5.040. Patios shall not extend into floodplain corridor lands or water resource protection zones.
8. That prior to the signature of the final survey plat:
 - a. That a final survey plat shall be submitted within 18 months of the final decision date of the preliminary partition plat for review and approval by the City of Ashland.
 - b. All easements for public and private utilities, fire apparatus access, and reciprocal utility, maintenance, and access shall be indicated on the final survey plat as required by the Ashland Engineering Division.
 - c. That a final utility plan for the parcels shall be submitted for review and approval by the Planning, Engineering, and Building Divisions prior to signature of the final survey plat. The utility plan shall include the location of connections to all public facilities including the locations of water lines and

- meter sizes, fire hydrants, sanitary sewer lines, storm drain lines and electric services. Vaults and meters shall be located outside of the sidewalk corridor, in areas least visible from streets, while considering access needs.
- d. That the location and final engineering for all storm drainage improvements associated with the project, shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions prior to signature of the final survey plat. Storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system (i.e., curb gutter at public street, public storm pipe or public drainage way) or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.
 - e. That the applicant shall submit an electric design and distribution plan including load calculations and locations of all primary and secondary services including transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric Department prior to the signature of the final survey plat. Transformers and cabinets shall be located outside of the sidewalk corridor, in areas least visible from streets and outside of vision clearance areas, while considering the access needs of the Electric Department.
 - f. That the electric services shall be installed underground to serve all six proposed units parcels prior to signature of the final survey plat. At the discretion of the Staff Advisor, a bond may be posted for the full amount of underground service installation (with necessary permits and connection fees paid) as an alternative to installation of service prior to signature of the final survey plat. In either case, the electric service plan shall be reviewed and approved by the Ashland Electric Department and Ashland Engineering Division prior to installation.
 - g. That the sanitary sewer laterals and water services including connection with meters at the street shall be installed at the applicants' expense for all six proposed units prior to the signature of final survey plat.
 - h. That the driveway shall be paved to 20-foot width, with a vertical clearance of 13 feet, six inches, and be able to withstand 44,000 pounds prior to the signature of the final survey plat. The driveway shall be constructed so as to prevent surface drainage from flowing over the private property lines, sidewalks and/or public ways in accordance with AMC 18.5.3.060.G.
 - i. That common area and open space improvements (i.e. landscaping and irrigation, etc.) shall be installed or bonded for in accordance with the procedures in the Subdivision chapter prior to signature of Final Survey Plat.
 - j. That CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor prior to signature of the final survey plat. The CC&R's shall describe responsibility for the maintenance of all common use-improvements including landscaping, driveways, planting strips and street trees, and include a clear statement that garages are to be used only for parking and not for storage.
 - k. That all fencing shall be consistent with the provisions of the "Fences and Walls" requirements in AMC 18.4.4.060. The draft CC&Rs shall include

stipulations on height limitations for front, side and rear yard, and shall note that fences adjacent to common open space areas shall not exceed four feet. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.

- l. A final landscaping and irrigation plan to include irrigation details satisfying the requirements of the Water Conserving Landscaping Guidelines and Policies found in AMC 18.4.4 which includes: 1) A clear delineation of the proposed treatment of the required recreation/open space; 2) Identification and placement of required street trees and mitigation trees; 3) Identification of the selection and placement of measures to screen the two parking spaces in front of Unit #6 (i.e. sight obscuring landscape screening and/or fencing); 4) Final proposed lot coverage calculations including all building footprints, driveways, parking, and circulation areas shall be provided for the review and approval of the Staff Advisor. Lot coverage shall be limited to no more than 65 percent as allowed in the R-2 zoning district; 5) Irrigation details satisfying the requirements of the Site Design and Use Standards Water Conserving Landscaping Guidelines and Policies and showing park row improvements
 - m. The applicants shall provide solar setback calculations demonstrating that the proposed Lots #3 and #4 comply with the solar access requirements of AMC 18.4.8.040.
 - n. That street trees, one per 30 feet of street frontage, shall be installed on the Siskiyou Boulevard frontage prior to the signature of the final survey plat. All street trees shall be chosen from the adopted Street Tree List and shall be planted in the park row plantings strip in accordance with the specifications contained therein. The street trees shall be irrigated.
 - o. The applicants shall obtain City Council approval to release the current deed restriction on the property which restricts it from further development.
 - p. That the property owner shall sign in favor of a Local Improvement District for the future street improvements, including but not limited to paving, curbs, gutters and storm drainage, park rows with street trees, and sidewalks for Siskiyou Boulevard prior to signature of the final survey plat. The agreement shall be signed and recorded concurrently with the final survey plat.
 - q. That a revised Tree Inventory and Tree Protection Plan be provided for the review and approval of the Staff Advisor. This plan shall identify and address all trees on the site and adjacent to the site within 15 feet of the property line which are six-inches in diameter at breast height or greater. Should additional tree removals beyond the specific removals requested here be required, the applicants would need to request modification of this approval.
9. That the building permit submittals shall include:
- a. Identification of all easements, including but not limited to any public or private utility easements or fire apparatus access easements.
 - b. Solar setback calculations in the form $[(\text{Height}-6)/(0.445 + \text{Slope}) = \text{Required Solar Setback}]$ demonstrating that proposed Lots #3 and #4 comply with the solar access requirements of AMC 18.4.8. Permit submittals shall include elevation drawings or cross sections clearly identifying the highest shadow producing point(s) and their height(s) from natural grade to support the required calculations.

- c. Demonstration that exterior lighting shall be directed onto the property and shall not directly illuminate adjacent properties. Exterior lighting details including fixture specifications, placement details and shrouding details (*if necessary*) shall be provided on building permit submittals.
 - d. That exterior building materials and paint colors shall be compatible with the surrounding area and consistent with those described in the application materials. Sample exterior building colors shall be provided with the building permit submittals for review and approval of the Staff Advisor. Very bright or neon paint colors shall not be used in accordance with the Site Design and Development Standards.
 - e. That storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system (i.e., curb gutter at public street, public storm pipe or public drainage way) or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.
 - f. That the building permit drawings shall including calculations demonstrating that the proposed buildings comply with the Separation Between Buildings requirements of AMC 18.3.9.070.B.
10. That prior to the issuance of a building permit:
- a. That the tree protection fencing and other tree preservation measures shall be installed according to the approved plan, inspected and approved by the Staff Advisor prior to any site work including demolition, staging or storage of materials, or the issuance of a building permit. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.4.5.030.C. and no construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.
 - b. That all necessary building permits fees and charges, including permits for new electric and water services, and system development charges for water, sewer, storm water, parks, and transportation shall be paid prior to the issuance of a building permit.
 - c. The requirements of the Ashland Fire Department, including approved addressing, fire apparatus access, and fire sprinklers for Units #3 and #4, shall be complied with prior to issuance of the building permit or the use of combustible materials. Fire Department requirements shall be included on the engineered construction documents. If a fire protection vault is required, the vault shall not be located in the sidewalk corridor.
10. That prior to the issuance of a certificate of occupancy:
- a. That all landscaping and irrigation, including irrigated street trees, shall be installed in accordance with the approved plans, inspected and approved by the Staff Advisor.
 - b. That all exterior lighting shall be directed on the property and shall not directly illuminate adjacent properties.



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Revised August 1, 2017

Revised September 22, 2017

**ZONING PERMIT APPLICATION FOR THE CONSTRUCTION OF SIX UNITS LOCATED AT 2300 SISKIYOU BOULEVARD
FINDINGS OF FACT**

NARRATIVE

The Owner proposes to construct six single story residential units on six pad lots on an existing .55 acre site located at 2300 Siskiyou Boulevard within the City limits of Ashland. The lot is part of an approved, three phase planned unit development known as Siskiyou Bellview. The redevelopment of this existing lot will be the final phase of this development originally approved in 1997. The original approval was for a maximum of 15 units on two over-sized lots located on the southwest corner of Bellview Avenue and Siskiyou Boulevard. Previously approved phases included two lots in the West Bellview Subdivision planned unit development, and six lots on the corner parcel. The owner of 2300 Siskiyou is proposing to create 6 additional units on that site, one less than the maximum density allowed, but still meeting Ashland's overall density goals within the city.

The two original sites contained a number of specimen trees, located primarily around the perimeter of the corner lot. During the construction of new units in Phases 1 and 2 of the project, the safety of specimen trees still surviving (several had died because of old age and lack of care) was addressed and they are looking better because of it. The trees along Siskiyou Blvd in front of number 2300 did not fare as well, however. The current tree survey indicates that most of those surviving trees are in poor shape or dead, and in fact, the city has already removed several. There is only one specimen tree that can still be saved and the proposed site plan accommodates that. In addition, there are two trees at the rear of the property that are in good shape, although not specimen trees that can be accommodated in the landscape design. An initial tree survey was performed over 10 years ago for a proposed redevelopment that never occurred. At that time many of the trees were tagged with plates. Of the tagged trees remaining particularly along the western edge of the property, all but the one identified to be saved have been identified as unsuitable types of trees for any urban development. One of the tagged trees is within the common recreation area and can be preserved, if required.

In this final phase (Phase 3) of the Siskiyou-Bellview development the current owner proposes to subdivide the remaining original lot into six building lots and one access and open space lot to be owned and managed by an Association of the owners of the 6 newly created lots. The Association will be responsible for driveway maintenance and the general upkeep of the common open space. Individual unit owners will be responsible for their own home exterior maintenance. There exists one pedestrian oriented access easement along the northern edge of the adjacent parcel. It creates a connection from the existing units to the east and south to the edge of the creek to the west. It is outside the perimeter of this site, but access to it is available from the common space of this development. At one point a bridge was proposed by the City that would connect this bank with a to-be-created park area on the west side of Clay Creek. To date that has not been developed, but the plan remains.

PREVIOUS APPROVAL CONDITIONS OF PA #96-131

The site received final approval on March 11, 1997 for 8 additional units on existing or new lots, with a maximum density of 15 units. That approval was contingent upon meeting 17 conditions, all of which were met. One condition requires modification or additional approval, as indicated below, for this proposal to be approved.

CONDITION 16: "That a deed restriction in favor of the City of Ashland be placed on the lot containing the existing residence prohibiting the further division of the property."

On July 28, 1998 a document was recorded on the title of the property that states "Agree that Lot 27, in accordance with the conditions for outline and final plan and site review approval in the city of Ashland planning Actions 96-131 and 96-079 is prohibited from being further divided unless approved by the City of Ashland."

From the minutes of the meeting where this action was originally discussed, it appears the developer of the property at the time had a contractual agreement with the original owner of the property in that he agreed to keep the single-family house as a life estate for the original owner's wife, and Condition 16 was a reflection of that developer's informal agreement with the original landowner.

Fast forward 20 years, and the reason for the development limitation is long gone. Today a lone single-family residence in this location is out of character with the surrounding neighborhood and inconsistent with Ashland's stated residential density goals. In brief, I believe the time has come to lift the ban and allow the redevelopment of this lot to be consistent with the neighborhood – and with the Planning Commission's preferences in 1996.

Removing that previous restriction is part of the approval request for this proposed redevelopment.

OTHER GENERAL DEVELOPMENT ISSUES

DENSITY: The Planning Action of 1996 allowed for the overall density of 15 units for this entire development. Eight additional units were approved under that action, leaving available density of six additional units (plus the existing house. This request is for five additional units (plus one unit replacing the existing single-family residence) for a total density of 14 units on the parcel approved for 15 units. The proposed density is less than the maximum allowed under the 1996 approval.

NATURAL FEATURES: The most prominent natural feature is the bank of Clay Creek. The Creek doesn't actually touch this site (it grazes the SW corner of Lot 7801 of Phase II of the Siskiyou Woods PUD), but the Creek flood plain does run along the west boundary of this site. It has been taken in to account in the overall development of this lot.

The original development provided a dedicated reserve area at the NW corner of Lot 7801, abutting the SW corner of Lot 7800 that was intended to connect at some point in the future with a planned City park to be located on the west side of Clay Creek. In conjunction with that a pedestrian access easement was established to allow residents of Siskiyou-Bellview Phase I access to this area.

ORIENTATION TO THE STREET: The two units that front on Siskiyou Boulevard will have front entries that face the street, as well as pedestrian access from the sidewalk. There will be two of the required parking spaces between Unit 6 and Siskiyou Blvd.

PERIMETER SETBACKS: Perimeter setbacks meet the requirements of AMC 18.3.9.040.

OPEN SPACE/RECREATIONAL OPEN SPACE: We have accounted for open space and recreation space in a number of different ways. In both Phase I and Phase II each unit has its own private open space. In addition, there was always planned to be the open space bisected by the Lot 7800/7801 property line available to residents of both phases of the project. Access to that space is assured by the pedestrian access easement already in place that connects to it.

This final phase is proposing common open space that exceeds the 8% minimum required by the Land Development Code to be located adjacent to the already easement protected open space. In addition, each unit will have its own private outdoor space in the form of a patio or deck.

WATER RESOURCE PROTECTION: As mentioned earlier, Clay Creek is a local water resource. While it does not directly connect to this parcel, its potential flood plain does impact the site. That limitation has been taken into account and unit development is outside this sensitive area. The sensitive area is indicated on the proposed site plan.

FLOOR PLAIN CORRIDOR LANDS: Again, in this location the City of Ashland Flood Plain map diverges from the FEMA Flood Plain map for this area. The Ashland map is more stringent. We have used the Ashland map to identify the area that is considered flood sensitive. We have attached a copy of that map to this Application for review and reference.

APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE TO SUPPORT APPROVAL OF THIS PHASE OF THE DEVELOPMENT

The following sections of the Ashland Municipal Code are applicable to this Application: AMC 18.3.9.040.A; AMC 18.5.2.050; AMC 18.4.6.020.B.1 and AMC 18.5.7.040.B.2.

Section 18.1.3 – Legal Lot. As part of the process for development of this site, six new pad lots will be created, with the remainder lot becoming a parcel controlled by a homeowners' association and owned in common by the 6 pad lot owners. This criterion is met by this project.

Section 18.2.2.030 – Allowed Uses. The land is currently zoned R-2, residential medium density. Only single family dwellings are proposed for this development and all will be on their own pad lot. Single family dwellings in either single or paired configurations are allowed in this zone. This criterion is met by this project.

Section 18.2.3 – Special Uses Standards. There are no special uses proposed within this development. This criterion is met by this project.

Section 18.2.4.020 – Mechanical Equipment. Mechanical equipment for the units will be ground mounted and will be on an interior side of the lot and will be screened from the public right-of-way. This criterion is met by this project.

Section 18.2.2.030 – Vision Clearance. No obstructions will be placed within the vision clearance area where the drive meets the public right-of-way. This criterion is met by this project.

Section 18.2.5.030 – Standards for Residential zones.
Front yard setback – 15 feet

Front porch setback – 8 feet
Side yard setback – 6 feet
Rear yard setback – 10 feet, plus 5' for half story.
Maximum height – 35 feet
Building Separation for buildings on same site – 1/2 the height of the tallest building.
Maximum Lot Coverage – 65%
Minimum Landscaped area – 35%
Minimum Outdoor Recreation Space – 8% of developed area

Setbacks and areas are graphically shown on the site plan for City review. This criterion is met by this project.

Section 18.2.5.050 – Affordable Housing. No development bonuses are requested for affordable units.

Section 18.2.5.060 – Yard Exceptions. No yard exceptions are requested for this project.

Section 18.2.5.080 – Residential Density. For the R-2 zone density is calculated as 13.5 DU per Acre. For a .58 Acre site the calculated density is 7.83 DUs. This proposal is for 6 units. This criterion is met by this project.

Section 18.2.5.090 – Standards for New Single Family Dwellings. Units shall utilize at least two of the following design features to provide visual relief along the front of the residence:

1. Dormers
2. Gables
3. Recessed entries
4. Covered porch entries
5. Cupolas
6. Pillars or posts
7. Bay window (min. 12" projection)
8. Eaves (min. 6" projection)
9. Off-sets in building face or roof (min. 16")

The units employ design features 1, 2, 3, 4, 6, 7, 8 and 9. This criterion is met by this project.

Section 18.3.1 – Special Overlay Districts. This site is not located within any special overlay district so this Section does not apply.

Section 18.3.9 – Performance Standards Option.

k. A written statement containing an explanation of:

i. The character of the proposed development and the manner in which it has been designed to take advantage of the Performance Standards concept. The overall concept of the development is to keep it low-scale, matching the densities and the open spaces of the adjacent development. The new units are primarily one-story to minimize the solar impact and view interruption to adjoining properties. The units will be similar in siding and architectural detailing as the existing units.

ii. The proposed manner of financing. Project financing will be private lender.

iii. *The present ownership of all the land included within the development.* The land is presently owned by this developer.

iv. *The method proposed to maintain common open areas, buildings and private thoroughfares.* The site will be covered by a Homeowners' Association. The Association will hold title to the common driveway and be responsible for its maintenance. Association Rules and Guidelines will also determine limitations for fencing and requirements for the upkeep of individual units.

The Association will also hold title to all common elements (including easements) and be responsible for their maintenance.

v. *The proposed time schedule of the development.* The developer would like to begin construction of the project as soon as permits are issued. In practical terms, that means they are expecting to begin in the Fall of 2017 or Spring of 2018.

vi. *The findings of the applicant showing that the development meets the criteria set forth in this ordinance and the Comprehensive Plan.* See this narrative and findings.

PART 4 – SITE DEVELOPMENT STANDARDS

Section 18.4.2.030 – Residential Development.

A. Purpose and Intent.

1. Crime Prevention and Defensible Space.

a. *Parking Layout* – Each unit is provided with one garage space. In addition, there are also 6 open parking spaces provided, all located within a few feet of a unit front door and visible from unit windows. Four spaces are located between Units 2 and 3 and two spaces are located between Unit 6 and Siskiyou Blvd. In addition, driveways to each unit are deep enough to provide another parking space even though these are not counted towards the overall parking requirement. This criterion is met by this project.

b. *Orientation of Windows* – Windows are located on every building elevation so that vulnerable areas can be easily surveyed by residents. This criterion is met by this project.

c. *Service and Laundry Areas* – Service and laundry areas are located within the units. The community mail box kiosk is located in a visible and defensible spot along the main driveway.

d. *Hardware* – The site is designed with the principals of defensible space, so no additional security hardware is proposed. This criterion is met by this project.

e. *Lighting* – Site security lighting is to be provided in two ways: each front porch and rear entry will have a security light. There will also be three low scale residential street lights proposed for the main drive. These lights will be designed in such a way as to not shine above the horizontal plane to minimize lighting adjacent properties. This criterion is met by this project.

f. *Landscaping* – Landscaping in a for-sale development ultimately will be under the purview of future owners, but the initial landscape plan will not include tall shrubs or other features that will discourage informal surveillance of the site by residents. This criterion is met by this project.

B. *Applicability.* The above Section applies to this project, except as modified by Section 18.5.2.020.

C. Building Orientation.

1. *Building Orientation to Street* – Residential Buildings located within 20 feet of a street shall have the primary entrance facing the street. In this section of the entire Siskiyou Bellview development the building orientation of the two units fronting Siskiyou Boulevard have entrances facing the public street. All other units face the internal drive.

2. *Limitation on Parking Between Primary Entrance and Street* – Automobile circulation or off-street parking is not allowed between the building and the street. Vehicular site circulation does not occur between the buildings and the public right-of-way. Two parking spaces are placed between Unit 6 and Siskiyou Blvd, but there is not practical place to locate them anywhere else on the site. The Developer is seeking an Exception to this criterion.

3. *Build-to Line* – No such limitation exists on this parcel. This Section is not applicable.

D. Garages.

1. *Alleys and Shared Driveways* – This site does not abut an alley, but it does have a shared driveway. All the garages face the shared driveway. This criterion is met by this project.

2. *Setback for Garage Opening Facing Street* – Garages are setback farther than 20 feet from the street, so the project complies with this Section of the Code. This criterion is met by this project.

E. Building Materials. Buildings are designed to have muted earth tone colors on the exteriors. This criterion is met by this project.

F. Streetscape. The site has 102 feet of frontage along Siskiyou Boulevard. Consequently, three street trees from the approved list will be provided along the right-of-way frontage. This criterion is met by this project.

G. Landscaping and Recycle/Refuse Disposal Areas. Garbage cans and recycling containers will be stored in unit garages. This criterion is met by this project.

H. Open Space. Each unit is to be provided with recreation and open space, and an outdoor patio space has been designated on the site plan. In addition, there is an existing recreation easement and access to the creek that will be maintained. The intention, once upon a time, was for someone to construct a bridge across the creek. That can still be accomplished if abutting property owners agree to do it. This criterion is met by this project.

Section 18.4.3.040 – Parking ratios. Two spaces per unit are required. Two spaces on site are provided for the project. There is no on-street parking at this location, so no credits are requested for on-street parking. This criterion is met by this project.

Section 18.4.3.050 – Accessible Parking. This is a single family development, so this Section does not apply to this project.

Section 18.4.3.060 – Parking Management Strategies. This Section does not apply to this project.

Section 18.4.3.070 – Bicycle Parking for Residential Units. Bicycle parking will be provided in the garage of each unit. This criterion is met by this project.

Section 18.4.3.080 – Vehicle Area Design.

A. *Parking Location.* This Section does not apply to this project.

B. *Parking Area Design.* Spaces for vehicles, including garages shall be a minimum of 9 feet by 18 feet. No compact spaces are proposed. Exterior spaces are 9 x 18 feet. Garages are 11 x 20 feet. This criterion is met by this project.

C. *Vehicular Access and Circulation.* This Section does not apply to this project.

D. *Driveways and Turn-Around Design.* Driveways serving seven or less and less than 150 feet in length shall have a driving surface of at least 12 feet. The driveway for this project is proposed to be 15 feet in width and less than 150 feet. This criterion is met by this project.

E. *Parking and Access Construction.* All driveways and parking areas shall be paved, with storm water drainage designed to not produce runoff onto the public right-of-way. Parking areas with more than one space will be striped and will have either curb stops or a curb to prevent vehicles from driving onto landscaped areas. This criterion is met by this project.

Section 18.4.3.090 – Pedestrian Access and Circulation. This Section does not apply to this project.

Section 18.4.4.030 – Landscaping and Screening. Landscaping plants will be installed to provide 90% coverage within 5 years of the date of installation. Native plants and water conserving plants will be provided. Street trees will have a minimum 2" caliper at the time of installation. Other trees to be provided will have a minimum 1.5" caliper at the time of installation. The site plantings will be on a fully automated irrigation system meeting the requirements of the Land Development Code. See the landscape planting plan for additional details. This criterion is met by this project.

Section 18.4.4.040 – Recycling and Refuse Disposal Areas. All units will be issued refuse and recycling containers, which will be stored in individual unit garages. This criterion is met by this project.

Section 18.4.4.050 – Outdoor Lighting. Minimal outdoor lighting is proposed for the development. There will be three residential style street lights along the driveway, and exterior lights at the building entrances. No general site lighting is proposed. This criterion is met by this project.

Section 18.4.4.060 – Fences and Walls. There are some existing fences and low retaining walls at the site perimeter where this site intersects with adjacent parcels. Those are expected to remain. No interior fences or landscaping walls are currently proposed. This criterion is met by this project.

Section 18.4.5 – Tree Preservation. An existing tree inventory/ survey has been completed. The proposed plan has been superimposed over the existing tree inventory and trees that are to remain or be demolished have been identified. For those trees to remain, tree protections are indicated on the plan and protection details have been provided. There are no heritage trees on this site. This criterion is met by this project.

Section 18.4.6.020 – Exceptions and Variances

1. *Exceptions to Street Standards.* This section is not applicable as no public streets are proposed. The development will only have a privately owned and maintained driveway.

Section 18.4.6.030 – Public Facilities. The existing sidewalk along Siskiyou is currently an asphalt paved multi-use path. The path is separated from the motoring surface by a roadside storm swale. That path was constructed in the recent past and is heavily used by both pedestrians and bicyclists. Recently the City has changed its standards and wants to alter the public right-of-way improvements to a standard sidewalk, park strip curb, gutter and bike lane. The adjacent parcel (Phase 1 of this project) was allowed to defer these changes until such time as a preponderance of property owners along this stretch of Siskiyou Boulevard, or the City, were in a position to make these improvements over a significant stretch of the right-of-way.

To change a mere 100 feet of frontage will cause chaos and could lead to unsafe conditions, especially during inclement weather. The Developer wishes to defer these changes until such time as more parties sign on to a project and is agreeable to that stipulation.

Section 18.4.6.040 – Street Design Standards. No new public streets are proposed as part of this development. This Section does not apply to this project.

Section 18.4.6.070 – Sanitary Sewer and Water Service Improvements. This project will be connected to City water and sewer mains that are found in Siskiyou Boulevard. There is adequate capacity in the lines to serve the additional units. This criterion is met by this project.

Section 18.4.6.080 – Storm Drainage and Surface Water Management Facilities. The site will have storm water management design that meets current State of Oregon and City of Ashland requirements. This criterion is met by this project.

Section 18.4.6.090 – Utilities. Franchise utilities will be provided to each unit in the proposed development. All franchise utilities will be placed under ground. They will include electricity, gas, cable, internet and telephone. This criterion is met by this project.

Section 18.4.7 – Signs. This Section is not applicable to this project.

Section 18.4.8.030 – Solar Setback. We have provided a solar shading analysis sheet with the application packet. This analysis shows the requirements of this section have been met.

Section 18.4.9 – Disc Antennas. This Section is not applicable to this project.

Section 18.4.10 – Wireless Communication Facilities. This Section is not applicable to this project.

Section 18.5.2.020.B – Residential Design Review. This project is subject to design review. The review shall be a Type I review. 18.5.2.050 Approval Criteria An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

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 Land Use Ordinance Development and Design Standards.

Lot 7800 is a rather large lot with a relatively small frontage along Siskiyou Boulevard. The lot is zoned R-2. We believe strict adherence to the provisions of the subdivision sections of AMC 18.5.3 would lead to an inferior development, while meeting the letter or the ordinance would not meet the overall goals of the City of Ashland for housing. By utilizing performance standards and the Site Plan Review standards we believe this development will better address those goals, promote more responsible development and protect available site open space for all residents within the three phases of the Siskiyou Bellview Planned Unit Development.

Section 5.7.040 – Tree Removal Permits.

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 18.3.10.

There are twelve trees listed on the tree survey, which was performed in January of 2016. The three listed as dead and the one listed as failing (trees 1-4) have been removed as hazards. In addition, tree #9 was uprooted in a storm during 2016 and has also been removed. Trees 5-7 and 10-11 will need to be removed for the development. We think that with careful pruning, trees 8 and 12 can be retained. The developer is proposing that four feet of the 20-foot driveway be pervious pavement which will increase the ability of groundwater to percolate to the root system of Tree 12.

