



CITY OF ASHLAND



TREE COMMISSION AGENDA February 8, 2018

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Approval of January 4, 2018 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison (None)
- Parks & Recreation Liaison
- Community Development Liaison

IV. PUBLIC FORUM

Open to guests.

V. TYPE I REVIEWS

PLANNING ACTION: PA- 2017-02332

SUBJECT PROPERTY: 164 & 172 Clear Creek Drive

OWNER: Kerry K. Kencairn Revocable Living Trust

APPLICANT: Magnolia Fine Homes, LLC

DESCRIPTION: A request for Site Design Review approval to construct two new three-story, attached wall, mixed-use buildings for the two properties located at 164 and 172 Clear Creek Drive. The proposed buildings are 3,060 square feet each and would consist of ground floor commercial space with one upper level, two-bedroom residential condominium on each lot. The application also includes a request for Exception to the Site Development and Design Standards to allow 35.5 percent of the ground floor space to be dedicated to residential use (foyer and garage) where 35 percent is the maximum typically allowed.

COMPREHENSIVE PLAN DESIGNATION: Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09 BA; **TAX LOT:** 14706 & 14707

PLANNING ACTION: PA- 2018-00024

SUBJECT PROPERTY: 485 East Main Street

OWNER/APPLICANT: Chris Hald

DESCRIPTION: A request for Tree Removal Permit to remove a tree on the property at 485 East Main Street that is currently lifting up and damaging the pavement in the parking lot.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09 BD; **TAX LOT:** 600

PLANNING ACTION: PA-2018-00095
SUBJECT PROPERTY: 1068 East Main Street
OWNER: Marcel Verzeano Trust (Paulena E.C. Verzeano, *trustee*)
APPLICANT: KDA Homes, LLC
DESCRIPTION: A request for a Tree Removal Permit to remove a 26-inch diameter-at-breast-height Douglas Fir tree from the property at 1068 East Main Street. (*This request modifies PA #2017-02134, the subdivision approval where the tree was previously identified to be preserved and protected as Tree #12. The project arborist notes that the tree has a co-dominant leader with included bark which is causing an extremely weak connection at a point ten feet up the 60-foot tall tree, posing a hazard that the upper portion of the tree will split and fall. The applicants would also like to discuss the requirement that Trees #1, #2, #7, #8 and #9 be fully enclosed with tree protection fencing and the East Main Driveway closed during construction.*)
COMPREHENSIVE PLAN DESIGNATION: High Density, Multi-Family Residential;
ZONING: R-3/Pedestrian Places Overlay; **ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOT #:** 6800 and 6801.

PLANNING ACTION: PA-2018-00225
SUBJECT PROPERTY: 438 Wightman Street (*South of Shasta Hall/481 Stadium Street, near the corner of Stadium and Ashland Streets*).
OWNER/APPLICANT: Southern Oregon University
DESCRIPTION: A request for a Tree Removal Permit to remove four Leyland Cypress trees from the University property at 438 Wightman Street (south of Shasta Residence Hall at 481 Stadium Street, near the corner of Stadium & Ashland Streets). The application explains that these trees have declined due to a combination of drought stress and Cypress Bark Beetles (*Phloeosinus*), and other dead cypress which were previously removed in the vicinity showed signs of beetle infestation. (*These trees were previously identified to be preserved and protected in PA #2011-01576, the North Campus Village project.*)
COMPREHENSIVE PLAN DESIGNATION: Southern Oregon University; **ZONING:** SO;
ASSESSOR'S MAP: 39 1E 10CD; **TAX LOT #:** 4200 .

VI. TYPE II REVIEWS

None.

VII. STREET TREE REMOVAL PERMITS

PLANNING ACTION: PW-2018-00043
SUBJECT PROPERTY: 508 North Main Street
APPLICANT: Jasmine Lillich for owners John & Kristen Lillich
DESCRIPTION: A request for a Street Tree Removal Permit to remove a 34-inch diameter Fir tree located on the Glenn Street frontage of the property at 508 North Main Street. The application requests the removal on the basis of the tree

posing a hazard, noting that the tree has begun to lean and that the root growth has damaged a fence and sidewalk.

VIII. DISCUSSION

- **Tree of the Year Update (*Voting underway during February*)**
- **March 20, 2018 Annual Presentation to City Council
& Annual Arbor Day/Week Proclamation**
- **April 21, 2018 Earth Day Tabling Opportunity (11:00 a.m. to 4:00 p.m.)**
- **April 1-7, 2018 Arbor Week and April 27, 2018 Arbor Day**

IX. ADJOURNMENT

Next Meeting: March 8, 2018



CITY OF ASHLAND



TREE COMMISSION MINUTES January 4, 2018

I. **CALL TO ORDER**

Chair Christopher John called the meeting to order at 6:00 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

Commissioners Present:	Parks Liaison
Christopher John	Peter Baughman
Mike Oxendine	
Asa Cates	Staff Present:
	Derek Severson
	Nathan Emerson
Commissioners Absent:	
	Russell Neff

II. **APPROVAL OF MINUTES**

Oxendine/Cates m/s to approve the minutes of November 9, 2017 as presented. (Note: *There was no December meeting due to the lack of a quorum.*)

III. **ANNOUNCEMENTS & LIAISON REPORTS**

- Parks & Recreation Liaison Peter Baughman recognized Christopher John and his crew from Canopy LLC who donated and planted three very nice Shumard Oaks for Ashland Creek Park.

- Community Development Staff Liaison Emerson noted:

The Commission needs to make recommendations on all street tree removal requests before staff moves forward with the decision. Emerson went on to say that the City Administrator has made this request.

The City just made application through the FAA to get a drone license. That would give us authorization on city business to use drone photography over the whole city. The Fire department will use this as part of their emergency planning and will have an officer in the Fire Department who has a drone and has been trained to use it.

IV. **PUBLIC FORUM**

Jim Falkenstein addressed the Commission regarding taking photos of trees with his drone. Mr. Falkenstein feels his drone will be helpful to the Commission as a whole. He believes the Tree Commission should add language to whatever tree removal form the city has, saying that people who were asking for a Tree Commission review of their tree removal are also approving a Tree Commission officer, or their designated representative to take photographs from the public right of way of their property at heights of up to 60 meters.

TYPE I REVIEWS

PLANNING ACTION: PA- 2017-02278
SUBJECT PROPERTY: 2258 Dollarhide
APPLICANT/OWNER: Fred Stapenhorst/East Village HOA
DESCRIPTION: A request for a hazardous Tree Removal Permit to remove a tree in the wetland owned by the East Village HOA. The actual address appears to be immediately to the east of 2264 Dollarhide Way, located at 2268 Dollarhide. The tree, a black cottonwood has a 13-inch diameter and breast height(dbh) and stands approximately 35 feet tall. The application states the tree is in relatively good condition now, but cottonwoods are prone to breakage and the tree may become a hazard to a neighboring residence in the future.
COMPREHENSIVE PLAN DESIGNATION: Residential Suburban; **ZONING:** R-1-3.5;
ASSESSOR'S MAP: 39 1E 11CB; **TAX LOT:** 1041

John recused himself from PA-2017-02278 as he has been working with the applicants.

Emerson gave his staff report on PA-2017-02278. Emerson stated that staff is looking for help determining whether this fits the hazard tree criteria because it is in good condition. The criteria itself requires that the condition or location of tree presents a clear public safety hazard or foreseeable danger of property damage to an existing structure or facility. Staff are looking for some help determining if that is appropriate in this case.

Oxendine opened the public hearing to the applicants.

Fred and Ellen, owners, residing at 2258 & 2264 Dollarhide Way, addressed the Commission regarding their action. Mr. Stapenhorst stated that they have two wetland areas in the HOA, and no one's ever done anything with them, but the board has gotten more active the last couple of years and has been trying to restore them. The wetlands have been taken over with blackberries and all kinds of invasives and Canopy LLC, Christopher John's company has come out and helped them work on the area. Mr. Stapenhorst went on to say that two arborists have said that in their opinion, the cottonwoods are unstable trees, and that eventually run the risk of a high wind, breaking part, or all of, the cottonwood tree. Ellen's property is 10 feet from the tree and its clear that with a strong south wind, that it would at least break down a fence, if not hit Ellen's property or her home. The HOA has been motivated to work on this project as a whole and clear the wetlands of blackberries and invasive species. Christopher John and another arborist have explained that they can't remove that tree without City approval. Mr. Stapenhorst stated that they are honestly trying to avoid a hazard to HOA property, which if the tree came down HOA would be liable for it because they own the wetlands area.

Oxendine closed the public hearing to the applicants and opened to the Commission for comments.

There was discussion regarding whether or not to set the precedence of approving a hazardous tree that isn't a hazard yet and that Cottonwood trees are amazing wetland species that are native to our area and provide a lot of habitat and structure for wildlife. They are not the strongest growing trees, but that being said, there are many Cottonwoods that are a 100 years old that are still standing in the valley and haven't lost substantial amounts of their canopies. Mitigation of the tree removal and location of the

tree were discussed although the Commissioners were in agreement that the tree was not a hazard tree.

Oxendine/Cates m/s to recommended denying the application as submitted. Voice Vote; All Ayes, motion passed.

PLANNING ACTION: PA-2017-02129

SUBJECT PROPERTY: 475 East Nevada

OWNER/APPLICANT: Young Family Trust & City Of Ashland

DESCRIPTION: A request for Comprehensive Plan Amendment; Zone Change; Outline Plan approval for a 20 lot, 23-unit subdivision; Site Design Review; Tree Removal Permit to remove ten trees greater than six-inches in diameter at breast height (d.b.h) and Exception to Street Standards for the properties located at 475 East Nevada Street. The existing Comprehensive Plan designation is "Single Family Residential Reserve" and the existing zoning is "Rural Residential (RR-.5-P)". The proposal would change the Comprehensive Plan Map designation the "North Mountain Neighborhood Plan" and the zoning to "North Mountain Multi-Family (NM-MF)." (NOTE: Portions of the subject properties are located outside of the city limits; the current request involves only those portions within the city limits.)

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential Reserve (Existing), North Mountain Neighborhood (Proposed); **ZONING:** RR-.5-P(Existing), NM-MF(Proposed);

ASSESSOR'S MAP: 39 1E 04A and 04AD; **TAX LOT:** 391E 04A 1100, 1200 & 1300 and 391E 04AD 100.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Severson gave his staff report. The portion of the property in the city is three parcels that are privately owned and the applicants are proposing to re- zone that area. It currently has a half acre minimum lot size. Severson stated that they are proposing to re-zone it to a multi-family that would have a 12-unit per acre density which would significantly increase the density of the portion of the properties that are inside the city. In developing the site, they would extend Camelot Drive into the property from its existing intersection with East Nevada. There are 27 trees on the inventory and the applicants are proposing to remove 10 of them. Four trees are proposed to come out near the existing house. Then at the bottom where there are two units on the lower portion below, six additional trees proposed to be removed. Because this is a re-zoning request and is changing the comprehensive plan designation, it is one that will go to not just to the Planning Commission, but also to the City Council. It would have to be adopted by ordinance of council. Staff is looking for a recommendation from the Commission all relative to the trees for both Planning Commission and City Council.

John opened the public hearing to the applicants.

Amy Gunter of Rogue Planning and Development, 1424 S. Ivy Street, Medford, addressed the Commission regarding this project. The proposal involves the extension of two public streets and then a public alley re-connecting the two public streets. Ms. Gunter stated that the trees being removed are the trees along the original owner Mr. Beagle's driveway. Impenetrable rock and not a lot of soil was discovered in an analysis done by Marquess and Associates and their concern is that it will take a lot of site work to put in

any infrastructure on this property. Even by providing tree protection zones for these trees they will still be impacted.

Tom Marr, owner, residing at 955 North Mountain Avenue, addressed the Commission with his concerns. Mr. Marr stated that he feels his property will be the most impacted in regards to this project. He appreciates that the trees in the County zone are to be protected and feels it's important because the County doesn't have the protections that the City offers. Mr. Marr went on to say that it's important to retain as many trees as possible. To lose what green space we have is tough to see and he would favor saving the native trees. Most of the trees in question seemed to be Oaks. Mr. Marr said that he appreciates the well thought out presentation and thanked the Commission for their consideration.

Jim Falkenstein addressed the Commission regarding this project. Mr. Falkenstein stated that when large developments start, and remove established trees and think mitigation will solve the problem, the knee jerk reaction of any developer is to get rid of as many trees as possible, and then start at a blank slate. His feeling is that every effort by the Tree Commission should be made to retain the trees that are there. He went on the say that larger trees make carbon emission, so they are better for the environment. He stated furthermore, that it's lazy to come in and wipe out old trees and put new trees in and the Tree Commission should always be hesitant to do such a thing.

After a long discussion of balancing the need for site disturbance to extend infrastructure and the need to preserve as many trees as possible, the Commission rendered their decision.

John/Cates m/s to approve the application with the below recommendations. Voice Vote, All Ayes, motion passed.

Commissioners noted that the proposed planting list was generally well-selected.

Tree Commissioners noted that they believed that Tree #1 identified in the tree inventory as a Cedar was actually a native Juniper. Tree Commissioners noted that they believed that Tree #5 identified as an Ash was actually an Elm.

Commissioners generally discussed that they would prefer to see Trees #1, #2, and #5 preserved and protected, but after discussions of the need for five- to eight-feet of grading near trees #1, #2, #3 and #5 to address access, infrastructure, drainage and home placement according to standards the Commissioners ultimately expressed support for the project subject to the trees proposed for removal being replaced with larger than normal mitigation trees as follows:

- 1. That all native species such as the Oaks to be removed be mitigated on a one-for-one basis with four-inch caliper native species that will attain a similar size to the tree being removed at maturity.*
- 2. That conifers to be removed such as the Juniper & Ponderosa Pine be mitigated on a one-for-one basis with conifers that will attain a similar size to the tree being removed at maturity, and that are at least ten feet tall at planting.*

PLANNING ACTION: PA- 2017-02279
SUBJECT PROPERTY: 139 N. 2nd Street
OWNER/APPLICANT: Judith Ginsburg/Canopy LLC
DESCRIPTION: A request for a non-hazardous Tree Removal Permit to remove one tree in the rear yard of the residence at 139 N. 2nd Street. The tree, an Ailanthus Altissima(aka: Tree of Heaven), has 27" DBH(diameter at breast height) that stands approximately 40 feet tall. The application states the tree is in relatively good condition but has a history of broken limbs and is an invasive species. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP:** 39 1E 09BA; **TAX LOT:** 9600.

Emerson gave the staff report. After discussion, the Commission rendered their decision.

Cates/Oxendine m/s to approve the application with the recommendation that they plant a large stature tree selected at the owner's discretion. Voice Vote, All Ayes, motion passed.

V. TYPE II REVIEWS

None.

VI. STREET TREE REMOVAL PERMITS

PLANNING ACTION: PW-2017-02181
SUBJECT PROPERTY: 568 B Street
OWNER/APPLICANT: Evye Szanto
DESCRIPTION: A request for a Street Tree Removal Permit to remove a 10-inch diameter deciduous tree from the park row planting strip on B Street in front of the residence at 586 B Street. The applicant has requested the removal because of sidewalk uplift near the tree.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Emerson gave the staff report. After some discussion the Commission rendered their decision.

Oxendine/Cates m/s to denying the application with the recommendation that reinforced concrete be placed in the area to prevent uplift in the future. Voice Vote; All Ayes, motion passed.

PLANNING ACTION: PW-2017-02277
SUBJECT PROPERTY: 129 Almond Street
OWNER/APPLICANT: Hilary Best/Canopy LLC
DESCRIPTION: A request for a Street Tree Removal Permit to remove three Maples near the corner of Nob Hill and Almond Street. The three Maples are under the power line and noted as having poor form, necrotic tops, and in poor health.

John recused himself. Emerson gave the staff report. After some discussion the Commission rendered their decision.

Oxendine/Cates m/s to approve with the recommendation that the trees be mitigated with smaller stature trees from the approved street tree list. Voice Vote; All Ayes, motion passed.

PLANNING ACTION: PW-2018-00208

SUBJECT PROPERTY: 310 Morton Street

OWNER/APPLICANT: Barbara Clark/City of Ashland Electric Dept.