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. The removal of so indicated trees will not have a negative impact on erosion, soil stability, flow of surface waters, adjacent trees or existing windbreaks.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered 18.5.7 – Tree Removal Permits City of Ashland 5-60 Land Use Ordinance and no reasonable alternative exists to allow the property to be used as permitted in the zone.

The removal of these trees will no impact on the tree canopy or species diversity within a 200-foot radius of the property. There are several diverse specimen trees with Phase I of the project that were able to be retained during the construction and are actually thriving in their new environment. For other reasons the specimen trees on the site (primarily the giant sequoias) have already failed pre-development. The remaining trees are not particularly desirable trees. We can, however, work around trees 8 and 12.

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.

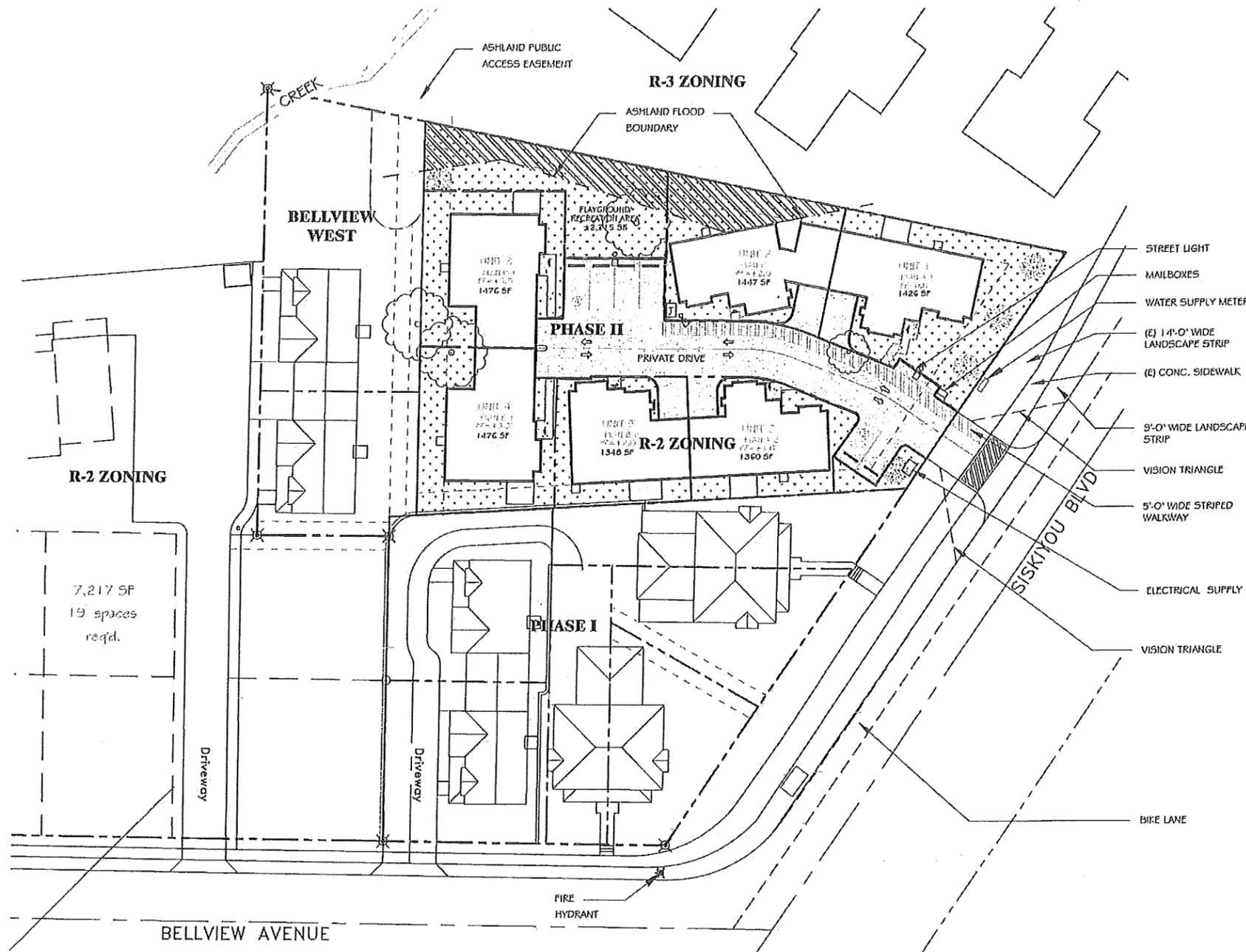
The site is very tight. The requirement to avoid development within the City designated flood plain does not allow for the alternate placement of units.

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.

The owner agrees to the replacement of trees in the manner specified by the City.

SITE LEGEND

- LANDSCAPE AREA
- FLOOD PLAIN AREA
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EDGE OF FLOOD PLAIN
- PROPERTY LINE
- SETBACK LINES
- TOPO 10' CONTOUR
- CENTER LINE OF ROADWAY



PHASE II DEVELOPMENT SUMMARY

PROJECT SCOPE:

Six, single story residential townhouses with three bedrooms, three baths and single car garages with third bedroom/bath above.

ADDRESS: 2300 SISKIYOU BOULEVARD
ASHLAND, OREGON
MAP AND TAX LOT: 39 1E 14CA, TL 7800
ZONING DISTRICT: Residential (R-2)
BUILDING CODES:
2014 Oregon Residential Specialty Code (ORSC)
2014 Oregon Electrical Specialty Code (OESC)
2014 Oregon Plumbing Specialty Code (OPSC)
2014 Oregon Mechanical Specialty Code (OMSC)

SITE AREA: 24,033 SF (0.55 AC)
BUILDING SHELL: 6 - Two Story Townhouses (footprint)
TYPE A1 (1) AREA 1,426 SF X 1 = 1,426 SF
TYPE A2 (1) AREA 1,360 SF X 1 = 1,360 SF
TYPE B1 (2) AREA 1,476 SF X 2 = 2,952 SF
TYPE B2 (1) AREA 1,348 SF X 1 = 1,348 SF
TYPE C (1) AREA 1,447 SF X 1 = 1,447 SF
TOTAL AREA 8,533 SF

LOT COVERAGES:
BUILDINGS 8,533 SF-35%
IMPERMEABLE AREA 5,429 SF-23%
LANDSCAPED AREA 10,070 SF-42% (35% min.)
RECREATION SPACE 2,315 SF 9.6% (8% actual/min.)

CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: R2
FUNCTION OF SPACE: Residential
SPRINKLERS: No

FRONTAGE LANDSCAPING:
1 TREE AT 30 FT O.C. 4 REQUIRED / 4 PROVIDED

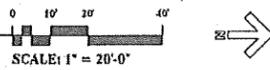
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132 W. Main Street, Suite 101
Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

SISKIYOU BELLVIEW PHASE II
Project Location:
Rayven Woodworks
2300 Siskiyou Boulevard
ASHLAND, OREGON 97530
MAP: 39 1E 14CA, TAX LOT: 7800

Approval Signature	Date
REVISIONS	BY
DEVELOPMENT APP 08-03-17	CLL
DEVELOPMENT APP 09-22-17 REVISION	CLL
PLOT DATE:	8/22/17
PHASE:	
DRAWN BY:	P.M.
SHEET:	

A0.01
SITE PLAN

OVERALL DEVELOPMENT PLAN
SCALE: 1" = 20'-0"

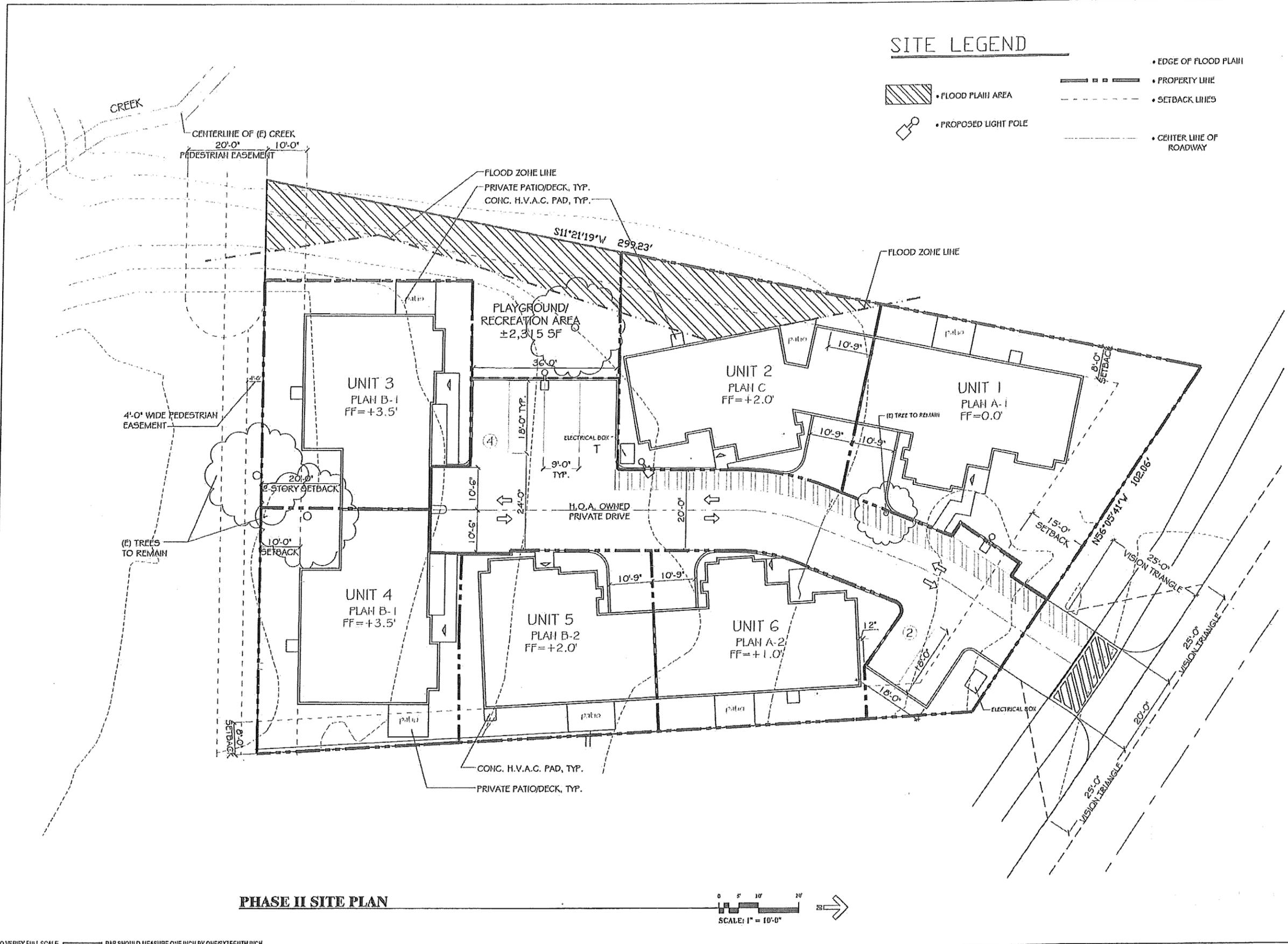


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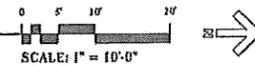
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SITE LEGEND

-  FLOOD PLAIN AREA
-  EDGE OF FLOOD PLAIN
-  PROPERTY LINE
-  SETBACK LINES
-  PROPOSED LIGHT POLE
-  CENTER LINE OF ROADWAY