DESCRIPTION: A request for a Street Tree Removal Permit to remove one Sweetgum Maple at 310 Morton Street. Requested because of conflict with electric utility lines and sidewalk/curb damage. Per the Ashland Electric Department, the tree is unable to be trimmed properly for the health of the tree.

There was no conflict of interest or ex-parte contact indicated by the Commission.

Emerson gave the staff report. After some discussion the Commission rendered their decision.

Oxendine/John m/s to approve with the recommendation that the tree be mitigated with a tree from the approved Street Tree Guide. Voice Vote; All Ayes, motion passed.

VII. DISCUSSION

Emerson informed the Commission that the Tree of the Year ballots will be available on the website, in the City Source and also in the Community Development Building. He will find out from the GIS Department where online it will be located and make sure there is a link to the voting on the Tree Commission page.

Baughman is scheduled to do another tree planting at the end of April at Southern Oregon University for Arbor Day. Southern Oregon University wants to partner with the City of Ashland and do a booth at the forestry carnival in Medford on May 17, 2018.

VIII. ADJOURNMENT

The meeting was adjourned at 8:45 p.m. Emerson noted that the next regular meeting would be held on Thursday, February 8, 2018 at 6:00 p.m.

Respectfully submitted by, Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA- 2017-02332

SUBJECT PROPERTY: 164 & 172 Clear Creek Drive

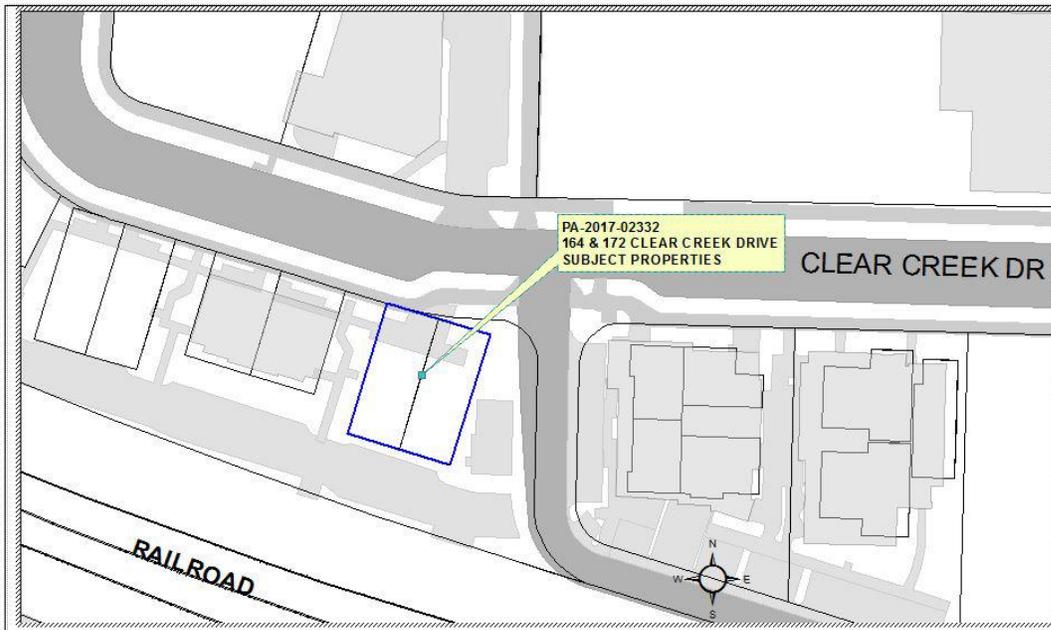
OWNER/APPLICANT: Kerry K. Kencairn Revocable Living Trust/ Magnolia Fine Homes, LLC

DESCRIPTION: A request for Site Design Review approval to construct two new three-story, attached wall, mixed-use buildings for the two properties located at 164 and 172 Clear Creek Drive. The proposed buildings are 3,060 square feet each and would consist of ground floor commercial space with one upper level, two-bedroom residential condominium on each lot. The application also includes a request for Exception to the Site Development and Design Standards to allow 35.5 percent of the ground floor space to be dedicated to residential use (foyer and garage) where 35 percent is the maximum typically allowed. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **ASSESSOR'S MAP:** 39 1E 09 BA; **TAX LOT:** 14706 & 14707.

The Ashland Tree Commission will also review this Planning Action on **Thursday, February 8, 2018 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: January 12, 2018

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: January 26, 2018



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

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

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

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

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.

ROGUE PLANNING & DEVELOPMENT SERVICES, LLC



164 & 172 Clear Creek Drive
Magnolia Fine Homes, LLC

Site Design Review

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DEC 11 2017

City of Ashland

December 11, 2017

**Site Design Review Approval
for new mixed-use commercial building**

Property Owner: Kerry KenCairn Living Trust
172 Central Avenue
Ashland, OR 97520

Applicant: Magnolia Fine Homes
Gil Livni
453 Tucker Street
Ashland, OR 97520

Architect: 4dProof
Patrick May
510-205-0880

Land Use Planner: Rogue Planning & Development Services, LLC
Amy Gunter
1424 S Ivy Street
Medford, OR 97501

Structural Engineer: Snyder Engineers
Eric Snyder
415 E Pine St
Central Point, OR 97502

Landscape Design: KenCairn Landscape Architecture
545 A Street
Ashland, OR 97520

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Subject Property

Address: 164 and 172 Clear Creek Drive
Map & Tax Lot: 39 1E 09 BA; 14707 & 14706
Comprehensive Plan Designation: Employment
Zoning: E-1
Overlays: Detail Site Review Zone
Residential Overlay

Request:

Request for Site Design Review for two, attached wall, mixed use commercial buildings. The proposed buildings are proposed to be ~~3,988~~ 3,000-square foot, three-story, mixed use, commercial, and residential condominium structures. 3,000

Property Description:

The subject properties are Lots 5 and 6 of the Spur Rail Subdivision. The Spur Rail Subdivision is a seven-lot subdivision that was approved by the City of Ashland in 2005 (PA2005-01833). The Spur Rail Subdivision received final plat approval in February 2008.

The subject properties are to the south of Clear Creek Drive. There is a public alley to the east of the Lot #6. The properties to the west are also part of the Spur Rail Subdivision. The properties to the north, across Clear Creek Drive are developed as mixed-use commercial buildings and commercial / manufacturing developments. The properties to the east, across the public alley are developed as mixed-use commercial development. To the south of Lots #5 and 6, is the driveway accessing the parking area for the Spur Rail Subdivision, the Railroad right-of-way, and commercially developed properties that front on A Street, south of the railroad tracks.

The subject property and the immediately adjacent properties are zoned Employment with the Residential Overlay. There is an area of Clear Creek Drive to the west of the Spur Rail Subdivision that is zoned Employment without Residential Overlay.

Clear Creek Drive is classified as a neighborhood street. It has a 60-foot wide right-of-way (ROW). Clear Creek Drive has varying widths of improvements of curb, gutter, sidewalk, travel lanes, and a parking bay

There is a ten-foot Public Utility Easement (PUE) along the Clear Creek Drive ROW. There are large electric cabinets and the required setback area that encroach into the northeast corner of the pad lot of Lot #6.

A 20-foot wide, paved alley extends along the east property line and provides connection to the driveway into the parking area for the Spur Rail Subdivision. Within the parking area there are 11 parking spaces

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within the parking area for the Spur Rail Subdivision. There are three parking spaces, one of which is an ADA space and the off-loading zone along the alley. Along the frontage of the Spur Rail Subdivision frontage on Clear Creek Drive, there are six parking spaces. According to the CC & R's for the Subdivision, each of the six lots are allocated 4.17 parking spaces.

There are no natural features on the property.

Detailed Proposal:

The proposal is for two, mixed use commercial buildings on Lots #5 and #6 of the Spur Rail Subdivision. Each of the buildings is proposed as 3,060-square feet. The buildings are proposed to have 803-square feet of ground floor commercial space (802.7 SF). The remaining 442-square feet (441.9 SF) of the ground floor is proposed as the residential foyer and dedicated garage space. The upper two stories are proposed as 1,815-square feet for the residential unit.

The ground floor commercial units front on Clear Creek Drive and have access directly to the public sidewalk. The 15-foot building setback along the front property line will be treated as a pedestrian plaza area with hardscape, benches, and the covered bicycle parking. The residential units are accessed in the rear of the building.

The two buildings are designed to appear as one continuous façade. A four-foot brick veneer is proposed at the base of the building that wraps the building. The primary exterior façade treatment is a combination of horizontal and vertical siding. The narrow lots limit the number of offsets and jogs in the façade of the building. But the proposed design provides emphasis to the entrances. This is through the incorporation of a vertical wood treatment, five-foot wide awnings, lighting, prominent windows and entry door with transom window above. The entrances are all designed in a manner to provide clear, visible, and functional entrances with direct access to the public sidewalk.

Access and Site Circulation:

The proposed vehicular access to the property is from Clear Creek Drive and the public alley to the east of the property. A driveway from the alley through to the parking area provides the parking area for the development. There are three additional parking spaces, one of which is an ADA accessible space to the west of the Lot #6.

Parking:

The ground floor commercial space requires 1.6 parking spaces for each unit for a total of 3.2 parking spaces. The two-bedroom residential units each require 1.75 parking spaces for a total of 3.5 spaces for residential use. Based on the proposed building square footage and the uses proposed, there are 6.7 spaces required for each lot, or, 3.35 spaces per lot. Each building has a single vehicle garage which

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accounts for two parking spaces. The remaining 4.8 parking spaces are accounted for in the common parking areas, and the use on-street parking credits. There is an ADA, van accessible parking space to the east of Lot #6. According to the modified CC & R's of the Subdivision (attached), there are 4.17 parking spaces allocated to each lot for a total of 8.34 parking spaces. The necessary 6.7 parking spaces are less than the permitted 8.34 provided within the subdivision.

The proposed development requires eight bicycle parking spaces. Of those, all are covered. The residential bicycle parking is located within the garage. The bicycle parking for the commercial uses are in front of the building. The bike parking is closer to the entrances as the nearest on-site vehicle parking spaces and can be found between the building adjacent to the street.

The existing parking lot layout, design and construction generally complies with the standards from AMC 18.4.3.080.B.

Trees and Landscaping:

The existing street trees on the site will be retained. They may need to be replanted following construction. If that is the case, the trees will be replanted.

The proposed landscape plan uses a variety of deciduous shade trees, shrubs, and ground covers within the bioswale/storm water detention treatment facility. Using water conserving landscape and irrigation design, the proposed landscape plan and the future irrigation plan can demonstrate compliance with the standards.

Findings of Fact:

The following information addressing the findings of fact for the applicable criteria from the Ashland Municipal Code are provided on the following pages. For clarity, the criteria are in Arial font and the applicant's responses are in Times New Roman font.

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Criteria from the Ashland Land Use Ordinance

Site Development Design Standards Approval Criteria:

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.

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.

The proposal complies the standards from 18.2.

The property is zoned Employment (E-1). The proposed uses of the site as commercial is a permitted use, and the residential portions are a special permitted use.

The proposed structures are within the pad lots that were approved as part of the Spur Rail Subdivision. The proposed front setback provides adequate clearance for necessary easements, sidewalk improvements and provide adequate clearance for the substantial amount of public infrastructure and utility cabinets in the northeast corner of Lot #6, 172 Clear Creek Drive. The rear setback and side setbacks are to accomplish fire separations, vehicular access and, site circulation.

There are two existing residences within the subdivision. Two are proposed with this application.

The subdivision requires a minimum floor area of 2,860 square feet per proposed building. The proposed buildings are each 3,060 square feet in area, which complies with the minimum required FAR prescribed to each lot from the CC & Rs of the Spur Rail Subdivision.

The landscape areas are provided directly for the subject property within the shared stormwater bio-swale area. Other permeable areas are proposed throughout the subdivision account for the required 15 percent landscape areas.

The proposed buildings are oriented to the Clear Creek Drive street frontage with a pedestrian well defined entrance into each ground floor tenant space. The structure has a materially different base that is four-feet tall and is clad with a brick veneer to ground the structure.

The proposed structure has a single gable with a prominent south roof face. This allows for maximum solar gain. The proposed building on Lot #5 is an average of 35-feet, 6-inches. Building on Lot #6 is proposed to be 33-feet, 1-inch. Both buildings are below the maximum 40-foot height limit. A roof top deck is proposed for the unit on Lot #5 and the roof of Lot #6 will be pre-wired for photovoltaic panels.

Architectural review by the subdivision owners will be obtained. Exterior modifications are not anticipated.

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18.2.3.130 Dwelling in Non-Residential Zone

A. Dwellings in the E-1 zone are limited to the R-overlay zone. See chapter [18.3.13 Residential Overlay](#).

There is an R-overlay on the property.

B. Dwellings in the E-1 and C-1 zones shall meet all of the following standards:

1. If there is one building on a site, ground floor residential uses shall occupy not more than 35 percent of the gross floor area of the ground floor. Where more than one building is located on a site, not more than 50 percent of the total lot area shall be designated for residential uses.

There are two, mixed use commercial buildings proposed on two separate lots. The ground floor of each building on the site is 1,244.6 – square feet. The ground floor commercial space is 803-square feet in area this accounts for 64.5 percent. The remaining 442 square feet area is for the residential lobby and elevator. It is less than 35.5 percent of the gross floor area. This is slightly less than the required floor area ratio breakdowns. An exception to this standard has been applied for.

2. Residential densities shall not exceed 15 dwelling units per acre in the E-1 zone, 30 dwelling units per acre in the C-1 zone, and 60 dwelling units per acre in the C-1-D zone. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.

The proposal has two residential dwelling units which is less than the allowed subdivision density.

3. Residential uses shall be subject to the same setback, landscaping, and design standards as for permitted uses in the underlying zone.

The setbacks, landscaping and design standards that have been applied to the residences are the same as those of the underlying E-1 zone.

4. Off-street parking is not required for residential uses in the C-1-D zone.

The property is in the E-1 zone.

5. Where the number of residential units exceeds ten, at least ten percent of the residential units shall be affordable for moderate-income persons in accord with the standards of section [18.2.5.050](#). The number of units required to be affordable shall be rounded down to the nearest whole unit.

Two residential units are proposed. The proposal does not require the dedication of an affordable unit.

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B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

The property is subject to Basic and Detail Site Design Review. The property also has a residential overlay. The proposal complies with the standards for the overlay zones.

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.

18.4.2.040 Non-Residential Development

The proposed development of the Employment zoned land with a mixed-use commercial structure will have a positive impact upon the Clear Creek Drive streetscape. The building is proposed to have a minimal front setback area. The front setback area provided will provide for pedestrian entrance to the building and access to bicycle parking area. The majority of the setback is due to the presence of a public utility easement, and the required clear area around the electric cabinet. Due to the encroachment of the work area, the building on Lot #6 has a smaller buildable area than Lot #5.

A two floor, residential condominium is proposed above the commercial ground floor. The residences each proposed to be accessed via a rear entrance leading into the ground floor foyer.

The residential foyer is connected to the commercial space allowing for a live / work scenario.

B. Basic Site Review Standards.

1. Orientation and Scale.

The proposed buildings are oriented towards the public street. The proposed buildings contribute to the development of the south side of the Clear Creek Drive with mixed use commercial buildings. The proposed buildings occupy the entire frontage of their individual pad lots. Gaps for the use of stormwater detention facilities created with the original subdivision layout. No modifications are proposed to these pre-determined gaps.

The building entrances are located within 20-feet of the street right-of-way. The entrances are clearly visible, an eight-foot door with transom window, lighting, pedestrian covering and material changes all provide emphasis to the entrances.

Public sidewalk and landscape parkrow exist along a portion of the frontage. This complied with the standards for Clear Creek Drive at the time of the subdivision development. Surface treatments between the property and the sidewalk provides access to each business entrance from the public sidewalk.

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2. Streetscape.

There are street trees within the parkrow for Clear Creek Drive that was developed as part of the Spur Rail Subdivision. The health of the trees has not been assessed. They will be replaced if necessary.

3. Landscaping.

The existing landscape areas comply with the minimum standards and slightly more than 15 percent of the site has been provided as landscape area. A common recycle and refuse area is on the site.