PHASE II SITE PLAN



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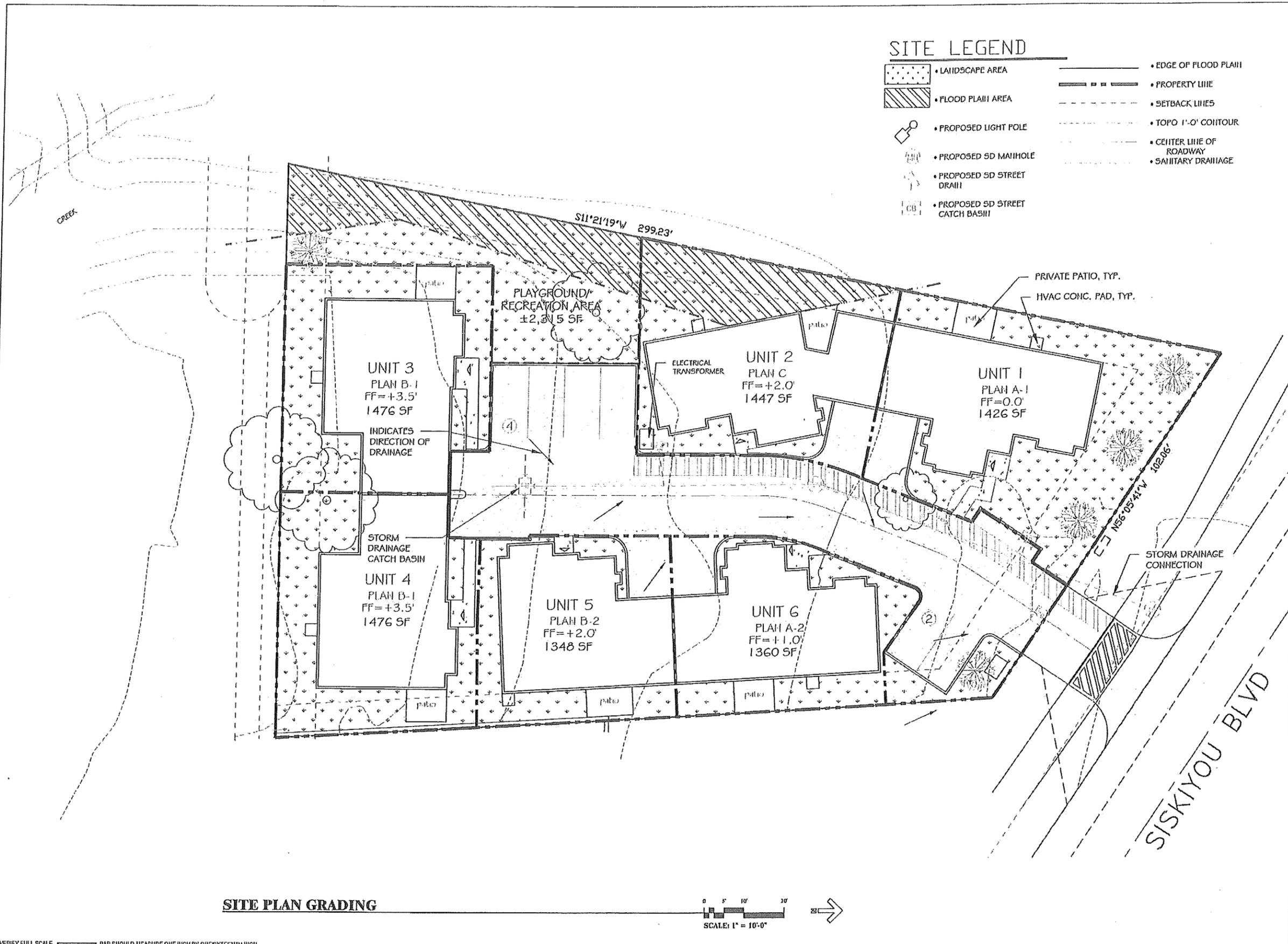
SISKIYOU BELL VIEW PHASE II
 Raven Woodworks
 2300 Siskiyou Boulevard
 ASHLAND, OREGON 97520
 MAP: 39 1E 14CA TAX LOT: 7800

Approval Signature	Date
REVISIONS	BY
DEVELOPMENT APP 04-23-17	CLL
DEVELOPMENT APP 09-23-17 REVISION	CLL
PLOT DATE:	9/22/17
PHASE:	
DRAWN BY:	P.M.
SHEET:	

A0.02 PHASE PLAN

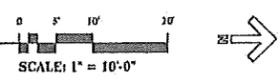
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- ### SITE LEGEND
- LANDSCAPE AREA
 - FLOOD PLAIN AREA
 - PROPOSED LIGHT POLE
 - PROPOSED SD MANHOLE
 - PROPOSED SD STREET DRAIN
 - PROPOSED SD STREET CATCH BASIN
 - EDGE OF FLOOD PLAIN
 - PROPERTY LINE
 - SETBACK LINES
 - TOPO 1'-0' CONTOUR
 - CENTER LINE OF ROADWAY
 - SANITARY DRAINAGE

SITE PLAN GRADING



TO VERIFY FULL SCALE BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH HIGH

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**SISKIYOU BELLVIEW
 PHASE II**

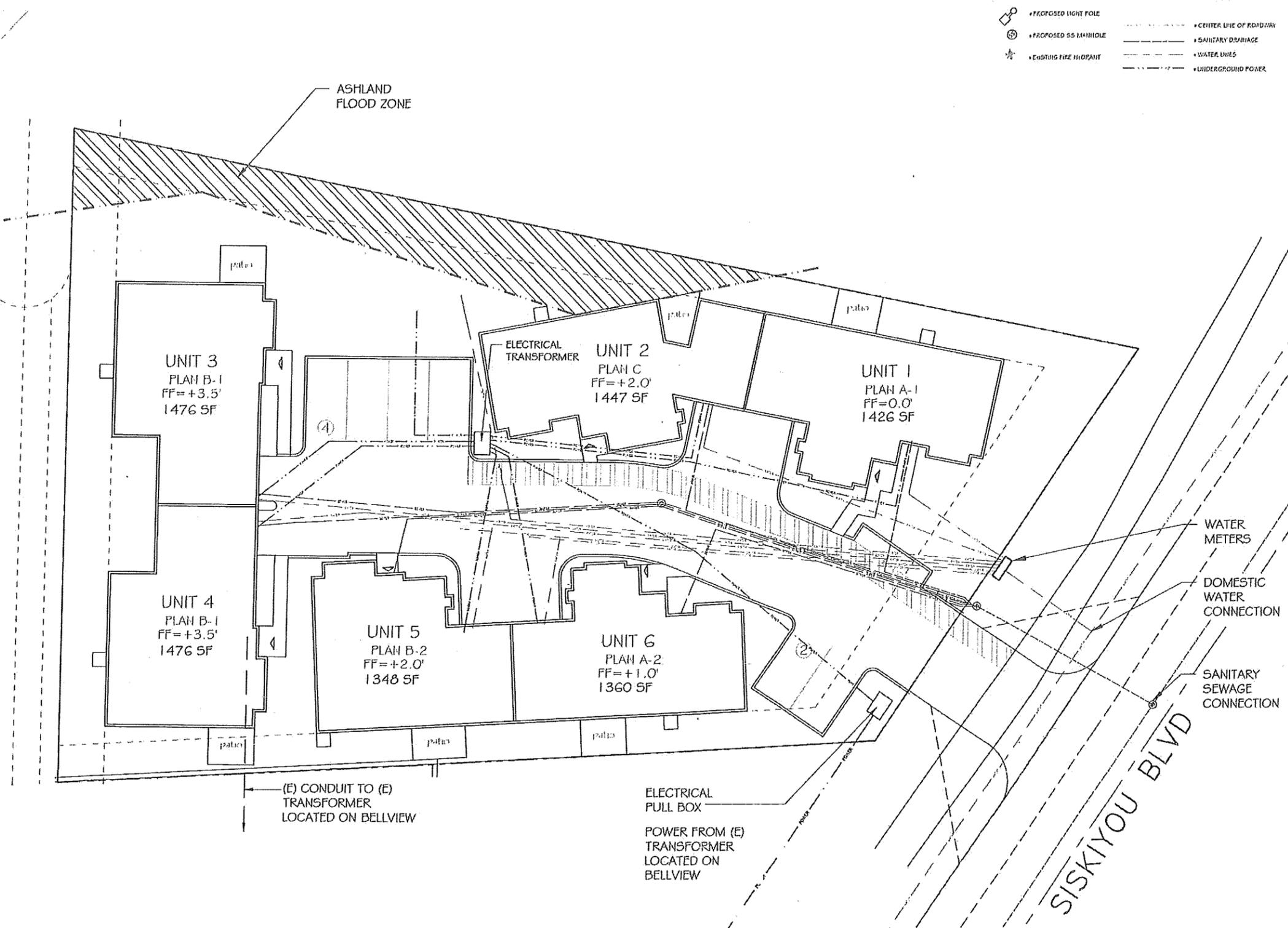
Prepared by:
 Raven Woodworks
 2300 Siskiyou Boulevard
 ASHLAND, OREGON 97520
 MAP: 39 1E 14CA TAX LOT: 7300

Approval Signature	Date
REVISIONS	BY
DEVELOPMENT APP 01-03-17	CEL
DEVELOPMENT APP 09-21-17 REVISION	CEL
FLOT DATE: 8/22/17	
PHASE:	
DRAWN BY: P.M.	
SHEET:	

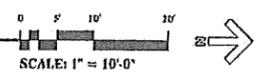
**A0.03
 SITE PLAN**

SITE LEGEND

- LANDSCAPE AREA
- FLOOD PLAIN AREA
- PROPOSED LIGHT POLE
- PROPOSED SS MANHOLE
- EXISTING FIRE HOZANT
- EDGE OF FLOOD PLAIN
- PROPERTY LINE
- SETBACK LINES
- CENTER LINE OF ROADWAY
- SANITARY DRAINAGE
- WATER LINES
- UNDERGROUND POWER



SITE UTILITY PLAN



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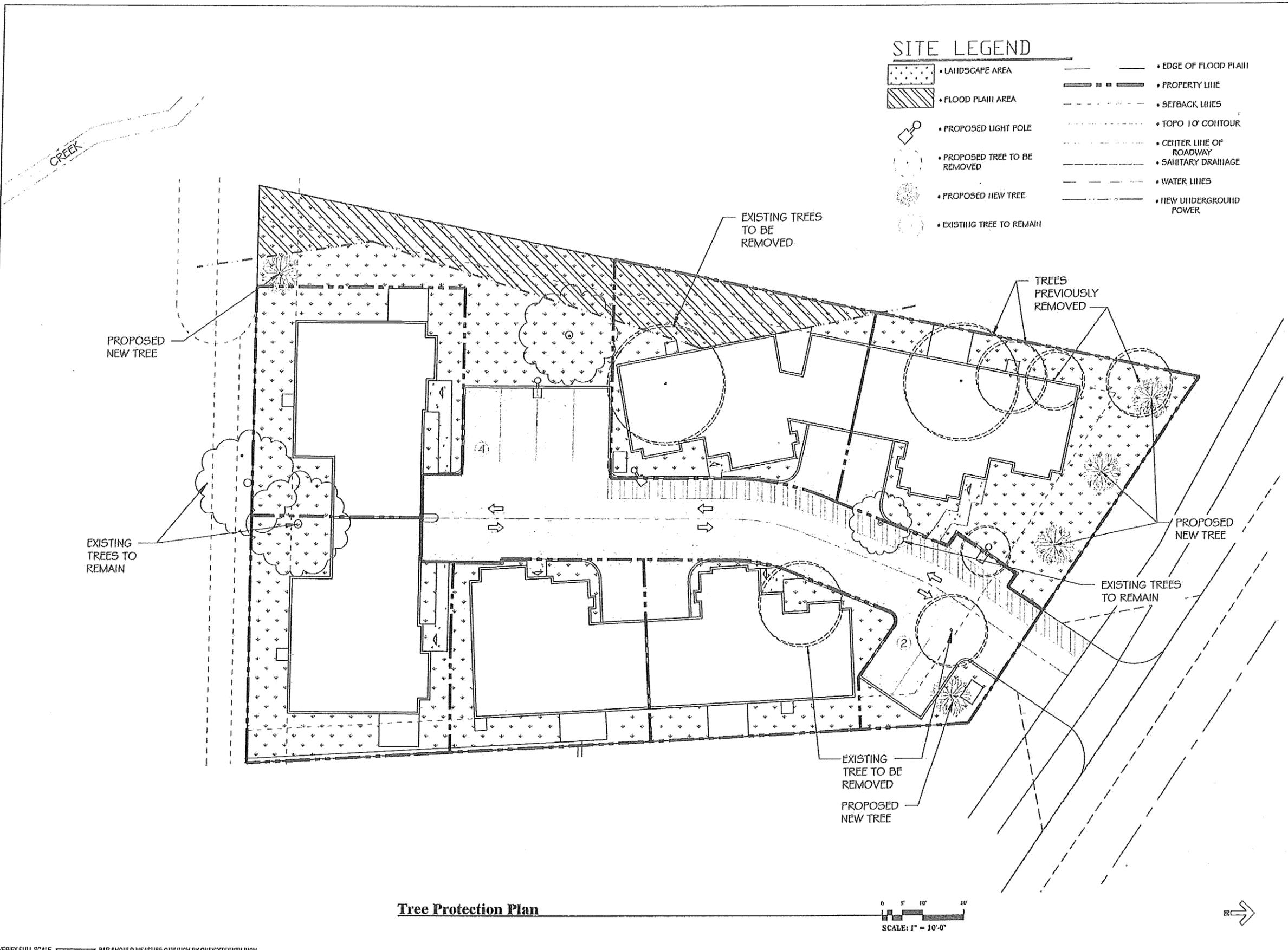
SISKIYOU BELLVIEW PHASE II

Raven Woodworks
 2300 Siskiyou Boulevard
 ASHLAND, OREGON 97520
 MAP: 39.1E MCA TAX LOT: 7800

REVISIONS	BY	DATE
DEVELOPMENT APP	CELL	07-03-17
DEVELOPMENT APP	CELL	09-21-17 REVISION

PLOT DATE: 9/22/17
 PHASE:
 DRAWN BY: P.H.
 SHEET:

A0.04
 SITE PLAN



SITE LEGEND

- LANDSCAPE AREA
- FLOOD PLAIN AREA
- PROPOSED LIGHT POLE
- PROPOSED TREE TO BE REMOVED
- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- EDGE OF FLOOD PLAIN
- PROPERTY LINE
- SETBACK LINES
- TOPO 10' CONTOUR
- CENTER LINE OF ROADWAY
- SANITARY DRAINAGE
- WATER LINES
- NEW UNDERGROUND POWER

PROPOSED NEW TREE

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREES PREVIOUSLY REMOVED

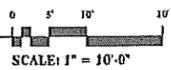
PROPOSED NEW TREE

EXISTING TREES TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED NEW TREE

Tree Protection Plan



TO VERIFY FULL SCALE BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH.

THIS DOCUMENT, THE IDEAS AND THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND PROPERTY OF OREGON ARCHITECTURE INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF OREGON ARCHITECTURE INC. COPYRIGHT 2016.

OREGON ARCHITECTURE
 132 W. Main Street, Suite 101
 Medford, Oregon 97501
 PH. 541 772-4972 | OREGONARCHITECTURE.BIZ

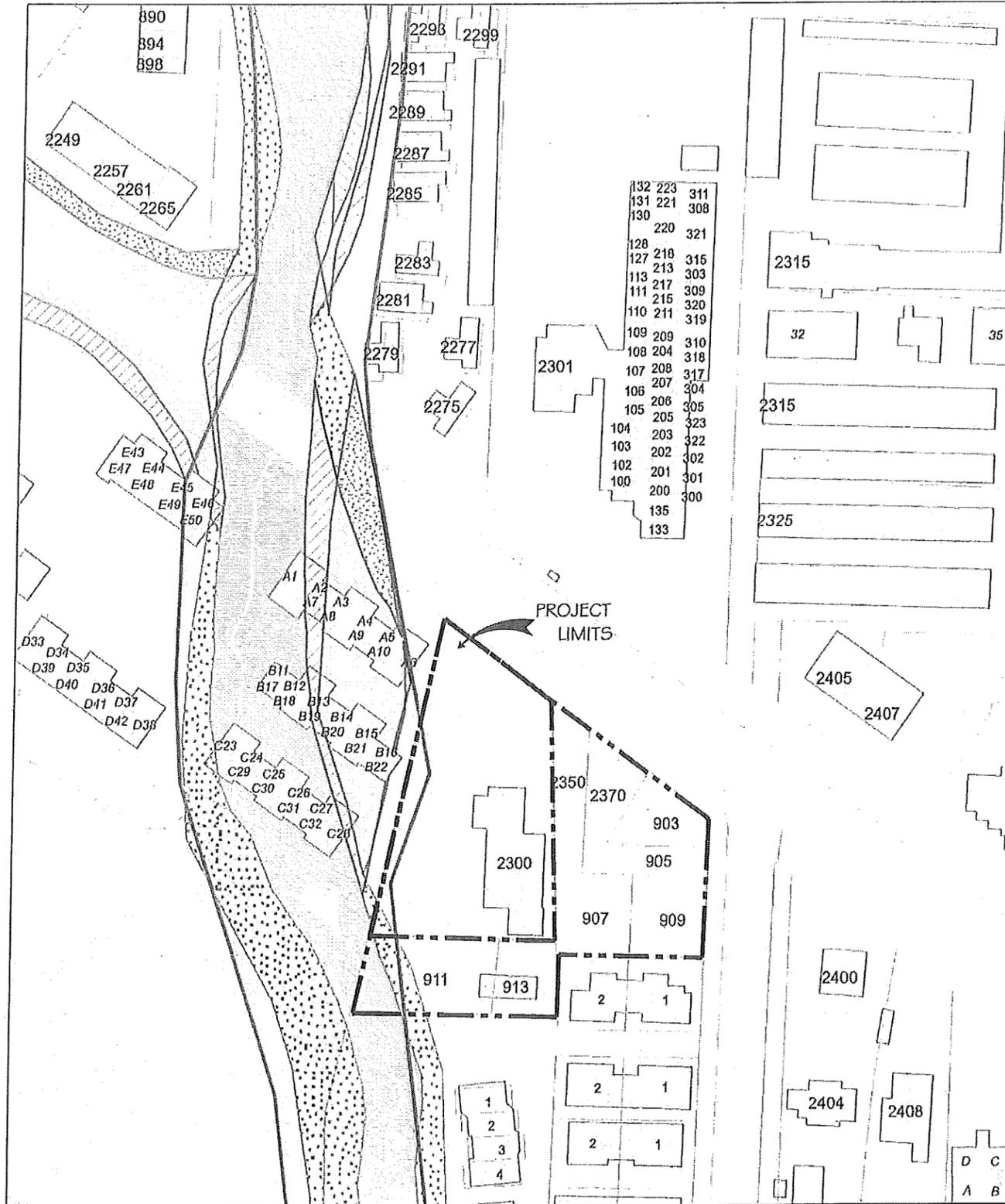
SISKIYOU BELLVIEW PHASE II

Raven Woodworks
 2300 Siskiyou Boulevard
 ASHLAND, OREGON 97520
 MAP: 39 1E 14CA TAX LOT: 7800

Approval Signature	Date
REVISIONS BY	CEL
DEVELOPMENT AND 09-31-17 REVISION	
PLOT DATE:	9/22/17
PHASE:	
DRAWN BY:	P.M.
SHEET:	

A0.05 TREE PLAN

Upper Clay Street Hamilton Creek / Cemetery Creek



Flood Zone Comparison Map DRAFT

FEMA zone comparison	Other Base Data
now 100 yr zone	Ashland Modified Flood Zone
now 500 yr zone	Private building
was 100 yr, no longer in zone	Municipal or Govt Building
was 500 yr, no longer in zone	Oregon Shakespeare Festival Building
100 year, no change	School or other public building
500 year, no change	Ashland City Limits
Not To Scale	202 Official, Approved Address
	34 Provisional Address

FLOOD PLAIN MAP



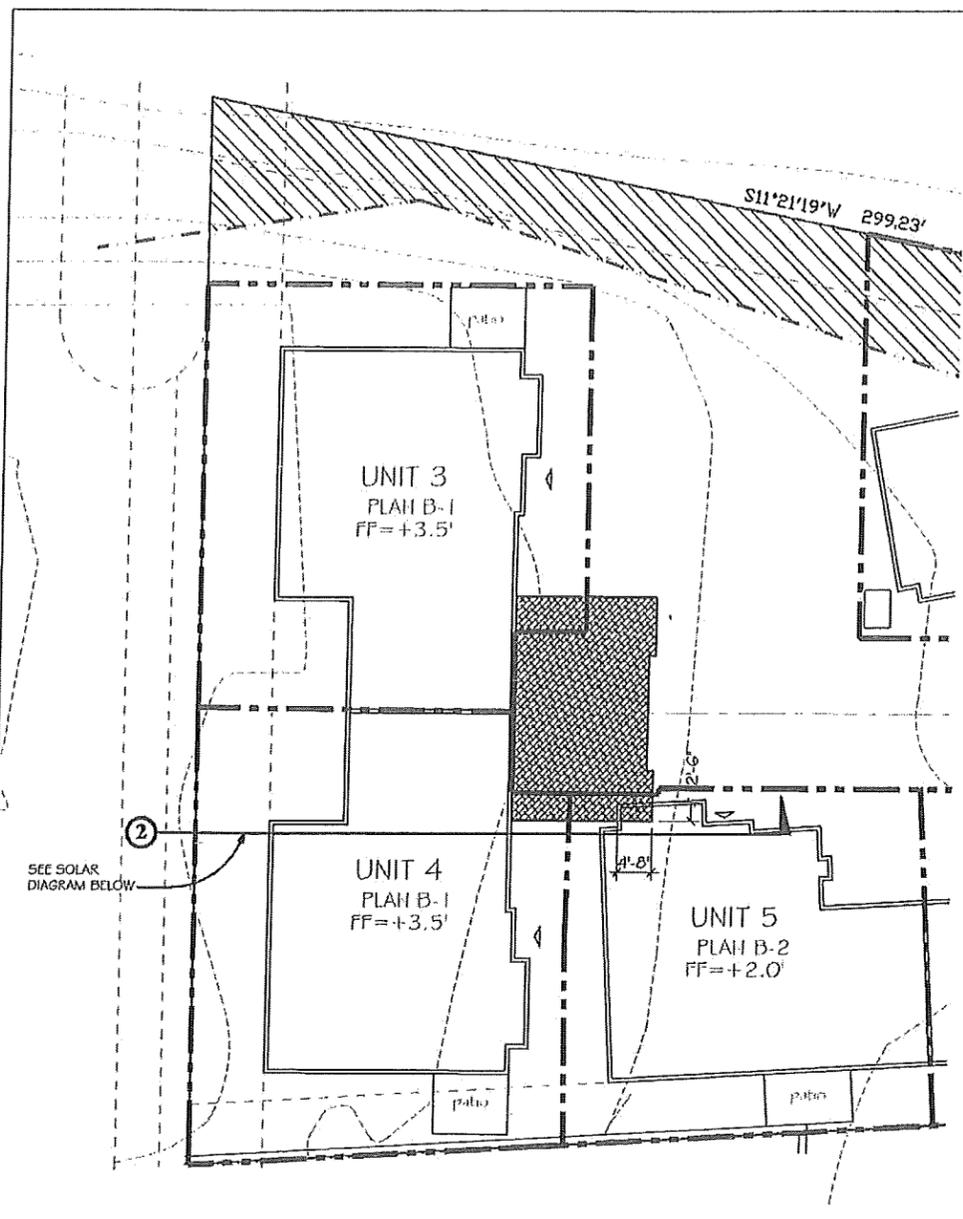
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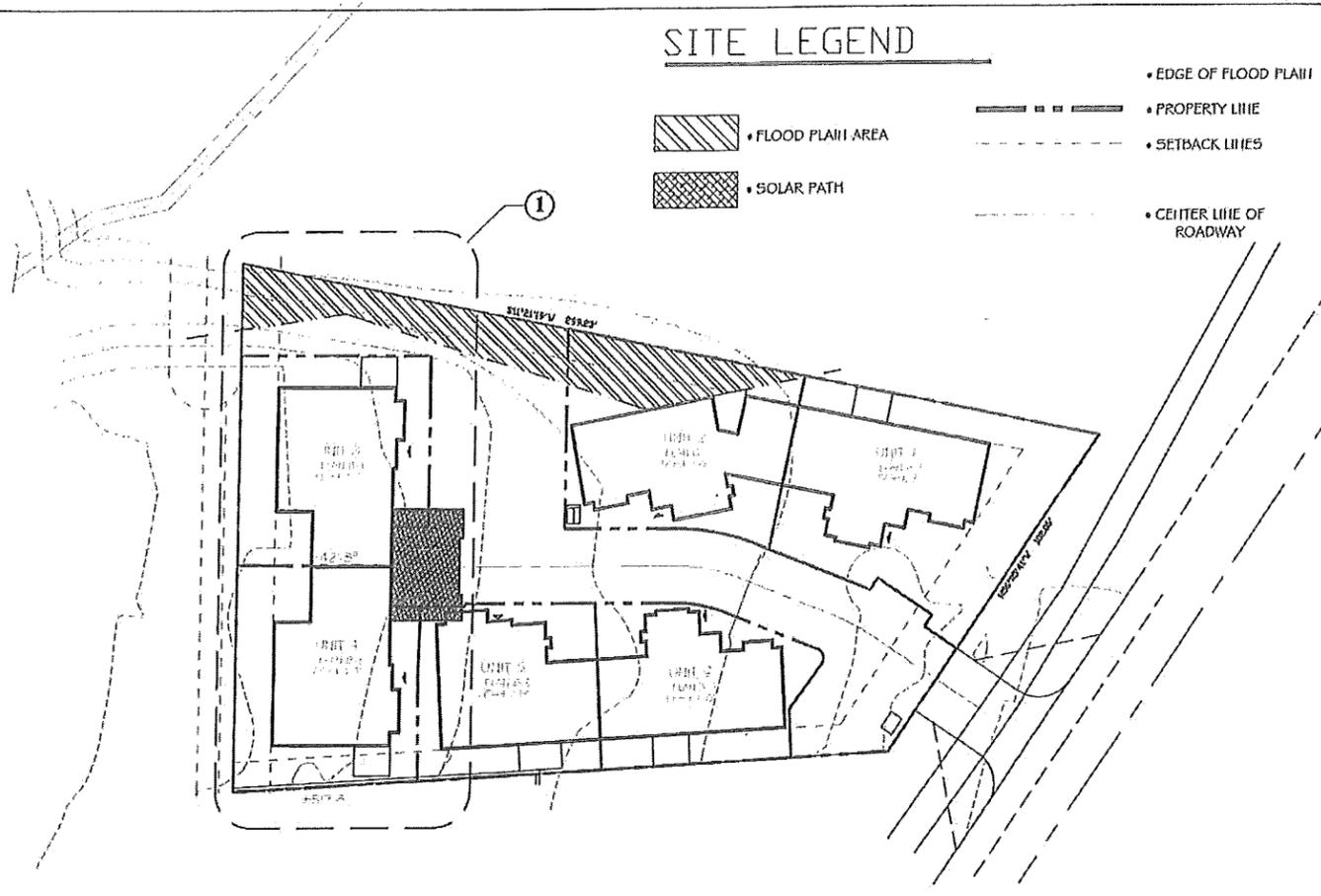
**SISKIYOU BELLVIEW
PHASE II**
Raven Woodworks
2300 Siskiyou Boulevard
ASHLAND, OREGON 97520
MAP: 39 1E HCA TAX LOT: 7800

Approval Signature	Date
REVISIONS	BY
DEVELOPMENT APP 08-21-17	CLL
DEVELOPMENT APP 09-21-17 REVISION	
PLOT DATE:	9/22/17
PHASE:	
DRAWN BY:	P.M.
SHEET:	