4. Designated Creek Protection.

Not applicable

5. Noise and Glare.

All artificial lighting will comply with the standards of 18.4.4.050. There are no residential zones in the vicinity of the project site.

6. Expansion of Existing Sites and Buildings.

Not applicable

C. Detailed Site Review Standards.

The subject property is within the Detailed Site Review Standards Overlay.

1. Orientation and Scale.

Floor Area Ratio (FAR) of 0.50.

The proposed Floor Area Ratio exceeds .50. The proposed structures are over 3,000 square feet which is more than the required .50 FAR of the total Spur Rail Subdivision area required for each parcel at 2,860 square feet.

The infill buildings are adjacent to the public sidewalk. The walls within 30-feet of the public street have more than 20 percent of the wall area as windows and doorways. No blank walls are proposed.

The proposed building has changes in mass, surfacing and the exterior finish materials to emphasize the entrances. The proposed building proposes awnings / marquees are proposed to provide protection for pedestrians from rain and sun.

2. Streetscape.

Colored and scored concrete are proposed to designate people areas from the sidewalks. The doors to the business spaces are functional and have emphasis to provide clear evidence of the entrance. The bicycle parking is located in the front of the building providing more emphasis on the front façade.

3. Buffering and Screening.

There are no incompatible uses on adjacent lots. All the surrounding properties are Employment Zoned and generally all have commercial uses (or are developable as commercial).

4. Building Materials.

More than 15 percent of the exterior walls have substantial changes in relief. There is a substantial base, fenestration, changes in material such as brick, horizontal and vertical siding, metal and wood material, aluminum store front style windows and doors. No bright or neon paint colors are proposed the majority of the building is not glass.

18.4.3 Parking Access and Circulation:

The ground floor commercial space requires 1.6 parking spaces for each unit for a total of 3.2 parking spaces. The two-bedroom residential units each require 1.75 parking spaces for a total of 3.5 spaces for residential use. Based on the proposed building square footage and the uses proposed, there are 6.7 spaces required for each lot, or, 3.35 spaces per lot. Each building has a single vehicle garage which accounts for two parking spaces. The remaining 4.8 parking spaces are accounted for in the common parking areas, and the use on-street parking credits. There is an ADA, van accessible parking space to the east of Lot #6. According to the modified CC & R's of the Subdivision (attached), there are 4.17 parking spaces allocated to each lot for a total of 8.34 parking spaces. The necessary 6.7 parking spaces are less than the 8.34 parking spaces provided within the subdivision.

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18.4.3.080 Vehicle Area Design

A. Parking Location

The existing subdivision parking areas are located to the side and rear of the proposed building.

B. Parking Area Design.

A single vehicle garage is proposed at the rear of each building. The other required parking spaces are provided within the parking area that was installed as part of the Spur Rail Subdivision infrastructure.

The parking area has been designed to minimize the adverse environmental impacts. The parking lot is designed to capture and treat surface run-off through a landscape swale. The parking lot design was approved and installed prior to the most recent code changes. No changes to the installed parking area are proposed.

18.4.7 Signs.

The signs for the individual businesses will comply with the sign code standards for sign area based upon business frontage with the sign sizes varying based on the tenant needs.

18.4.8 Solar Access.

The proposed development has a 60-foot-wide right-of-way for Clear Creek Drive to the north. The proposed structures comply with the solar setback as the rights-of-way are allowed to be shadowed by development.

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.

Adequate city facilities exist to service the proposed development.

The parcel is a buildable pad lot within an approved subdivision. The utilities have been stubbed out to the tenant spaces. All utilities exist in the vicinity to service the parcel.

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

The proposed buildings have 802.7 square feet of floor area for the commercial portion of the ground floor and 441.9 square feet for the residential portion of the ground floor. The municipal code requires that 65 percent of the ground floor be devoted to commercial uses and the remaining area can be devoted to residential area. With the proposal, 64.5 percent of the ground floor is devoted to commercial. This is just under the required floor area ratios.

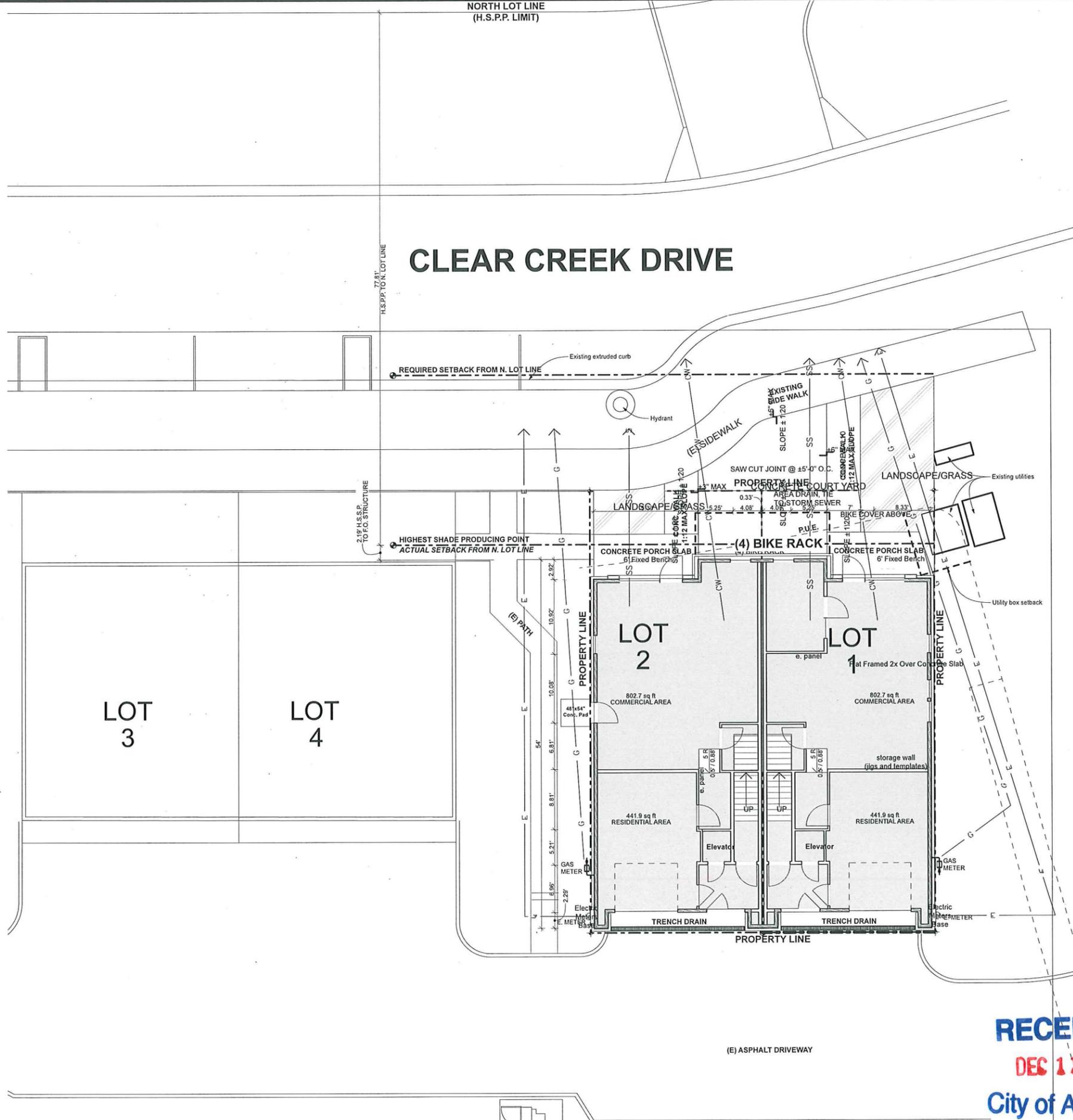
The presence of the public utility easement including the utility box setback that is provided adjacent to the encroaching electric cabinets, reduces the buildable area. The goal is to have what appears to be one structure that is mirrored on the lots. The proposed buildings are to be constructed at the same time, using the same materials. In order to maintain the same façade, provide an alcove area for the business entrance that adds emphasis to the façade, the square footage areas allocations are slightly depressed on the commercial side by less than one percent. The exception will not negatively impact adjacent properties. The building design, layout, parking, and proposed use are all consistent with the purpose and intent of the Site Development and Design standards. The .5 SF exception is the minimum necessary.

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.

Attachments:

- 1) Plan Set

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PROJECT SQUARE FOOTAGE

172 First Floor	
Commercial	803 sq. ft.
Residential	442 sq. ft.
Total	1,245 sq. ft.
	65%

RESIDENTIAL SF. BREAK DOWN

First Floor	179 sq. ft.
Second Floor	942 sq. ft.
Third Floor	873 sq. ft.
Garage	316 sq. ft.
Total Conditioned	1,994 sq. ft.

164 First Floor

Commercial	803 sq. ft.
Residential	442 sq. ft.
Total	1,245 sq. ft.
	65%

RESIDENTIAL SF. BREAK DOWN

First Floor	179 sq. ft.
Second Floor	942 sq. ft.
Third Floor	873 sq. ft.
Garage	316 sq. ft.
Total Conditioned	1,994 sq. ft.

SOLAR SET BACK CALCULATION

Site Slope
 $5.5/100 = .055$
 $4.2/100 = .0425$
 Average slope $-.055 - .0425/2 = -.04875$

Standard B:
 $H-16/.445+S = \text{Required SSB}$
 $H = 37.25$
 $S = -.04875$
 $21.26/.39625 = 52.9968' \text{ Req'd SSB}$
77.81' Actual SSB

Design is - 24.81' Better than Req'd SSB

SITE NOTES

Site Landscape

- 1) See Sheet A0.6 for approved landscape
- 2) Common area to be min. 38% landscape
- 3) All finished grades to slope away from structure

Utilities

- 1) Connect water to (e) 8" water main
- 2) Connect sewer to (e) 8" sewer
- 3) Connect storm water to (e) 12" storm

UTILITIES

Sanitary Drain	SS	S
Water Supply	CW	C
Gas	G	G
Electrical Supply	E	E



MAGNOLIA FINE HOMES LLC

MAGNOLIA FINE HOMES LLC
 Gil Livni
 2532 Old Mill Way
 Ashland, OR 97520
 (510)913-5110

MAGNOLIA
 164/172 Clear Creek Drive
 Ashland, OR 97520

MARK	DATE	DESCRIPTION

DATE: 12/11/17

SHEET TITLE
SITE PLAN

A0.2

SHEET 2 OF 51

1 SITE PLAN
 A0.2 SCALE: 1/8" = 1'-0"

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Gil Livni
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Ashland, OR 97520
(510)913-5110

MAGNOLIA
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Ashland, OR 97520

PRELIMINARY

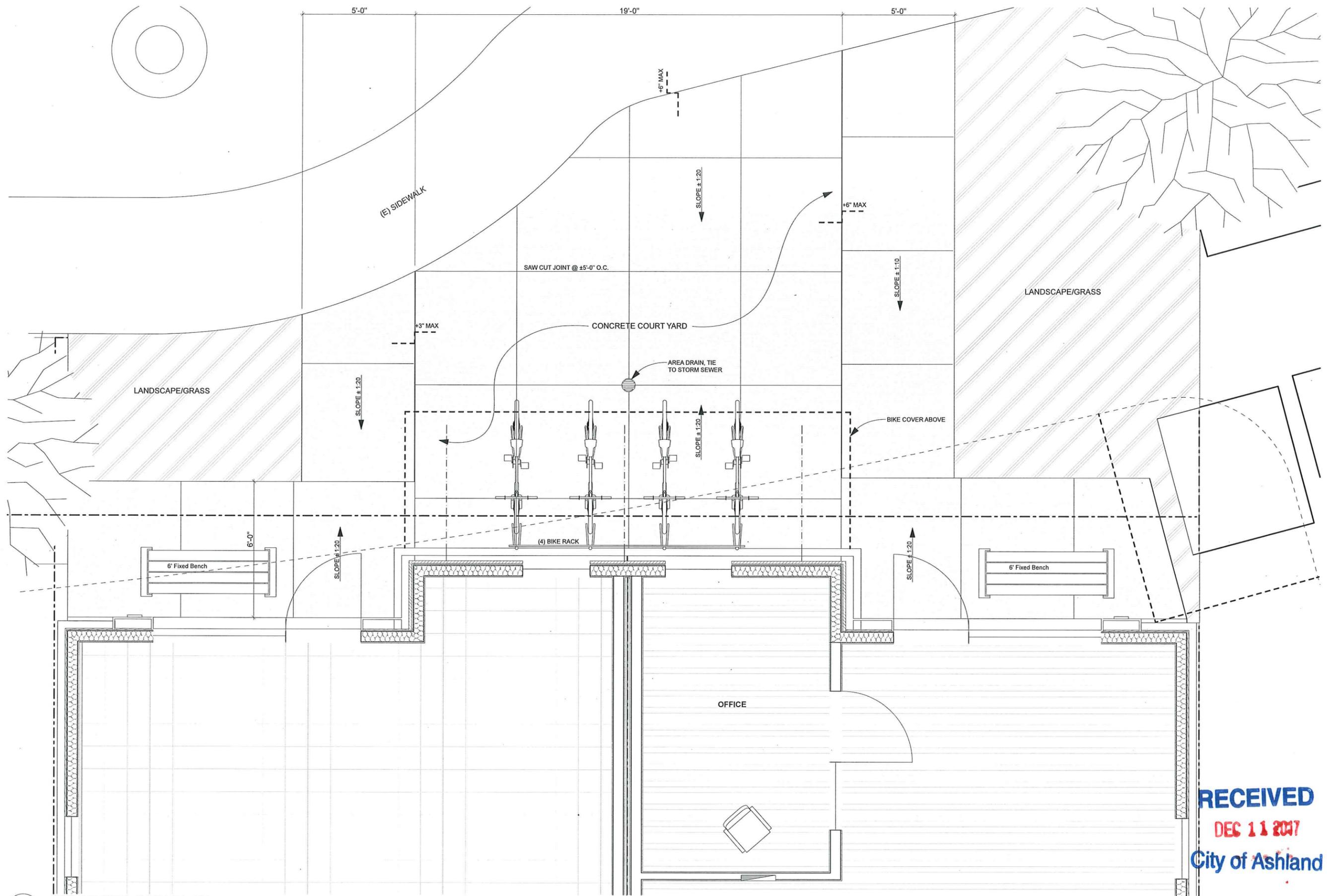
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SHEET TITLE
HARDSCAPE PLAN

A0.3

SHEET 3 OF 51



1 ENLARGED SITE PLAN
A0.3 SCALE: 1/2" = 1'-0"

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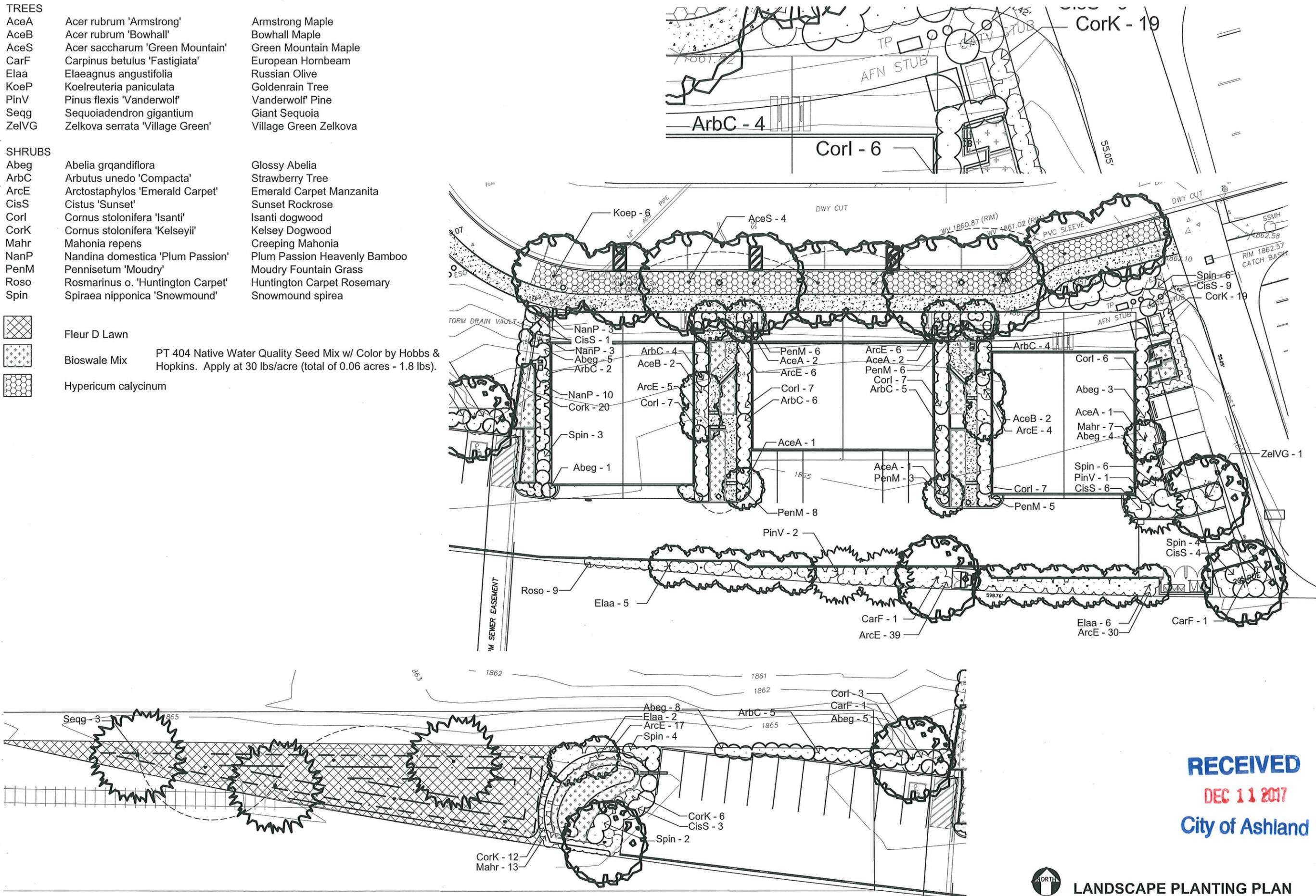
TREES

- AceA Acer rubrum 'Armstrong' Armstrong Maple
- AceB Acer rubrum 'Bowhall' Bowhall Maple
- AceS Acer saccharum 'Green Mountain' Green Mountain Maple
- CarF Carpinus betulus 'Fastigiata' European Hornbeam
- Elaa Elaeagnus angustifolia Russian Olive
- KoeP Koelreuteria paniculata Goldenrain Tree
- PinV Pinus flexis 'Vanderwolf' Vanderwolf Pine
- Seqg Sequoiadendron giganteum Giant Sequoia
- ZelVG Zelkova serrata 'Village Green' Village Green Zelkova

SHRUBS

- Abeg Abelia grqandiflora Glossy Abelia
- ArbC Arbutus unedo 'Compacta' Strawberry Tree
- ArcE Arctostaphylos 'Emerald Carpet' Emerald Carpet Manzanita
- CisS Cistus 'Sunset' Sunset Rockrose
- Corl Cornus stolonifera 'Isanti' Isanti dogwood
- CorK Cornus stolonifera 'Kelseyii' Kelsey Dogwood
- Mahr Mahonia repens Creeping Mahonia
- NanP Nandina domestica 'Plum Passion' Plum Passion Heavenly Bamboo
- PenM Pennisetum 'Moudry' Moudry Fountain Grass
- Roso Rosmarinus o. 'Huntington Carpet' Huntington Carpet Rosemary
- Spin Spiraea nipponica 'Snowmound' Snowmound spirea

-  Fleur D Lawn
-  Bioswale Mix PT 404 Native Water Quality Seed Mix w/ Color by Hobbs & Hopkins. Apply at 30 lbs/acre (total of 0.06 acres - 1.8 lbs).
-  Hypericum calycinum



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 Gil Livni
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LANDSCAPE PLAN

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 **LANDSCAPE PLANTING PLAN**

A0.5
 SHEET 5 OF 51



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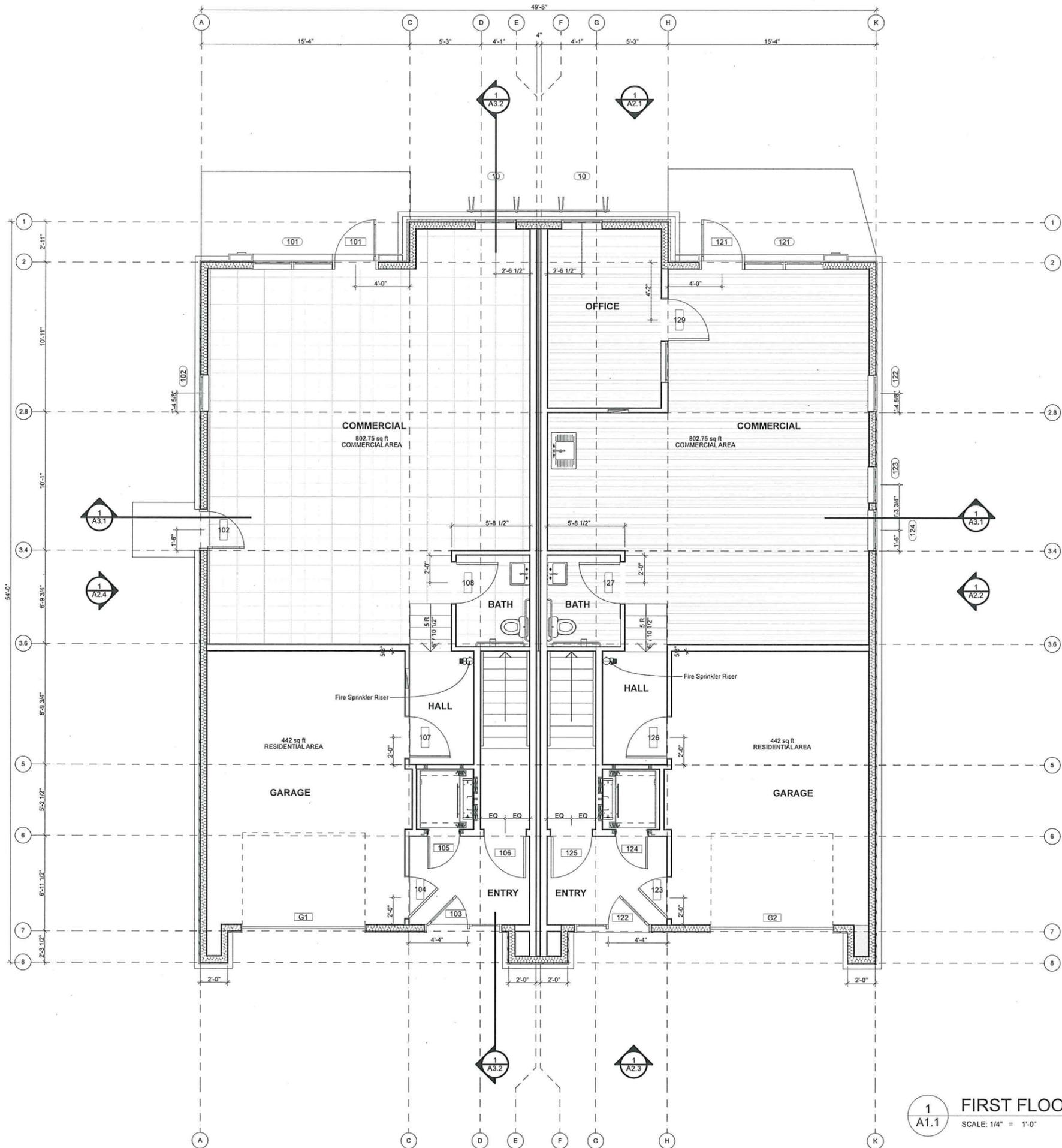
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MARK	DATE DESCRIPTION

DATE: 12/11/17

SHEET TITLE
FIRST FLOOR PLAN

A1.1

SHEET 6 OF 51



1
A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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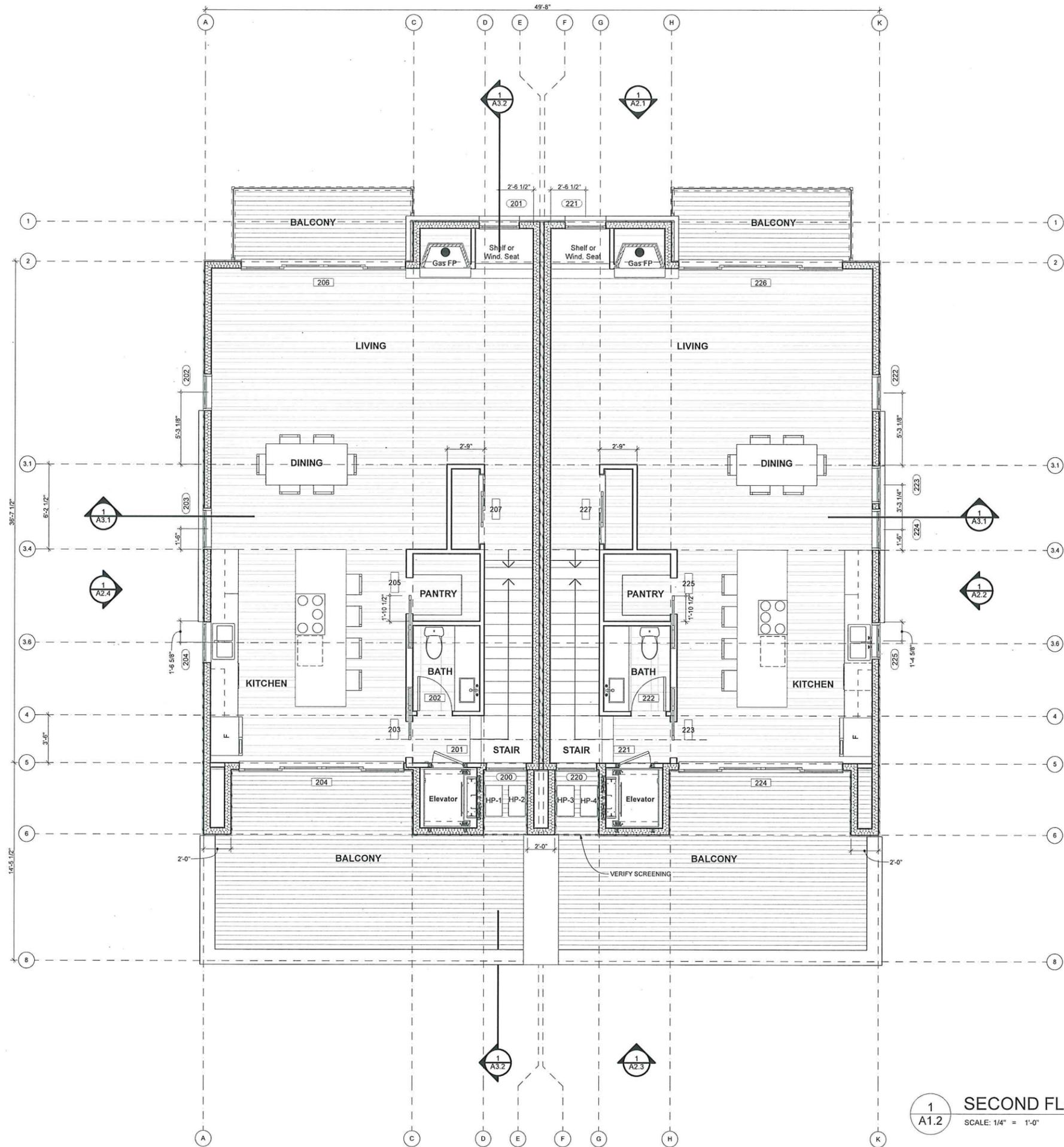
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△		Work in Progress
□		PERMIT SUBMITTAL