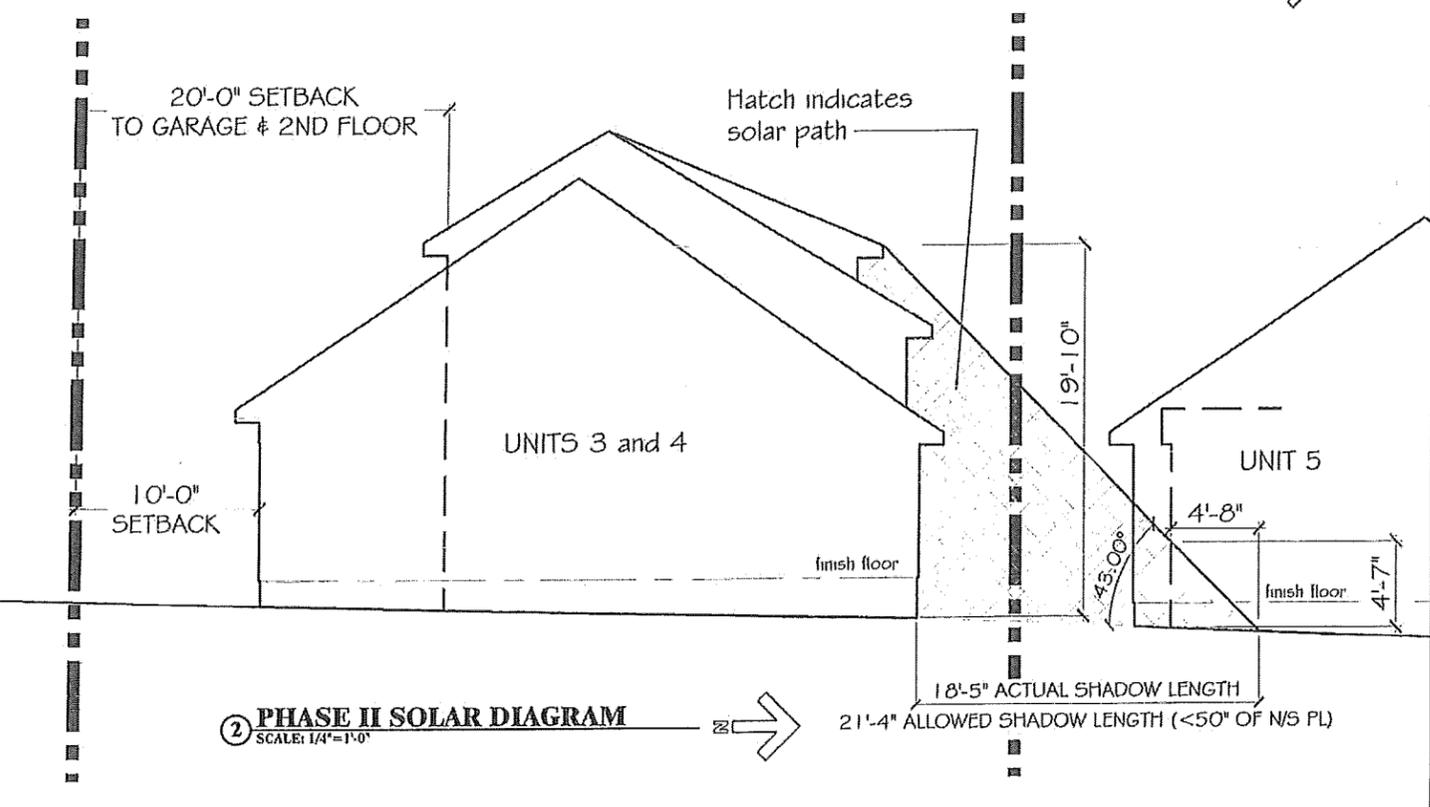
A0.06
FLOOD PLAIN MAP



① PHASE II SOLAR PLAN
SCALE: 1" = 10'-0"



PHASE II OVERALL SOLAR PLAN



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SISKIYOU BELLVIEW PHASE II
Project: A New Medium Density Residential Development
Owner: Raven Woodworks
2300 Siskiyou Boulevard
ASHLAND, OREGON 97520
MAP: 39 1E 14CA TAX LOT: 7800

REVISIONS	BY	Date
DEVELOPMENT APP 04-03-17	CLL	
DEVELOPMENT APP 09-21-17 REVISION	CLL	

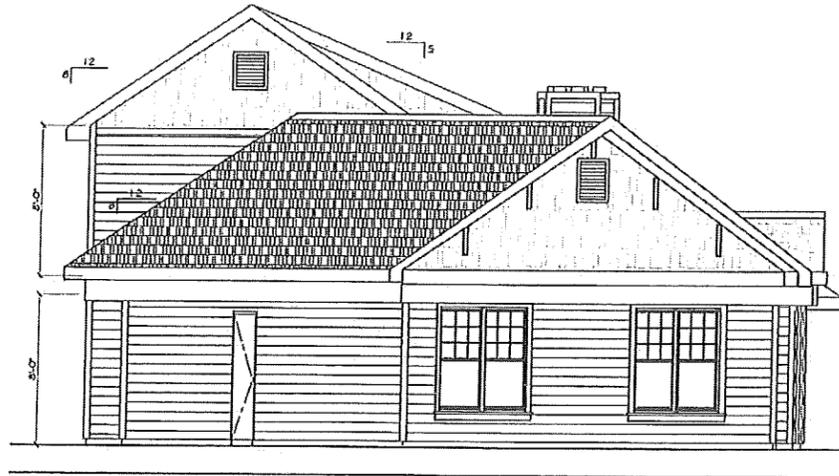
PLOT DATE: 9/28/17
PHASE:
DRAWN BY: P.M.
SHEET:

A0.07
SOLAR PLAN

TO VERIFY FULL SCALE BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH.



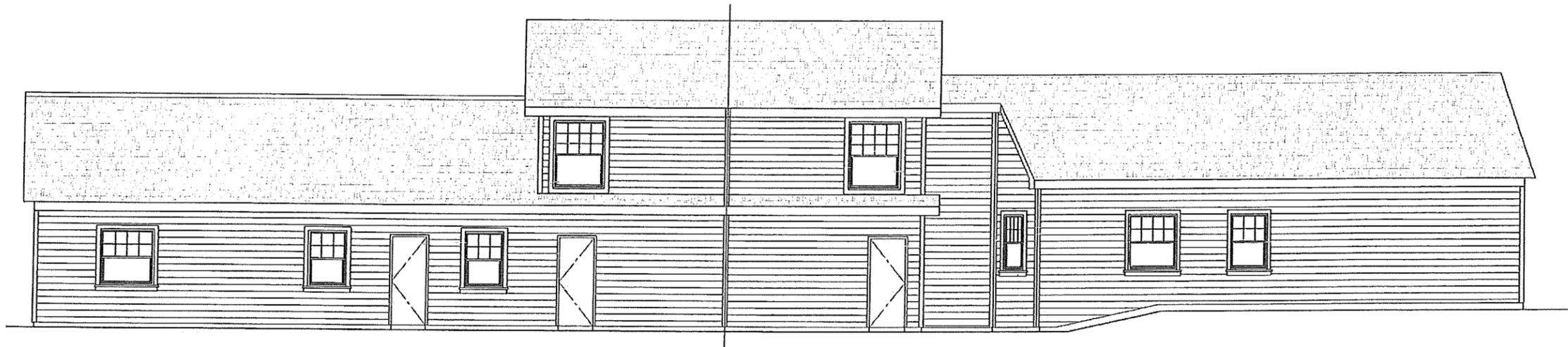
UNITS 1 AND 2-EAST ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 2-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 1-NORTH ELEVATION
SCALE: 1/4" = 1'-0"



UNITS 1 AND 2-EAST ELEVATION
SCALE: 1/4" = 1'-0"

TO VERIFY FULL SCALE ——— BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH.

THIS DOCUMENT, THE IDEAS AND THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND PROPERTY OF OREGON ARCHITECTURE INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF OREGON ARCHITECTURE INC. COPYRIGHT 2016.

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**SISKIYOU BELLEVUE
PHASE II**

Raven Woodworks
2300 Siskiyou Boulevard
ASHLAND, OREGON 97520
MAP: 39 1E 14CA TAX LOT: 7800

REVISIONS	BY	DATE
DEVELOPMENT APP	CLL	
09-11-17 REVISIONS		

PLOT DATE: 9/22/17
PHASE:
DRAWN BY: P.M.
SHEET:

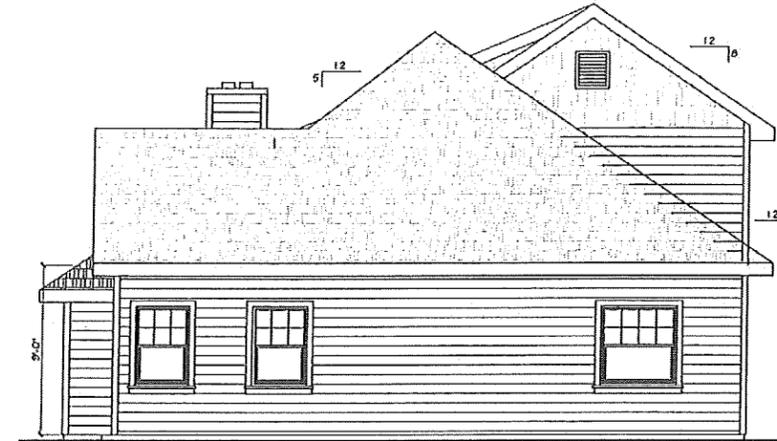
A2.01
EXTERIOR ELEVATIONS
UNITS 1 AND 2



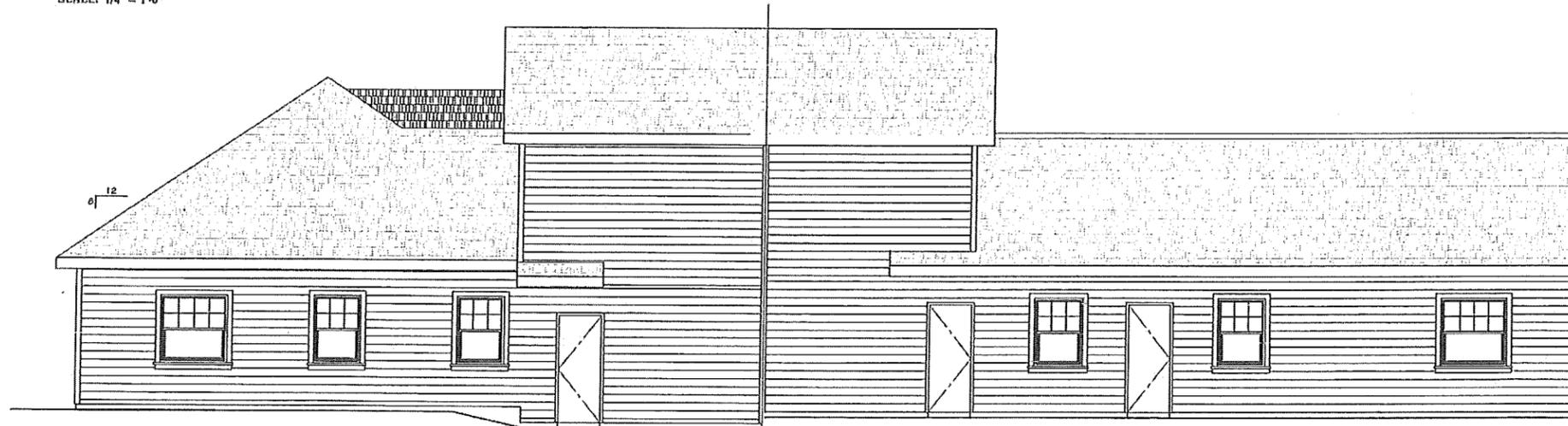
UNITS 5 AND 6-WEST ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 6-NORTH ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 5-SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



UNITS 5 AND 6-EAST ELEVATION
SCALE: 1/4" = 1'-0"

TO VERIFY FULL SCALE BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH.

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Medford, Oregon 97501
PH. 541 772-4372 | OREGONARCHITECTURE.BIZ

**SISKIYOU BELLVIEW
PHASE II**

Project Location
Raven Woodworks
2300 Siskiyou Boulevard
ASHLAND, OREGON 97530
MAP: 39 1E MCA TAX LOT: 7800

REVISIONS	APPROVAL SIGNATURE	DATE
DEVELOPMENT APP		CIL
06-21-17 REVISION		

PLOT DATE: 9/22/17
PHASE:
DRAWN BY: P.M.
SHEET:

A2.03
EXTERIOR ELEVATIONS
UNITS 5 AND 6



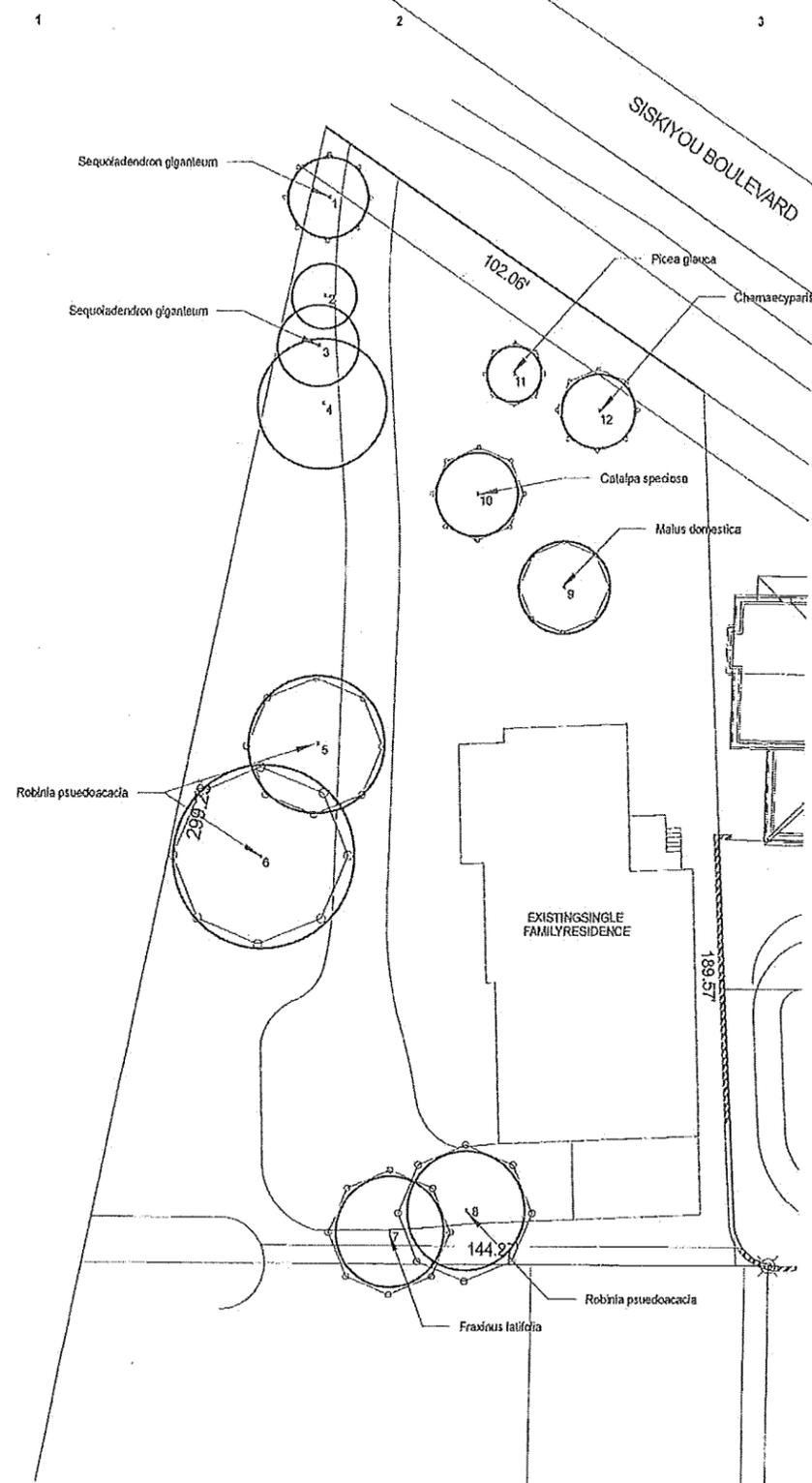
Report Prepared by
 Thomas Madara
 International Society of Arboriculture
 Certified Arborist License Number PN-6204-A

Madara Design Inc
 Landscape Architecture, Design & Consultation
 2894 Wells Fargo Rd
 Central Point, OR 97502
 541-864-7055

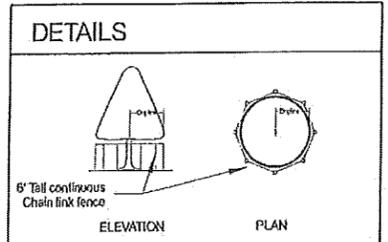
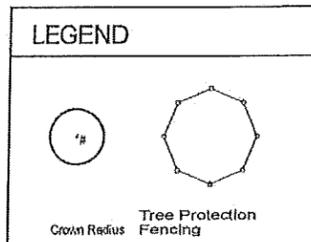
RAVEN WOODWORKS INC.
 2300 SISKIYOU BLVD.
 Ashland, Oregon

All drawings and written material are the property of Madara Design Inc. and shall remain the property of Madara Design Inc. if they are not to be utilized, used, or disclosed without written consent. Madara Design Inc. shall be held responsible for any errors or omissions in this drawing, or any other drawings by others.
 DRAWN BY: TM
 CHECKED BY: TM
 01.08.16
 SCALE: 1/16" = 1'

L1



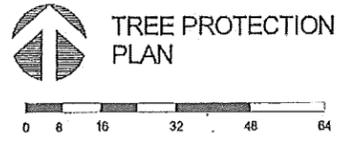
Tree Number	Species	DBH	Height	Crown Radius	Tree Protection Zone Radius	Condition	Notes
1	Sequoiadendron giganteum	21	40	9	9	Felling	May need to be removed if health continues to decline
2	Sequoiadendron giganteum	25	40	7	0	Dead	Shall be removed. HAZARD TREE
3	Sequoiadendron giganteum	14	35	6	0	Dead	Shall be removed. HAZARD TREE
4	Sequoiadendron giganteum	36	45	10	0	Dead	Shall be removed. HAZARD TREE
5	Robinia pseudoacacia	21	33	15	15	moderate	
6	Robinia pseudoacacia	10	38	20	20	moderate	
7	Fraxinus latifolia	11	45	11	11	moderate	
8	Robinia pseudoacacia	10	30	8	8	moderate	
9	Malus domestica	7	20	10	10	moderate	
10	Catalpa speciosa	13	30	9	9	moderate	
11	Picea glauca	8	20	6	6	good	
12	Chamaecyparis lawsoniana	10	20	8	8	good	



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 further than ten feet apart, shall be installed at the edge of the tree protection zone or diaphragm, 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 diaphragm 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 diaphragm 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.

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



9/12/2017

Mail - derek.severson@ashland.or.us

2300 Siskiyou Blvd. Zoning Permit Application

Tobe Anne <tobeanne@gmail.com>

Thu 9/7/2017 6:27 PM

To: Derek Severson <derek.severson@ashland.or.us>; Rex Thompson <rexwalkerthompson@gmail.com>; Jody Woodruff <jodywood@mind.net>;

📎 1 attachments (2 MB)

Survey 15836 for West Bellview Subdivision Phase 2.pdf;

Hello Derek

Thank you for taking the time to speak with me Wednesday regarding my concerns about the proposed development at 2300 Siskiyou Blvd. in Ashland. In addition, thank you for providing me with a copy the Zoning Permit Application.

In reviewing the site plan drawings included in the application I believe those drawings may contain errors in the placement of the rear lot line where my property (911 Bellview Ave., Ashland) and the property of my neighbor (Jody Woodruff, 913 Bellview Ave., Ashland) abuts the proposed development.

I have attached Survey #15836 done by Hoffbuhr and Associates (Medford) in 1997 (the year the subdivision was created). The survey shows the placement of a four foot pedestrian easement on lot 28 (911 Bellview Ave) and 20 (913 Bellview Ave) and shows the property boundary for 2300 Siskiyou Blvd. on the northern edge (toward Siskiyou Blvd.) of that easement. The survey further shows that the rear property boundaries for lots 28 and 20 are more northerly than the boundaries of lots 10 and 1 (915 Bellview Ave #1 & #2). On site plan A0.01 from the Zoning Permit application, the rear property boundaries for lots 28 & 20 are shown to be in a straight line with the those of lots 10 & 1 and shows the easement placement on the 2300 Siskiyou Blvd. side of the property line. At my request, Darrell Huck, Survey Manager for Hoffbuhr and Associates, compared the site plans in the application to the survey and concluded there are inconsistencies between what is documented in the survey and what is shown in the site plan drawings.

I would further question the accuracy of the property lines shown on the site plan based on:

- 1) Previous personal conversations with Alan F Sandler of Siskiyou/Bellview LLC, who sold the 911 Bellview Ave property to myself and my husband Rex W Thompson, in which he made reference to the existence of a public easement on our property and that the rear fence was not placed on the property line, and instead was placed on or somewhere near the south edge of the easement for "privacy". We never obtained exact specifics or measurements from Mr. Sandler.
- 2) Previous personal conversations between Rex Thompson and planning staff at Ashland Community Development regarding our property boundaries and building setbacks (when we were considering adding a storage shed in our back yard). Planning staff confirmed our understanding that: The easement (or at least the majority of it) was within our property boundary, the lot line, based on fence placement measurements Rex provided, was on North (Siskiyou Blvd.) side of the rear fence (which was in place when we purchased the property), any set-back requirements pertained to the property boundary line, not the fence line. If the city agrees confirms that the easement in on our property, the site plan drawings showing the placement on the 2300 Siskiyou Blvd. property are incorrect.

Earlier today I spoke to Cheryl Large at Oregon Architecture and asked if I could (either) obtain a copy of the survey on which the site plan was based/developed or be provided with the name of the survey company used. She indicated that, to her knowledge, no recent survey had been done. Since the architect who worked on the plans was out of the office, she could not confirm this absolutely and advised she would look into it and get back to me. I would ask the city of investigate and confirm the accuracy of the site plan presented in the packet and delay any further consideration of the application pending confirmation of the actual property lines for 2300 Siskiyou Blvd, 911 Bellview Ave and 913 Bellview Ave.

On site plans A0.01, A0.02, A0.03 and A0.04 from the application packet, the building set-back for the one-story portion of unit 3 and unit 4 is marked as ten feet (20 feet for the 2-story portion). If the true property lines for 911 and 913 Bellview are determined to be closer to Siskiyou Blvd (North), as supported by the attached survey, the application, should be denied on the basis of failure to provide the required set-back (10 feet per one story - 20 feet for two story portion) for units 3 and 4.

9/12/2017

Mail - derek.severson@ashland.or.us

Please enter my comments and concerns, along with the survey information (provided to me today by Hoffbuhr and Associates via e-mail) into the record for this a pending action. Thank you for your time, assistance and consideration.

Tobe Anne Thompson
911 Bellview Ave
Ashland, OR 97520
(907) 723-7274

SURVEY NO. 15836

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Harlan Degroodt
706 Oak Knoll Drive
Ashland, Oregon 97520

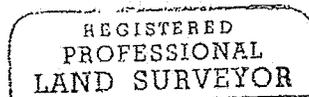
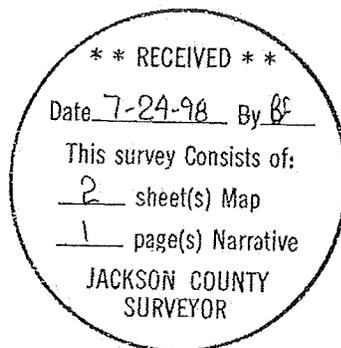
LOCATION: Parcel No. 1 of Partition Plat No. P-12-1990 in the S.W. one-quarter (1/4)
of Section 14, Township 39 South, Range 1 East, Willamette Meridian, City
of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument WEST BELLVIEW SUBDIVISION, PHASE 2,
a planned community, as approved by the City of Ashland Planning
Department File No. 96-131.

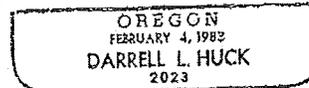
PROCEDURE: The property being subdivided is Parcel No. 1 of Partition Plat No. P-12-1990
and was surveyed and monumented per Survey No. 11957. A control traverse was run tying
controlling monuments as shown on the attached map. The subdivision lots were computed as
directed by client and monuments were set as shown.

BASIS OF BEARING: N.O.A.A. TRUE BEARING at the N-S centerline of Section 14 as derived
from the 1968 net on file with the Jackson County Surveyor and as referenced on Survey No. 11957.

DATE: February 27, 1997



Darrell L. Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 E. Jackson Street
Medford, Oregon 97504

WEST BELLVIEW SUBDIVISION PHASE 2 (A PLANNED COMMUNITY)

Located in:

Parcel No. 1 of Partition Plat No. P-12-1990 in
the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

P.A. No. 96-131

All deferred monuments will be set no later than

FEBRUARY 27 1999

Darrell L. Huck
Surveyor

All deferred monuments are now set, see Document
No. 98-45494 of Official Records this 25th day of

FEBRUARY 18 2000

Approved: *Roger Roberts*
Jackson County Surveyor

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N00°40'19"E	20.00'
L2	N89°47'14"W	71.69'
L3	N89°47'14"W	11.37'
L4	N03°05'35"W	30.98'
L5	S89°47'14"E	39.21'
L6	N00°38'55"W	31.90'
L7	N89°13'26"W	52.76'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	60°00'00"	5.00'	5.24'	5.00'	N60°12'46"E
2	60°00'00"	5.00'	5.24'	5.00'	S60°12'46"W
3	86°41'39"	15.00'	22.70'	20.59'	N46°26'24"W
4	66°25'19"	10.00'	11.59'	10.95'	N56°34'35"W

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4841

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 30 feet February 27, 1997

BASIS OF BEARING: N.O.A.A. TRUE BEARING of the N-S centerline of
Section 14 as derived from the 1968 net on
file with the Jackson County Surveyor and as
referenced on Survey No. 11957

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023"
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023"
- = Found 5/8" Iron pin w/plastic cap stamped "D. A. EDWARDS RPLS 2339 per S/N 11957 unless noted otherwise
- △ = Deferred monument - See SN 16428
- ⊙ = Found brass cap monument, described as shown hereon
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/99