DATE: 12/11/17

SHEET TITLE
SECOND FLOOR PLAN

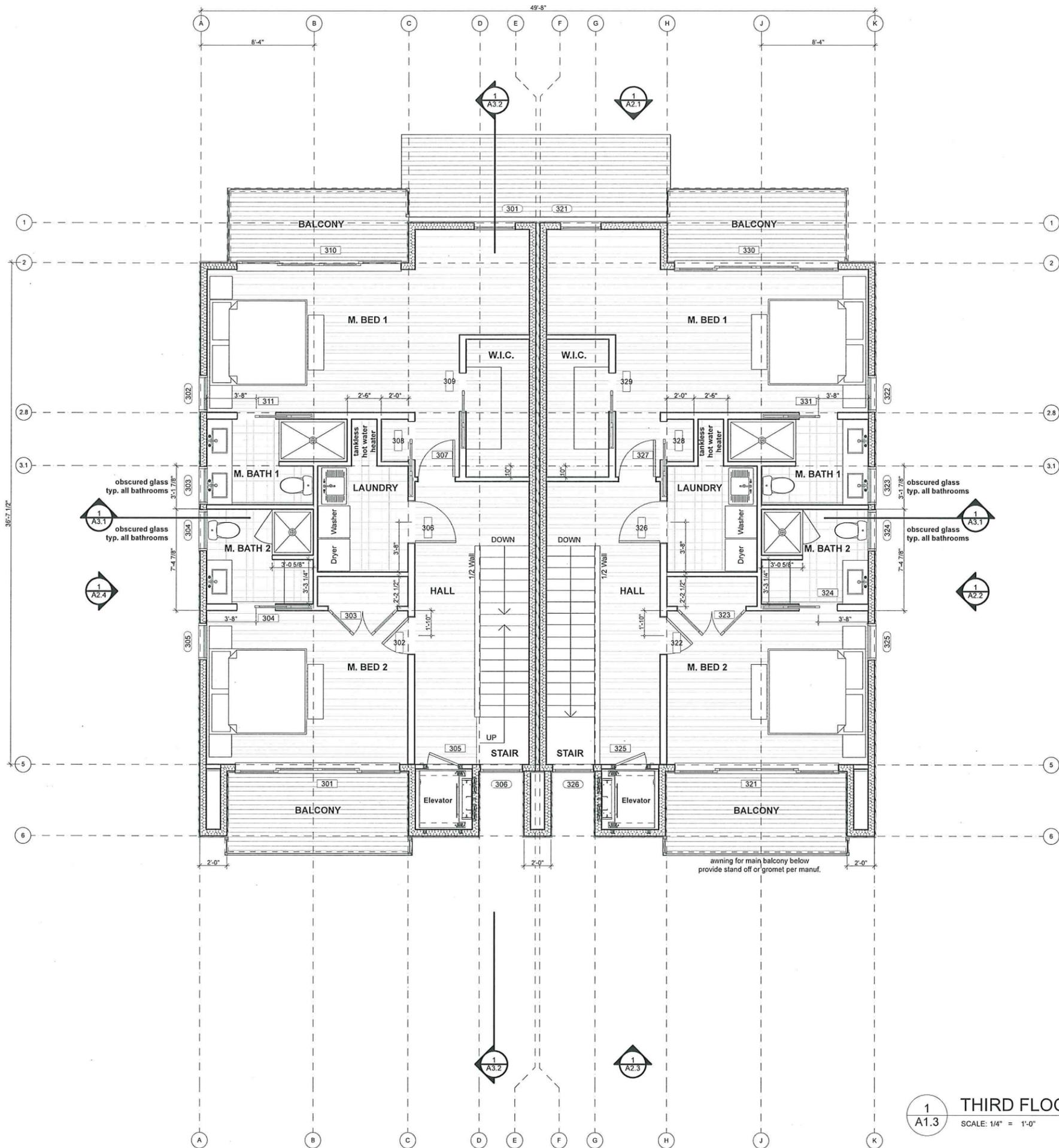
A1.2

SHEET 7 OF 51



1
A1.2 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"
0 2 4 6

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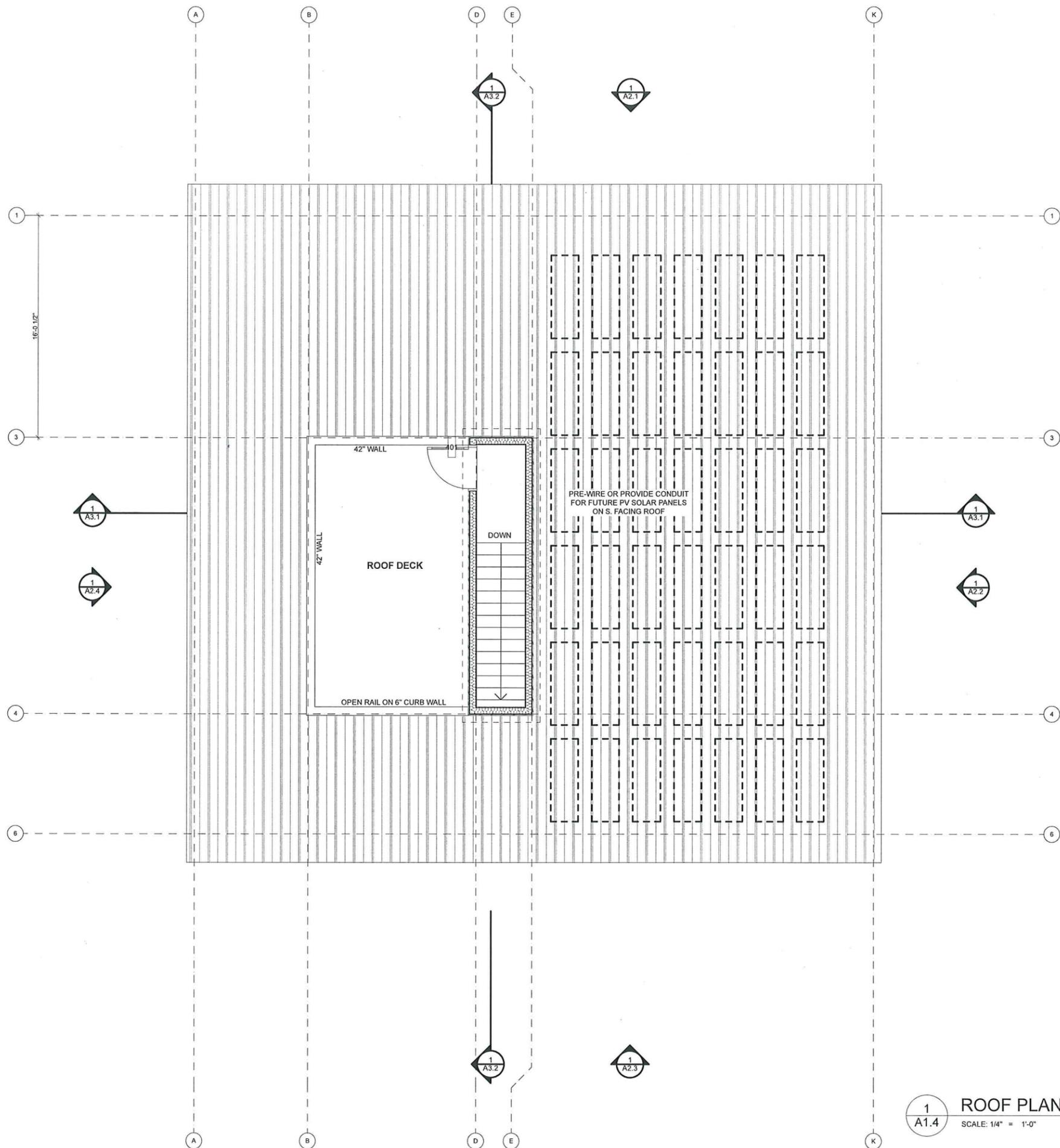
SHEET TITLE
THIRD FLOOR PLAN

A1.3

SHEET 8 OF 51

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1
A1.3 **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1
A1.4 ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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DATE: 12/11/17

SHEET TITLE
ROOF PLAN



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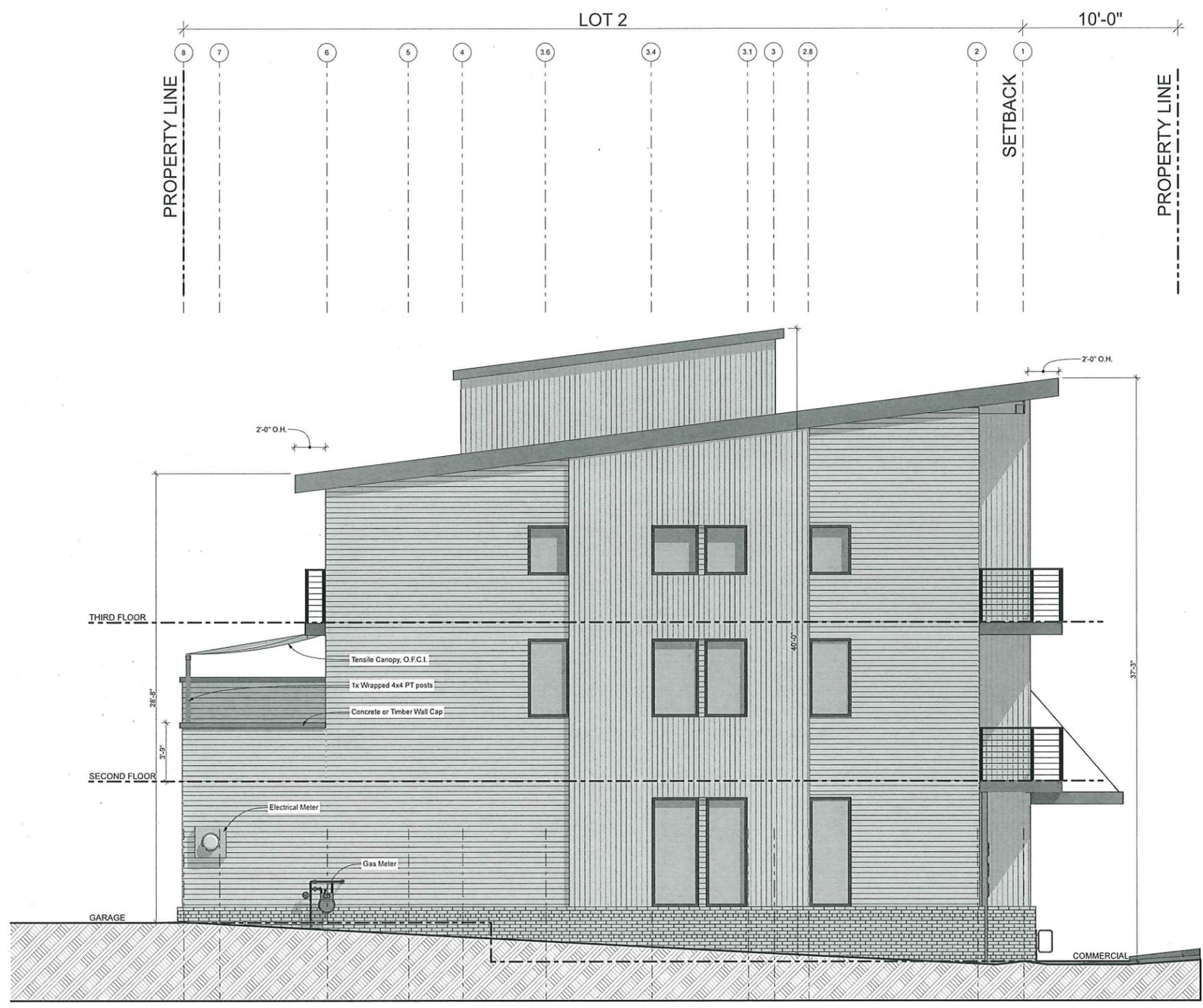
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MARK	DATE	DESCRIPTION

DATE: 12/11/17

SHEET TITLE
EXTERIOR ELEVATIONS

A2.2
SHEET 14 OF 51



1 EAST ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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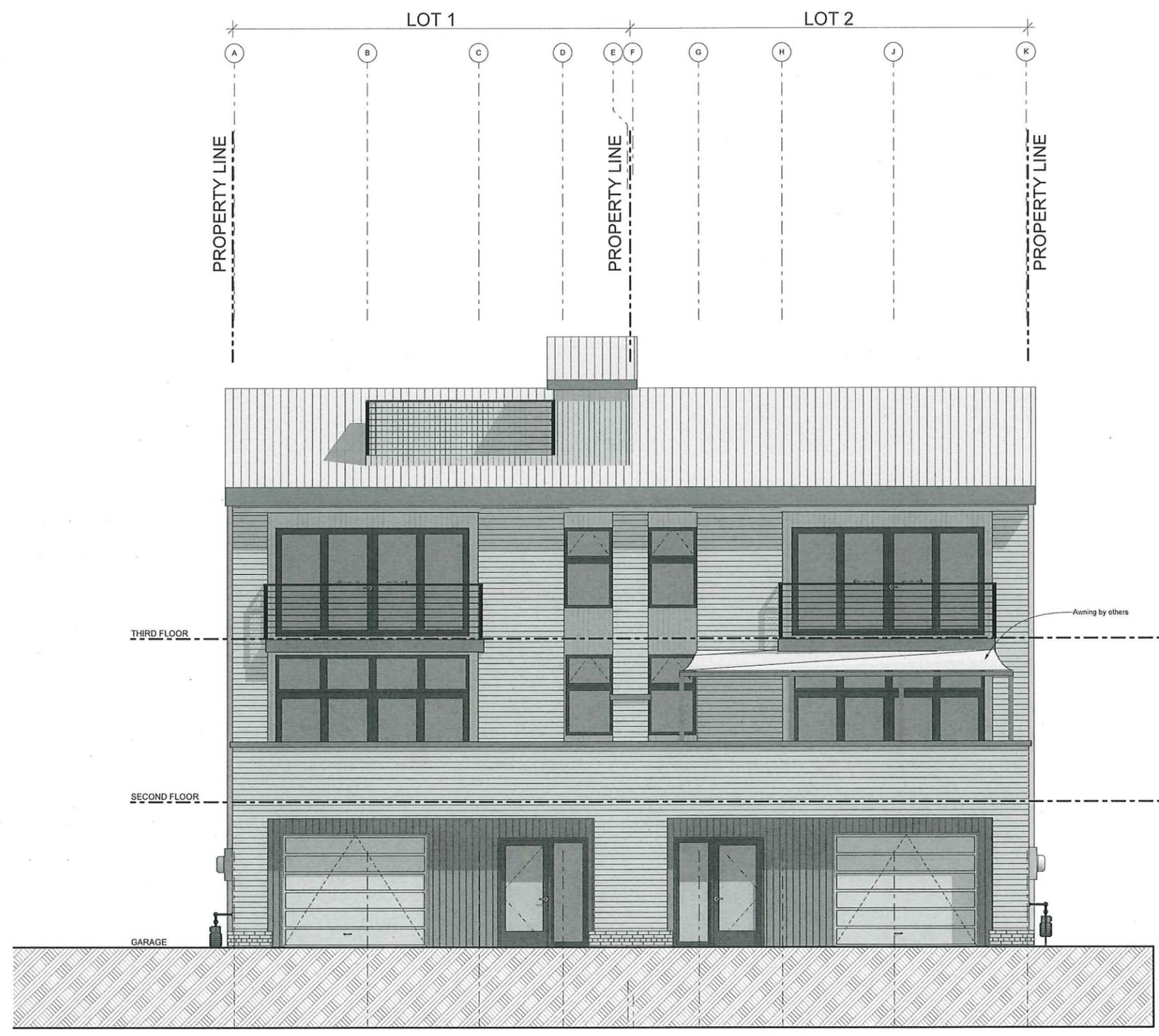
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SHEET TITLE
EXTERIOR ELEVATIONS

A2.3

SHEET 15 OF 51



1 SOUTH ELEVATION
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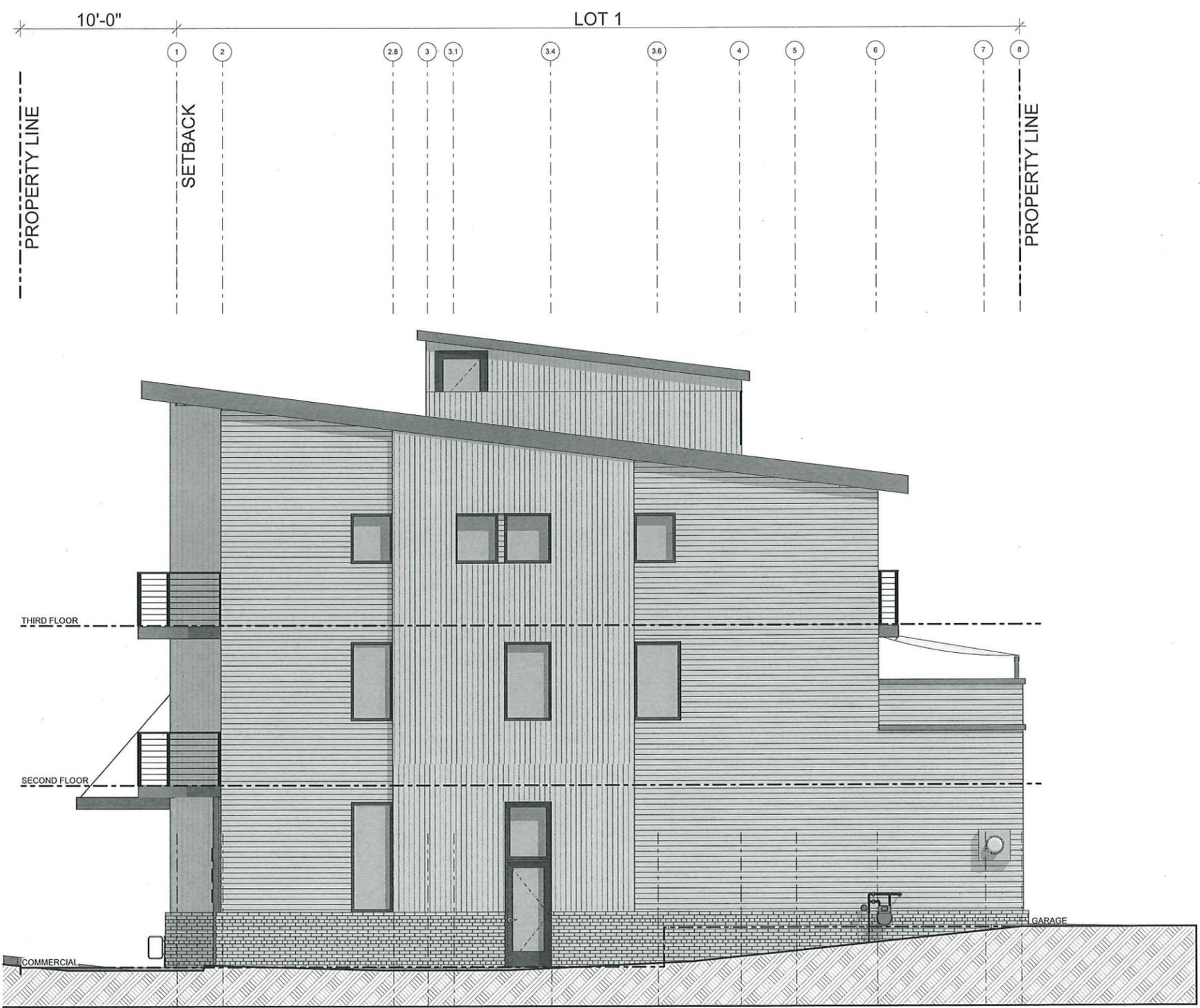
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SHEET TITLE
EXTERIOR ELEVATIONS

A2.4

SHEET 16 OF 51



1 WEST ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

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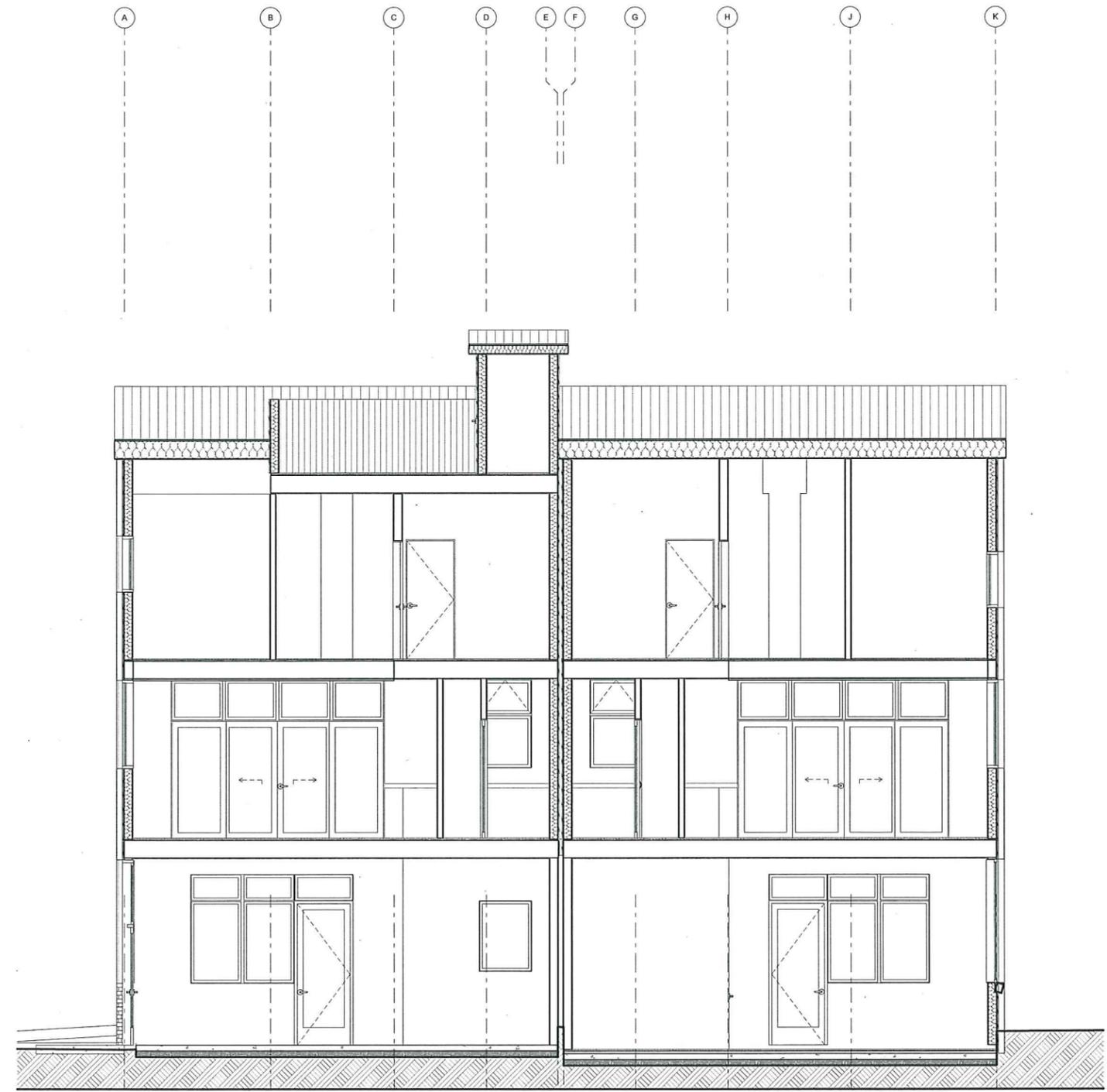


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1 TRANSVERSE SECTION
A3.1 SCALE: 1/4" = 1'-0"



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DATE: 12/11/17

SHEET TITLE
BUILDING SECTIONS

A3.1

SHEET 17 OF 51



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MARK DATE DESCRIPTION

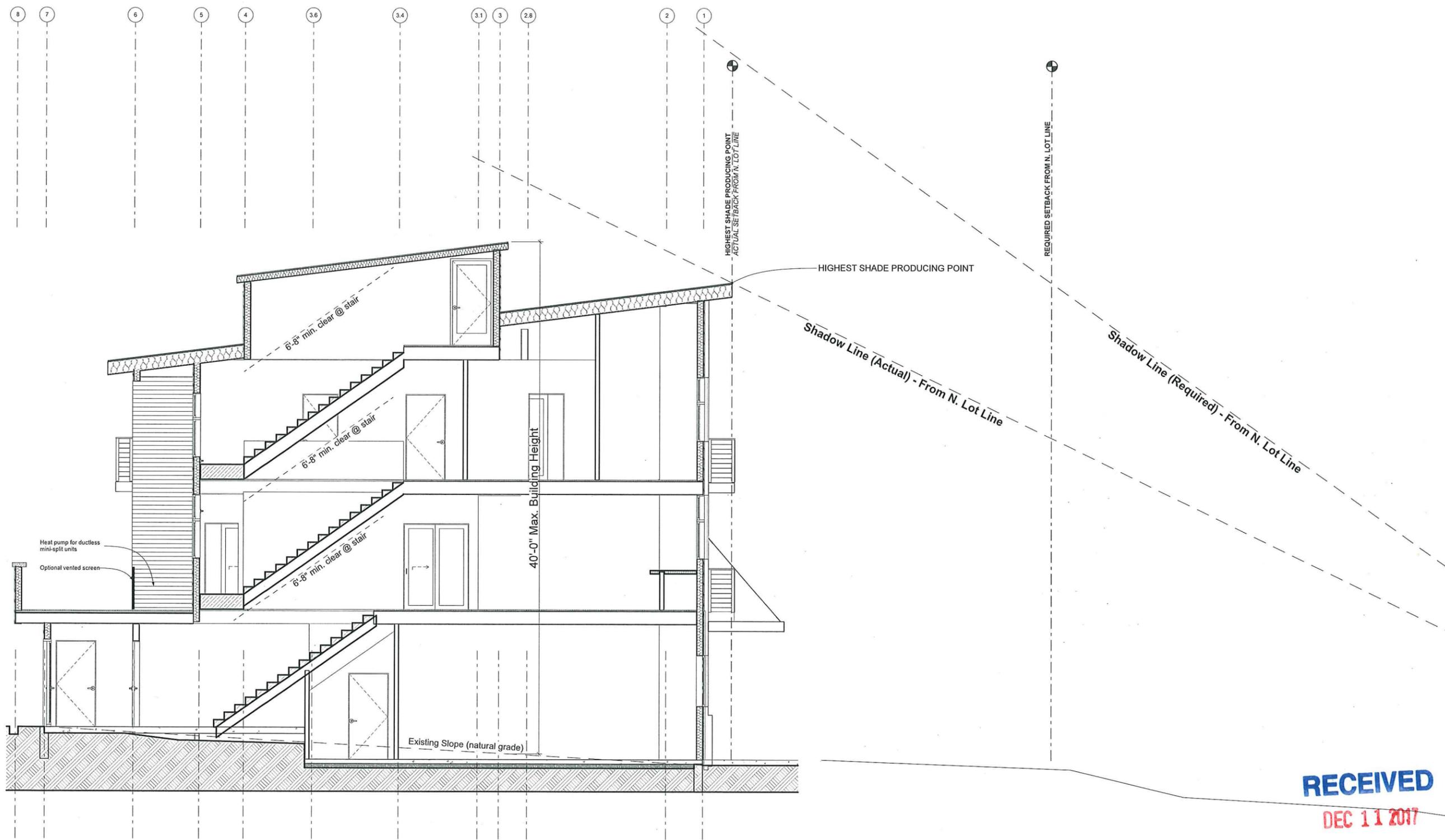
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SHEET TITLE

**BUILDING
SECTIONS**

A3.2

SHEET 18 OF 51



1 LONGITUDINAL SECTION
A3.2 SCALE: 1/4" = 1'-0"

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NOTICE OF APPLICATION

PLANNING ACTION: PA- 2018-00024

SUBJECT PROPERTY: 485 East Main Street

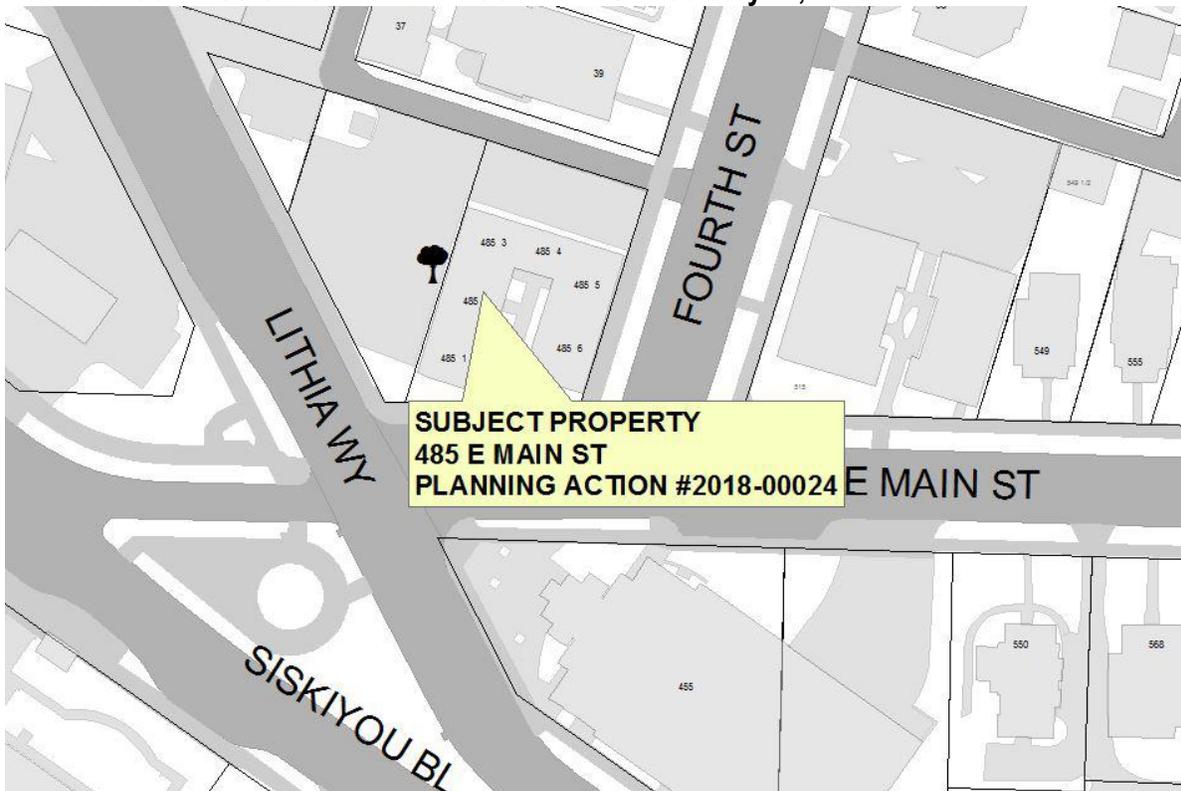
OWNER/APPLICANT: Chris Hald

DESCRIPTION: A request for Tree Removal Permit to remove a tree on the property that is currently lifting up and damaging the pavement in the parking lot. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **ASSESSOR'S MAP #:** 391E 09 BD; **TAX LOT:** 600

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, February 8, 2018 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: January 31, 2018

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: February 14, 2018



**SUBJECT PROPERTY
 485 E MAIN ST
 PLANNING ACTION #2018-00024**

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

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

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

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

TREE REMOVAL PERMIT

18.5.7.040.B

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

From

Chris Hald
485 E. Main St Ste 4
Ashland, OR 97520
Cell 541 941 4998
Email: cphald3@mind.net

To:

City of Ashland Building Division
51 Windburn Way
Ashland, OR 97520

Subject: request for tree removal permit

Planning Department:

Request for tree removal permit. The subject tree is lifting the stair way and is growing under the steps and found. Request expediting this request due to repair of damager pavement in the parking lot. See attached pictures

Respectfully

Chris Hald

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JAN 04 2018
City of Ashland



Frontal picture

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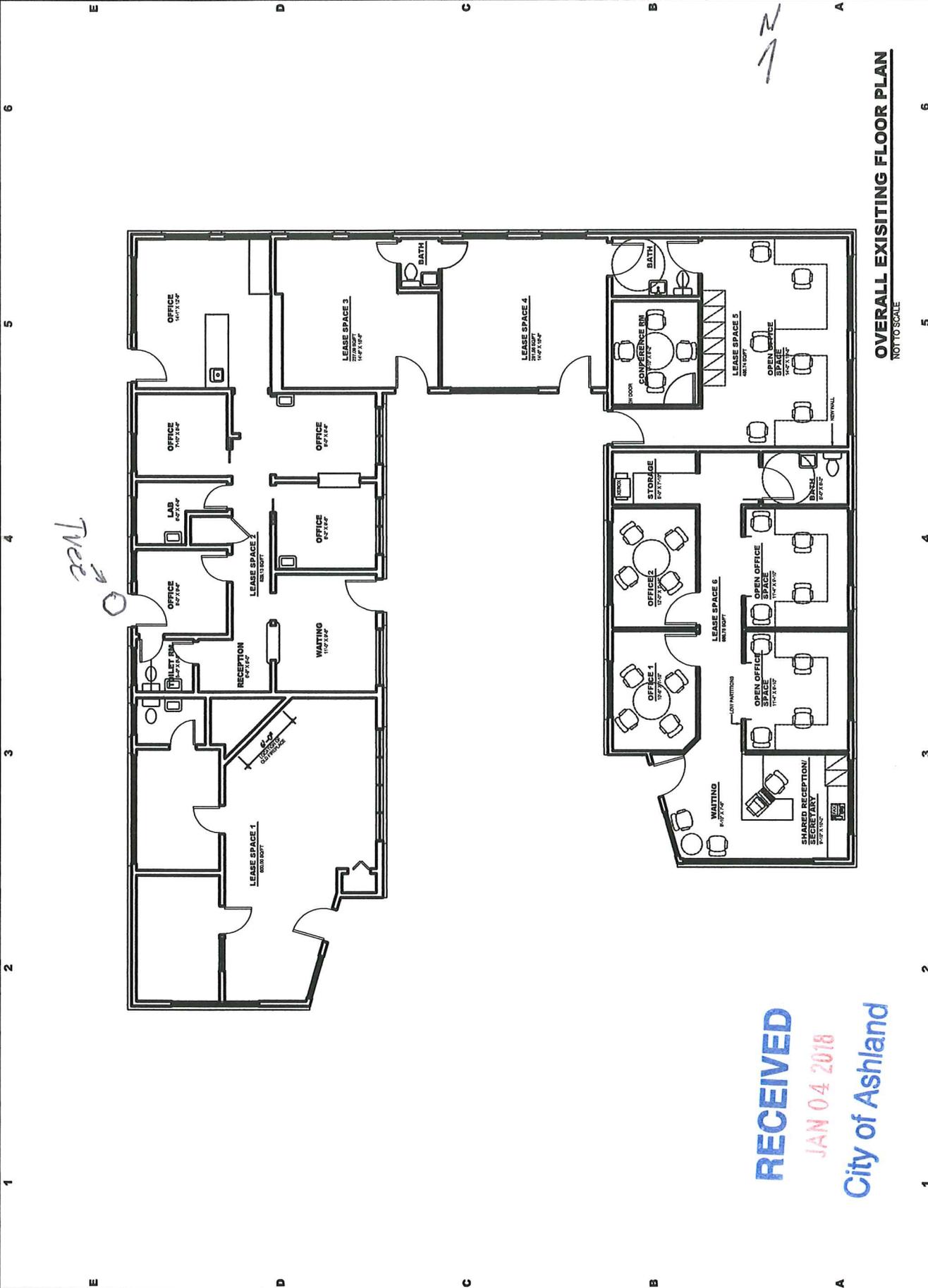
Looking south tree has wrapped around steps

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Looking north

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JAN 04 2018
City of Ashland



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JAN 04 2018
City of Ashland

S.E. 1/4, N.W. 1/4, SEC. 9, T.39S., R.1E., W.M.
 JACKSON COUNTY
 1" = 100'

FOR ASSESSMENT AND
 TAXATION ONLY

39 1E 09BD
 ASHLAND

CANCELLED TAX
 LOT NUMBERS:
 10453, 1033, ADDED TO 10450
 1030, 1032
 11300
 1700
 2600 REMAPPED TO 7000
 4100
 4500 ADDED TO 4500
 500, ADDED TO 1600
 6500
 6800
 900
 900
 9201