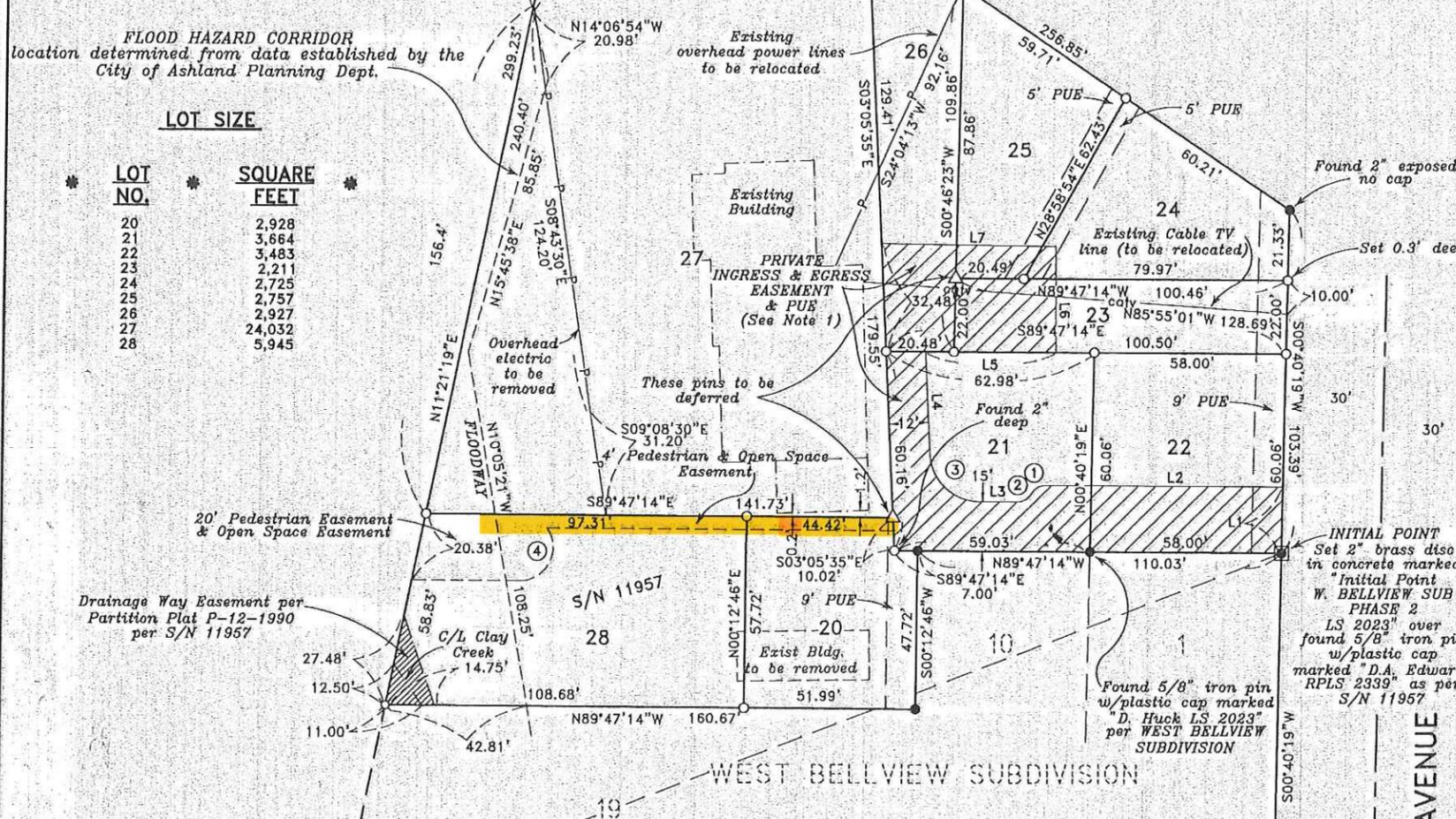
I certify this plot to be an
exact photocopy of the original.
Darrell L. Huck
SURVEYOR

SHEET 2 OF 2

FLOOD HAZARD CORRIDOR
location determined from data established by the
City of Ashland Planning Dept.

LOT SIZE

LOT NO.	SQUARE FEET
20	2,928
21	3,664
22	3,483
23	2,211
24	2,725
25	2,757
26	2,927
27	24,032
28	5,945



NOTE 1 = Private Ingress-Egress Easement & P.U.E. (conditions and restrictions are defined in Covenants, Conditions and Restrictions, a separate document to be recorded)

NOTE 2 = Easement of Record per Volume 600, Page 392 of Deed Records of Jackson County, Oregon for the construction, maintenance, repair, administration and reconstruction of an underground irrigation pipeline. (location not specified)

CREODETIC TIE
Sta. "HELMS"
Brass disc in concrete
(0.9' deep)
marked
"Jackson C.S.
Helms
1968"

**WEST BELLVIEW SUBDIVISION
PHASE 2
(A PLANNED COMMUNITY)**

P.A. No. 96-131

Located In:

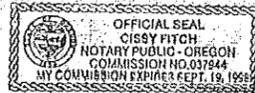
Parcel No. 1 of Partition Plat No. P-12-1990 In
the S.W. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, Harlan Degroot, am the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the City of Ashland for public use those easements labeled as public utility easements, pedestrian easement and open space easement; T.C.I. Cablevision, their assigns and or successor's in interest are hereby granted the right to install and maintain TV cable service over, across and through the public utility easements as shown hereon, as long as it does not interfere with the installation and maintenance of City of Ashland's utilities. I do hereby make and establish an easement for open space and pedestrian access over and across Lots 20 and 28 for the benefit of the owners, heirs and assignees of Lots 20 through 28 inclusive. I hereby grant a private ingress-egress easement over Lots 21 through 26 inclusive for the benefit of the owners, heirs, and assignees of Lots 21 through 26 inclusive, public and private emergency vehicles shall have the right of ingress-egress over and across said easement of all times. The property as plotted hereon is subject to additional Covenants, Conditions and Restrictions to be recorded as a separate document in the Official Records of Jackson County, Oregon. I hereby designate said subdivision as WEST BELLVIEW SUBDIVISION, PHASE 2, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 6th day of MAY, 1997.

Harlan Degroot
Harlan Degroot



STATE OF OREGON,)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 6th day of MAY, 1997, by Harlan Degroot who executed the within instrument as his voluntary act and deed. Before me:

Cissy Fitch
Cissy Fitch

I, Marge Ellen Anderson, am the undersigned beneficiary of a certain Trust Deed recorded November 27, 1996 as Document No. 96-40061, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 8th day of May, 1997

Before me:

[Signature]

Marge Ellen Anderson
Marge Ellen Anderson



I, Yair Strauss, am the undersigned beneficiary of a certain Trust Deed recorded November 27, 1996 as Document No. 96-40062, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 7th day of May, 1997

Before me:

Patricia Gray

Yair Strauss
Yair Strauss



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON,)
County of Jackson) ss.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines,

Parcel No. one (1) of that Partition Plat recorded March 21, 1990 as Partition Plat No. P-12-1990 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 11957 in the Office of the Jackson County Surveyor.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

ASHLAND PLANNING DEPARTMENT

Examined and approved this 8th day of July, 1998

[Signature]
City Planner

Examined and approved this 18th day of June, 1998.

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of July 22, 1998

[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of July 22nd, 1998

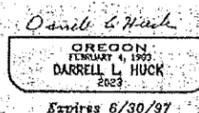
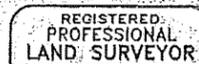
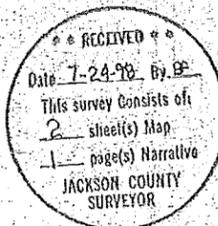
[Signature]
Tax Collector

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 24 day of July, 1998 at 1:30 Clock P.M. and recorded in Volume 24 of Plats at page 29 of records of Jackson County, Oregon.

Kat Helen S. Beckwith
County Clerk

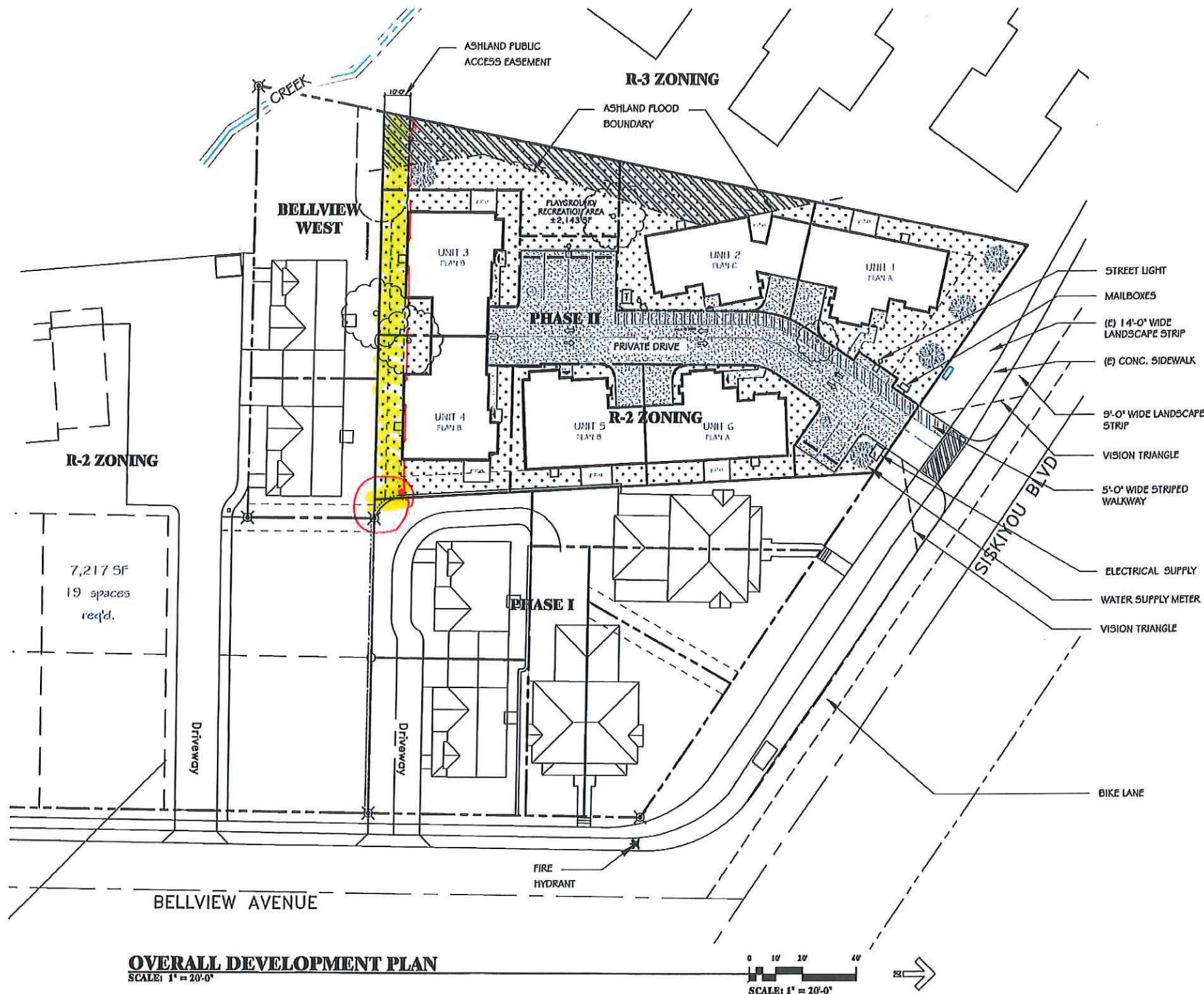
[Signature]
Deputy



I certify this plat to be an exact photocopy of the original
Darrell L. Huck
SURVEYOR

SITE LEGEND

- LANDSCAPE AREA
- FLOOD PLAIN AREA
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EDGE OF FLOOD PLAIN
- PROPERTY LINE
- SETBACK LINES
- TOPO 10' CONTOUR
- CENTER LINE OF ROADWAY



PHASE II DEVELOPMENT SUMMARY

PROJECT SCOPE:
Six, two story residential townhouses with three bedrooms, three baths and single car garages

ADDRESS: 2300 SISKIYOU BOULEVARD
ASHLAND, OREGON
MAP AND TAX LOT: 39 1E 14CA, TL 7800
ZONING DISTRICT: Residential (R-2)
BUILDING CODES:
2014 Oregon Residential Specialty Code (ORSC)
2014 Oregon Electrical Specialty Code (OESC)
2014 Oregon Plumbing Specialty Code (OPSC)
2014 Oregon Mechanical Specialty Code (OMSC)

SITE AREA: 25,461 SF (0.58 AC)
BUILDING SHELL: 6 -Two Story Townhouses (footprint)
TYPE A AREA 1,420 SF X 2 = 2,840 SF
TYPE B AREA 1,447 SF X 3 = 4,341 SF
TYPE C AREA 1,450 SF X 1 = 1,450 SF
TOTAL AREA 8,631 SF

LOT COVERAGES:
BUILDINGS 8,631 SF-34%
IMPERMEABLE AREA 6,282 SF-25%
LANDSCAPED AREA 10,548 SF-41% (35% min.)
25,461 SF-100%
RECREATION SPACE 2,143 SF (8% actual/min.)

CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: R2
FUNCTION OF SPACE: Residential
SPRINKLERS: No

FRONTAGE LANDSCAPING:
1 TREE AT 30 FT O.C. 4 REQUIRED / 4 PROVIDED

OREGON ARCHITECTURE
132 W. Main Street, Suite 101
Medford, Oregon 97501
PH: 541 772-4372 | OREGONARCHITECTURE.BIZ

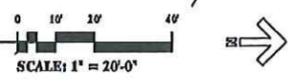
SISKIYOU BELLVIEW PHASE II
Raven Woodworks
2300 Siskiyou Boulevard
ASHLAND, OREGON 97520
MAP: 39 1E 14CA TAX LOT: 7800

Approval Signature	Date
REVISIONS	BY
DEVELOPMENT APP	ELL
04-03-17	
PLOT DATE:	02/17
PHASE:	
DRAWN BY:	P.M.
SHEET:	

A0.01
SITE PLAN

RECEIVED
7 03 08 2017
City of Ashland

OVERALL DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



TO VERIFY FULL SCALE BAR SHOULD MEASURE ONE INCH BY ONE/SIXTEENTH INCH.

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