39 1E 09BD
 ASHLAND
 NEW MAP NOVEMBER 21, 2008
 REV. NOVEMBER 07, 2015

RECEIVED
 JAN 04 2018
 City of Ashland

JAN 04 2018

City of Ashland

Account Sequence	Map TL Sequence	Assessment Year <input type="text" value="2017"/>	Print Window	Close Window
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Assessment Info for Account 1-006809-2 Map 391E09BD Taxlot 600
Report For Assessment Purposes Only Created January 04, 2018

Account Info		Tax Year 2017 Info			Land Info	
Account	1-006809-2	Pay Taxes Online			Tax Code	5-01
Map Taxlot	391E09BD 600	Tax Report			Acreage	0.19
Owner	HALD CHRISTIAN P MD TRUSTEE	Tax Statement	Details		Zoning	
	HALD JACQUE JEAN TRUSTEE	Cor Tax Statement	Details		Land Class	
	KOVACH CHRISTINE HALD TRUSTEE	Tax History	Details		UNK 0.19 Ac	
	HALD CHRISTIAN P MD TRUST	Tax Code 5-01			Property Class	201
Situs Address		Tax Type	Due Date	Amount	Stat Class	542
485 MAIN ST E ASHLAND	R	Advalorem	11/15/17	\$7,052.04	Unit ID	198650-1
Mailing Address	HALD CHRISTIAN P MD TRUSTEE ET AL PO BOX 127 ASHLAND OR, 975200127	Tax Rate	15.9347		Maintenance Area	2
Appraiser		District Rates	Details		Neighborhood	000
		Tax Details	Details		Study Area	74
		Tax Rates	Details		Account Status	ACTIVE
					Tax Status	Assessable
					Sub Type	NORMAL

Sales Data (AS 400)

+ **Value Summary Detail (For Assessment Year 2017)**

- **Market Value Summary (For Assessment Year 2017)**

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-01	LAND	0.19	\$ 294,820	\$ 294,820	\$ 191,740	\$ 191,740
5-01	IMPR	0.00	\$ 284,580	\$ 284,580	\$ 250,820	\$ 250,820
Value History	Total:		\$ 579,400	\$ 579,400	\$ 442,560	\$ 442,560

[Value Summary Details](#)

[Value History](#)

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete
1	5-01	0		542	Office, Multiple	Comml Imp	3552	100 %

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal
----------------------------	------------------	------------------	------------------------

[ALL IN ONE REPORT?](#)

+ **Improvement Comments**

- **Commercial**

Space: A	Square Feet: 3552	Year Built: 1958	Use: 542 - Office, Multiple	Name: ASHLAND PROFESSIONAL CENTER
Floor: Wood	Wall: Brick	Partition: Wood	Roof: Wood	Foundation: Concrete
Cover: Carpet	Cover: None	Cover: Plaster	Cover: Comp	Ceiling: Acc Tile

Space: A	Square Feet: 3552	Year Built: 0	Use: 540 - OFFICE	Name: ASHLAND PROFESSIONAL CENTER
Floor: None	Wall: None	Partition: None	Roof: None	Foundation:
Cover: None	Cover: None	Cover: None	Cover: None	Ceiling: None

Commercial Land

Site
COMMERCIAL LAND (Sqft)

Size
7875

Commercial Other Items

Item
UNFIN BASEMENT

Appraisal Maintenance

2018 - COMMERCIAL R.T. (C-COMMERCIAL/APARTMENT/INDUST.)

2018 - COMMERCIAL R.T. (C-COMMERCIAL/APARTMENT/INDUST.)

Account Comments

03/18/97: ACREAGE ADDED PER DRAFTING.

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
RECALCULATION		2016	
CARTOGRAPHIC ACTIVITY		2009	
BOPTA ORDER-REDUCTION 309.120		1993	

Location Map



Close Window

Print Window

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JAN 04 2018

City of Ashland



NOTICE OF APPLICATION

PLANNING ACTION: PA- 2018-00095

SUBJECT PROPERTY: 1068 East Main Street

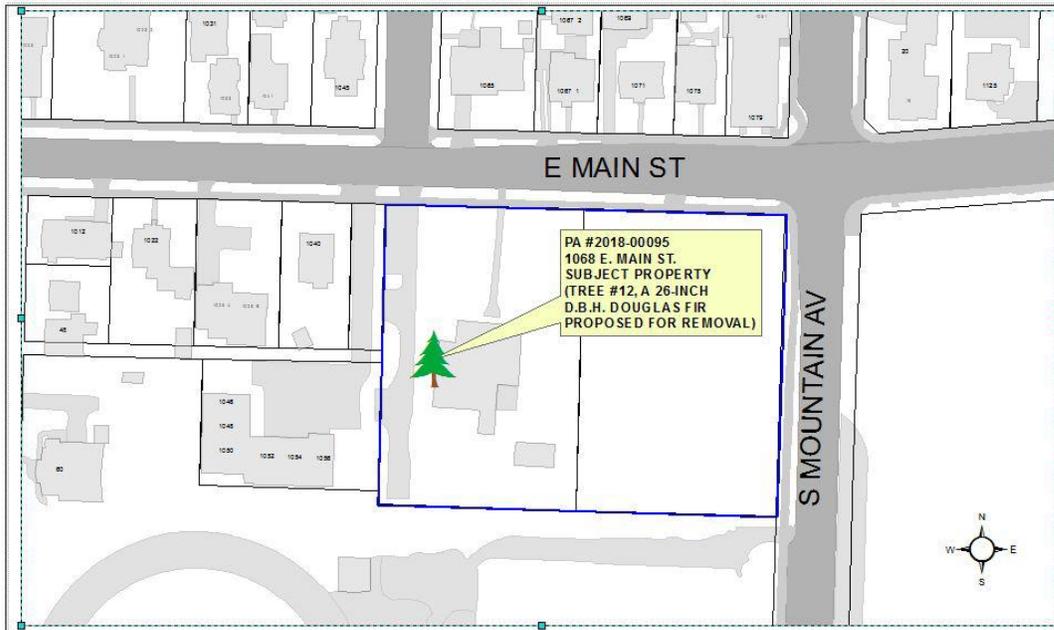
OWNER/APPLICANT: Marcel Verzeano Trust (Paulena E.C. Verzeano, trustee)

DESCRIPTION: A request for a Tree Removal Permit to remove a 26-inch diameter-at-breast-height Douglas Fir tree from the property at 1068 East Main Street. (*This request modifies PA #2017-02134, the subdivision approval where the tree was previously identified to be preserved and protected as Tree #12. The project arborist notes that the tree has a co-dominant leader with included bark which is causing an extremely weak connection at a point ten feet up the 60-foot tall tree, posing a hazard that the upper portion of the tree will split and fall.*) **COMPREHENSIVE PLAN DESIGNATION:** High Density, Multi-Family Residential; **ZONING:** High Density, Multi-Family Residential; **ASSESSOR'S MAP #:** 391E 09AD; **TAX LOT:** 6800 & 6801.

The Ashland Tree Commission will also review this Planning Action on **Thursday, February 8, 2018 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: January 30, 2018

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: February 14, 2018



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

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

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

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

TREE REMOVAL PERMIT

18.5.7.040.B

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

Madara Design Inc

Landscape Architecture,
Design & Consultation
541-664-7055
2994 Wells Fargo Rd
Central Point, Or 97502
madaradesinginc.com
CERTIFIED ARBORIST: THOMAS MADARA

Client: KDA Homes
604 Fair Oaks Court,
Ashland, Or 97520

January 12, 2018

Site: 1068 E. Main St.
Ashland, Oregon 97520
Ashland Planning Department,

In regards to the proposed multi-family housing and historic house preservation project at 1068 E. Main Street, Ashland, it was brought to my attention that a tree I had previously suggested should be saved is in fact problematic. I am including a number of pictures of the tree that is the focus of this letter showing the condition that is causing the reason for removal.

Per the Tree Protection Plan updated for this letter, date 1/12/2018, Douglas Fir # 12 should in fact be removed during the course of development of this site. This was brought to my attention by another International Society of Arboriculture Certified Arborist who is being asked to do the work on other trees on the site.

After my initial desire to maintain as many of the existing trees as possible caused me to believe in the viability of this tree I now realize that the co-dominant leaders cause an extremely weak connection at a point approximately 10' up in a 60' tall tree. That is to say there are two (2) main leaders where there should be only one (1) main leader. The point at which this condition exists has the potential to split as it is not a natural feature in a healthy tree of this type. This point of connection for the two stems is appears to have included bark which compromises the integrity of the joint. Additionally as can be noted in the pictures there appears to have been a third main leader that existed some time ago and is no longer there. The split in the tree occurred many years ago for unknown reasons and without what would have been a tree saving removal to leave only one leader shortly after this damage the tree was left to grow into this untenable condition.

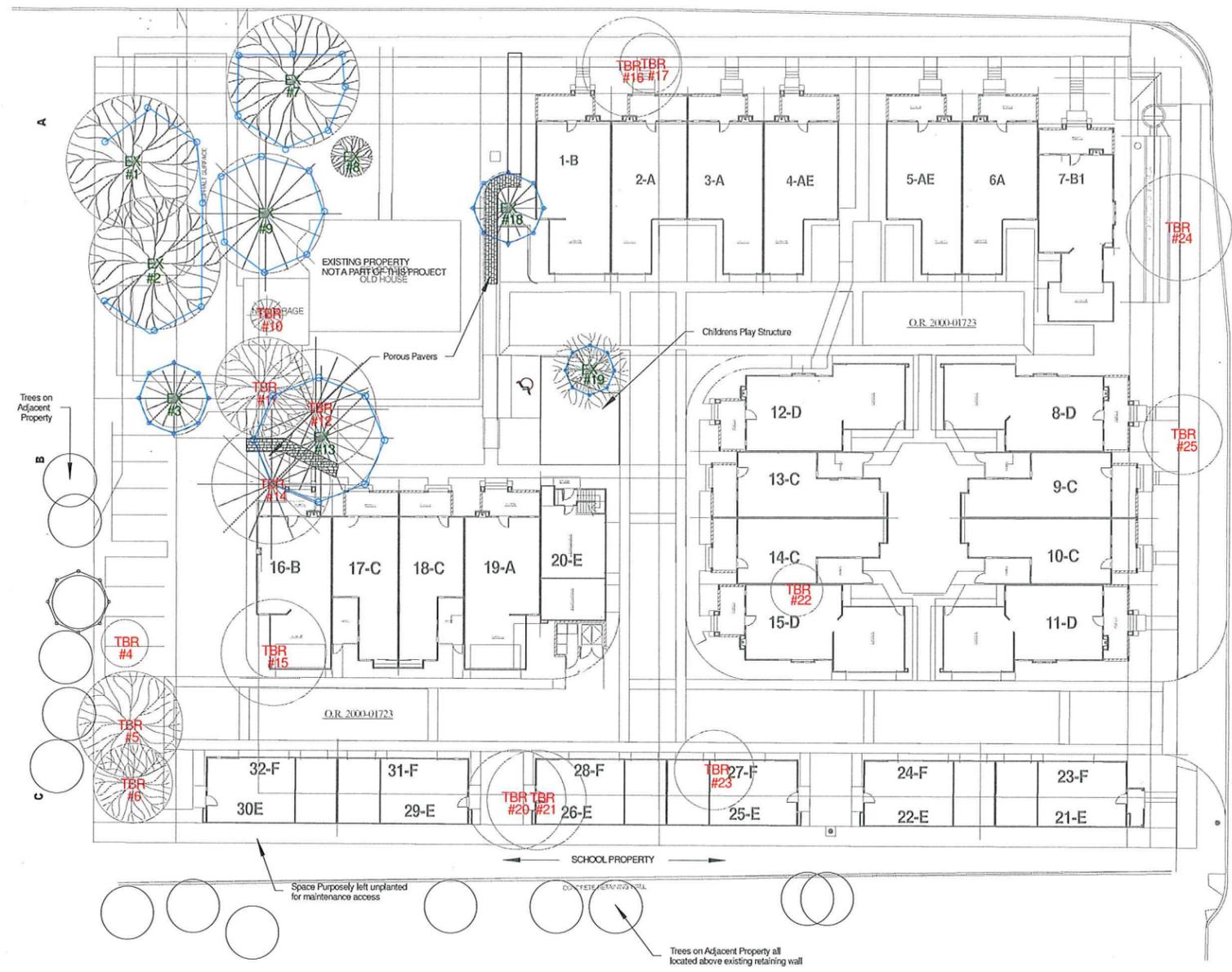
The additional benefit of this decision is to allow for more space for the adjacent Douglas Fir #13 which will be given additional air flow and sunlight through the lack of competition.

Oregon State Landscape Architect Board, License Number 528
Oregon Landscape Contractors License, License Number 11416
International Society of Arboriculture, License Number PN-6204-A

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JAN 16 2018

City of Ashland



SOUTH MOUNTAIN AVENUE

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

Tree Number	Species	DBH in Inches	Tree Protection Zone Radius in Feet	Condition	Notes
1	Maple	18	NA	Marginal	Outside Construction Zone No Protection Required
2	Walnut	18	NA	Marginal	Outside Construction Zone No Protection Required
3	Cedar	8	10	Fair	Tree Protection as Noted
4	12" Type Unknown	12	NA	Dead	To Be Removed Dead Tree
5	Walnut	20	NA	Poor	To Be Removed Mature, badly pruned, under power lines, multiple dead branches
6	Walnut	6	NA	Poor	To Be Removed Mature, badly pruned, under power lines, multiple dead branches
7	Maple	12	NA	Fair	Outside Construction Zone No Protection Required
8	Dogwood	8	NA	Marginal	Outside Construction Zone No Protection Required
9	Douglas Fir	36	16	Good	Tree Protection as Noted
10	Western Cedar	8	NA	Very Good	To Be Removed - Tree in direct conflict with proposed construction
11	Ash	3@4"	NA	Fair	To Be Removed - Multi-stems formed as suckers from the stump of a previously removed tree.
12	Douglas Fir	26	NA	Poor	To Be Removed - Co-dominant leaders cause a lack of structural integrity
13	Douglas Fir	40	20	Good	Tree Protection as Noted - Pavers placed without disruption to the root zone
14	Douglas Fir	40	NA	Fair / Good	To Be Removed - Tree in direct conflict with proposed construction
15	Cedar	30	NA	Fair / Good	To Be Removed - Tree in direct conflict with proposed construction
16	Walnut	24	NA	Marginal	To Be Removed - Tree in direct conflict with proposed construction
17	Walnut	8	NA	Marginal	To Be Removed - Tree in direct conflict with proposed construction
18	Spruce	32	12	Very Good	Tree Protection as Noted - Pavers placed without disruption to the root zone
19	Maple	10	8	Very Good	Tree Protection as Noted - Paving placed under Staff Arborist Direction
20	Dogwood	20	NA	Poor	To Be Removed - Tree in direct conflict with proposed construction
21	Dogwood	16	NA	Poor	To Be Removed - Tree in direct conflict with proposed construction
22	Oak	16	NA	Dead	To Be Removed - Tree in direct conflict with proposed construction
23	Dogwood	18	NA	Poor	To Be Removed - Tree in direct conflict with proposed construction
24	Oak	24	NA	Fair	To Be Removed - Tree in direct conflict with proposed construction
25	Almond	16	NA	Fair	To Be Removed - Tree in direct conflict with proposed construction

Trees with Green Numbers are to remain and Trees with Red Numbers are to be removed.

TREE PROTECTION NOTES

Trees noted with EX are existing and to remain with tree protection.
 Trees noted with TBR are to be removed.

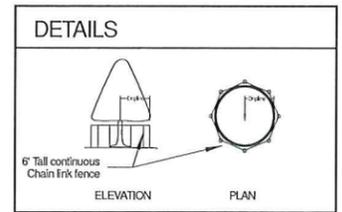
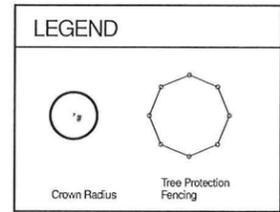
- Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
- Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no further than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
- 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.
- The actual location or tree protection for this project is as noted on these plans.
- The fencing shall be flush with the initial undisturbed grade.
- Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
- 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, except under the direct supervision of a Staff Arborist.
- 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.
- No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
- Any work necessary within the dripline is subject to prior approval and direction of the Staff Arborist.
- Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
- Tree(s) to be removed that are within the dripline of any trees to remain shall be removed only by a certified arborist.
- Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
- 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.

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 JAN 16 2018
 City of Ashland

TREE PROTECTION
 & REMOVAL
 PLAN

NORTH

SCALE 1" = 20"



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



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

KDAHomes
 Fair, developer, build
 541-944-1921 Dave Decarow
 541-821-3752 Mark Knox
 604-Hill Oaks Court, Ashland, Oregon 97520
 kda-homes.com

TEN SIXTY EIGHT
 1068 EAST MAIN STREET
 Ashland, Oregon

All drawings and written material appearing herein constitutes the original and unpublished work of Madara Design Inc and the same may not be duplicated, used, or disclosed without written consent. Madara Design Inc is to assume responsibility for revisions to plans due to unknown grade variations, differences in dimensions, or omissions changes by others.
 DRAWN BY: TM
 CHECKED BY: TM
 7.072.17

L3

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ASHLAND TREE COMMISSION
PLANNING APPLICATION REVIEW COMMENT SHEET
July 6, 2017

PLANNING ACTION: PA-2017-01059

SUBJECT PROPERTY: 1068 East Main Street

OWNER: Marcel Verzeano Trust (Paulena E.C. Verzeano, *trustee*)

APPLICANT: KDA Homes, LLC

DESCRIPTION: A request for Outline Plan and Site Design Review approvals for a 29-unit, 28-lot Performance Standards Option subdivision for the property located at 1068 East Main Street and the vacant parcel directly to the east. The proposal includes the partial demolition and relocation of the existing house on site and a Tree Removal Permit to remove 14 of the site's 25 trees.

COMPREHENSIVE PLAN DESIGNATION: High Density, Multi-Family Residential; **ZONING:** R-3/Pedestrian Places Overlay; **ASSESSOR'S MAP:** 39 1E 09AD; **TAX LOT #:** 6800 and 6801.

The Tree Commission recommends the application be approved subject to the following recommendations:

- 1) That the recommendations of the project arborist shall be conditions of the approval, including that the trees to be protected be watered during construction and that the project arborist shall supervise any activity within the tree protection zones
- 2) That existing **Trees #1, #2, #7, #8 and #9** be fully enclosed with tree protection fencing and protected during all site disturbance. Protection of these trees will necessitate closing the East Main Driveway during construction.
- 3) That the applicants make every effort to preserve and protect **Tree #14** (40-inch d.b.h. Douglas Fir) as proposed by the applicants during the July 6th Tree Commission meeting, including having an arborist on-site during all disturbance (demolition, foundation removal, house move, and all excavation) and utilizing a post and beam foundation within the tree protection zone for the relocated house.
- 4) That the applicants pursue the option of preserving and protecting **Tree #24** (24-inch d.b.h. Oak Tree), which may necessitate meandering the sidewalk to curbside within its tree protection zone.



NOTICE OF APPLICATION

PLANNING ACTION: PA-2018-00225

SUBJECT PROPERTY: 438 Wightman Street (South of Shasta Hall/481 Stadium Street, near the corner of Stadium and Ashland Streets)

OWNER/APPLICANT: Southern Oregon University

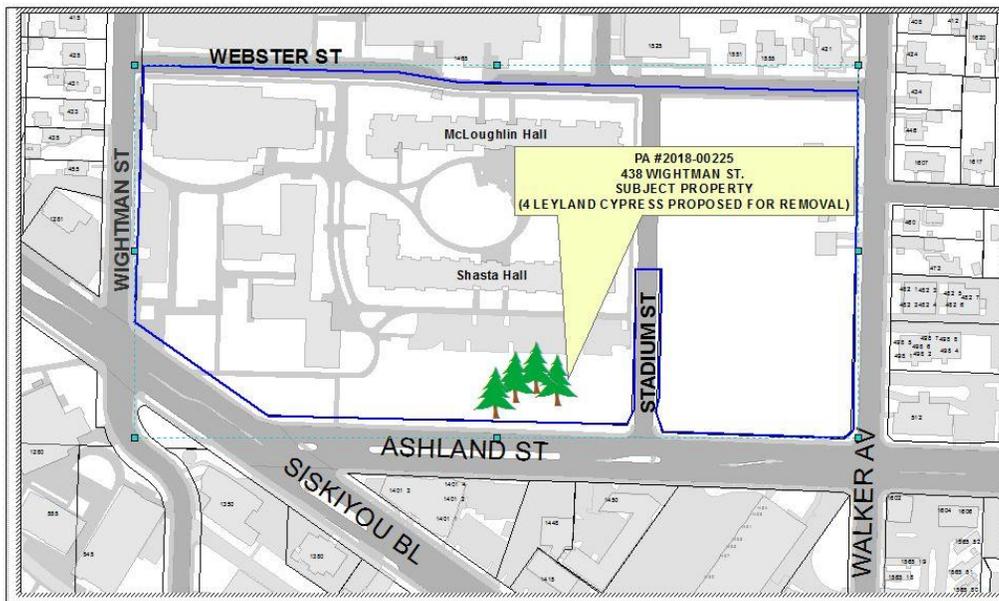
DESCRIPTION: A request for a Tree Removal Permit to remove four Leyland Cypress trees from the University property at 438 Wightman Street (south of Shasta Residence Hall at 481 Stadium Street, near the corner of Stadium & Ashland Streets). The application explains that these trees have declined due to a combination of drought stress and Cypress Bark Beetles (*Phloeosinus*), and other dead cypress which were previously removed in the vicinity showed signs of beetle infestation. (These trees were previously identified to be preserved and protected in PA #2011-01576, the North Campus Village project.)

COMPREHENSIVE PLAN DESIGNATION: Southern Oregon University; **ZONING:** SO; **ASSESSOR'S MAP:** 39 1E 10CD; **TAX LOT #:** 4200.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, February 8, 2018 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: February 1, 2018

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: February 15, 2018



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

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

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.5.1.050.G)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

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

TREE REMOVAL PERMIT

18.5.7.040.B

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

Dear Ashland Tree Commission and Planning Staff,

There were 4 Leyland Cypress trees along Ashland Street that died over the past two years. These trees were very large in stature and broadly spreading. They provided a great visual and environmental screen between the Shasta Hall & Greensprings residence Halls at Southern Oregon University. I believe the trees died from a combination of drought stress and Cypress bark beetles (*Phloeosinus*). I am submitting the evidence of beetles from pictures of the wood rounds/stumps of the dead trees we already removed. There is obvious tunneling all around the stumps circumference. There are also included pictures of the existing trees at previous pruning cuts showing infestation holes from beetles currently attacking these living trees.

At the time of the dead tree removals we decided to leave two additional stands of Leyland Cypress alone and not apply for a removal request. These two remaining stands of trees were connected via the line of dead and since removed Leylands. Both remaining stands of Leyland Cypress show signs of beetle infestation. We have been working on actively attempting to preserve the larger of the two stands of trees that appears to be the healthiest stand. This preserved stand is closest to the Greensprings Hall.

The stand of Leylands at the corner of Stadium Street and Ashland Street we are requesting to remove. These trees are not dead yet. They currently have numerous hanging broken limbs from previous storms. They are also infested with Cypress bark beetles (*Phloeosinus*) which are apparent from the ground by observation (see photos). Cypress bark beetles feed by mining twigs up to 6 inches back from the end of the branch, resulting in dead tips. These discolored shoots hanging on the tree are often referred to as "flagging" or "flags." It is difficult to see in pictures, but with a site visit and observation in person it is easily seen. Anyone on business relating to this tree removal request is welcome to preform visual and physical analysis of these tree. Feel free to physically collect evidence such as cutting bark to find beetles, pry at holes, dig around the bases, or collect parts of the tree.

Below is an excerpt from the University of California's statewide Integrated Pest Management Plan - found at <http://ipm.ucanr.edu/PMG/PESTNOTES/pn7421.html>

"Except for general cultural practices that improve tree vigor, little can be done to control most bark beetles once trees have been attacked. Because the beetles live in the protected habitat beneath the bark, it is difficult to control them with insecticides. If trees or shrubs are infested, prune and dispose of bark beetle-infested limbs. If the main trunk is extensively attacked by bark beetles, the entire tree or shrub should be removed. Unless infested trees are cut and infested materials are quickly removed, burned, or chipped on site, large numbers of beetles can emerge and kill nearby host trees, especially if live, unattacked trees nearby are weakened or stressed by other factors. Never pile infested material adjacent to a live tree or shrub."

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Southern Oregon University would like to remove the stand closest to Stadium Street and fill the hole where they are located with new soil in order to mellow the slope. We are planning to replant a huge buffer zone of 50 - 75 feet from the Sidewalk out into the lawn with large stature long lived mixed conifers. We will be planting a mix of Coastal Redwood, Giant Sequoia, Douglas Fir, Incense Cedar, Deodar Cedar, and possible a few true firs. Our goal is to match the existing groves of trees along Siskiyou Blvd that best represent the delineation of the SOU campus from the rest of Ashland (large conifers). SOU has the unique opportunity to provide enough space to healthily contain groves of huge conifers along the main street corridor of the City of Ashland. Unlike the rest of the City's main street corridors that lack the soil volume due to street frontages SOU has large building setbacks from the streets which allows us to plant and preserve the great native conifers of our region.

It is in our best interest to remove these Leyland Cypress and replace them with longer lived larger native species as soon as possible to start these new trees on their long journey of growth. We recognize the loss of the previous dead Leylands and this second grove will be a huge loss to the existing canopy along Ashland Street and we will be dealing with a net loss for many years to come until the newly planted trees can attain the size of the existing trees. It is for this reason the Leyland Cypress is on the SOU Tree Committee's do not plant list. It is a relatively short lived tree (typically 40-50 years) with weak branch attachment due to steep crotch angles and the fast growing nature of these trees. The replacement trees will be planted at a 3 -1 ratio (3 new for every tree removed) staggered design with a larger set back and mixed species to improve diversity and reduce the likelihood of disease spread. It is a long term solution to a short term problem. The current trees in their decline, may last 1 – 5 more years. That is 1 – 5 more years that our replacement trees will not be able to grow and acclimate to this site.

There are over 30 trees to remain along this stretch of Ashland Street. There are numerous Ash trees, a couple Maple trees, three pines, a couple sycamores, two Giant Sequoias, four Liquid Ambers and the remaining grove of Leylands that will be retained. Please see the attached photos for your use in making a decision.

Sincerely,

Mike Oxendine
Southern Oregon University
Landscape Superintendent
ISA Arborist PN-7681A

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This Picture clearly shows fras and beetle holes where beetle have bored inside the tree.

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Beetle holes where beetle have bored inside the tree.

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This is a zoomed in picture of the dead top of one the Leyland's proposed for removal.

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This is the grove of 4 Leyland's proposed for removal.

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The above photo shows beetles along the upper left side of the stem.

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The above of a dead Leyland stem photo is riddled with beetle tracks.

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Another photo above of the beetle evidence well inside the cambium.

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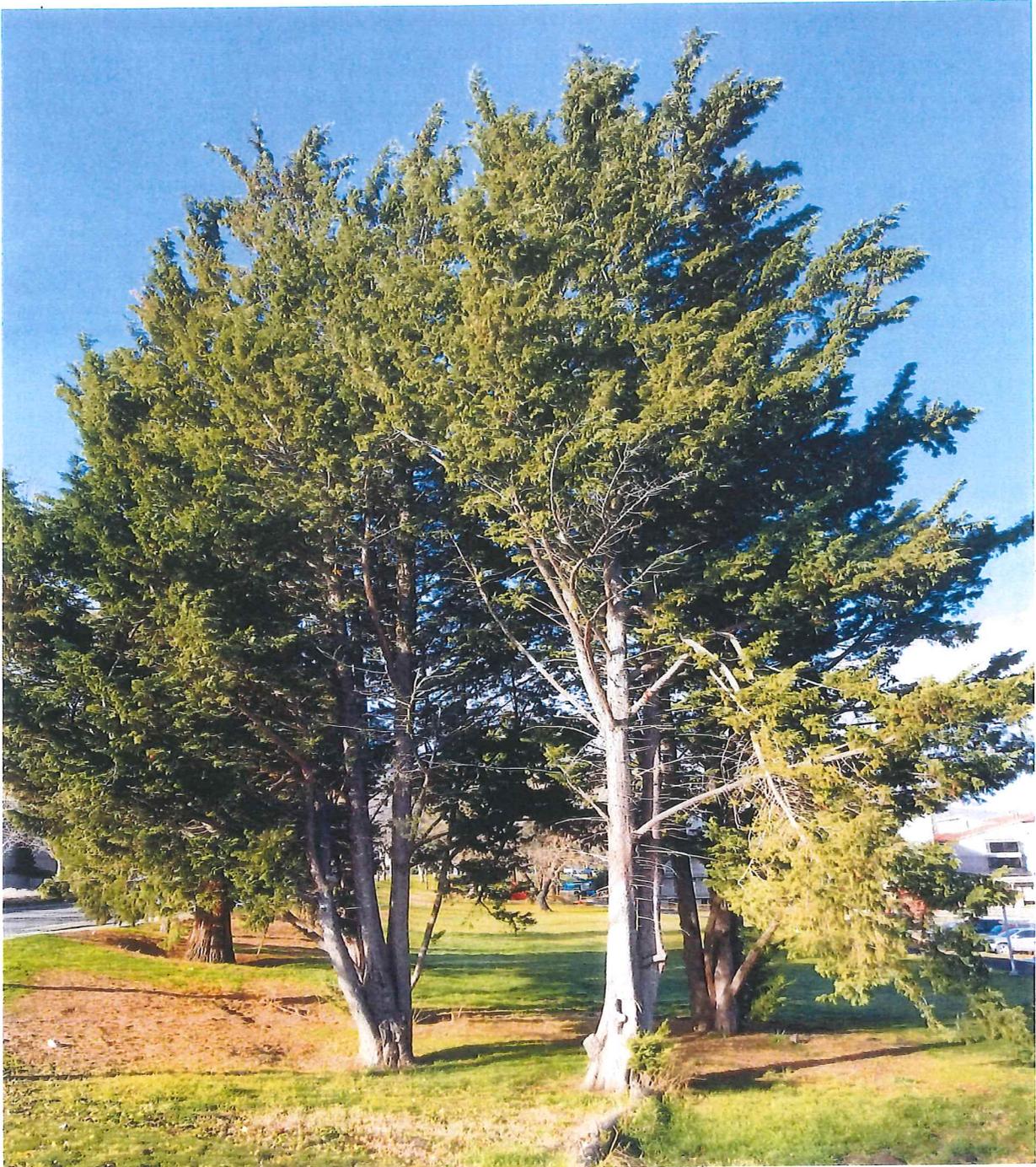


This is the site where the 4 dead Leylands were removed two of which are still standing in this photo. All the stems had massive evidence of beetles.

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Trees Proposed for Removal

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This is a Giant Sequoia in very close proximity to the Leyland's being proposed for removal showing some signs of possible beetle infestation.

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Trees in the far background proposed to retain. This also shows part of the replanting area.

Highlighted hashmarked area is intended to be an irrigated planting bed for the proposed replacement conifers. It is over 1,000 ft long and averages over 75 feet wide!

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Trees Proposed for removal

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This is the grove of trees proposed to retain in the foreground and in the far background the trees proposed for removal. This shot shows the entire sloped area for replanting.

Highlighted hash marked area is proposed
new planting bed for replacement
Conifers.

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City of Ashland



Street Tree Removal Permit

Permit Number: PW-2018-00043

A P P L I C A N T	Job Address: 508 N MAIN ST ASHLAND OR 97520	C O N T R A C T O R	Contractor: Address:
	Owner's Name: JOHN/KRIS LILLICH		Phone:
	Customer #: 09426 JOHN/KRIS LILLICH		State Lic No:
	Applicant: PO BOX 928 Address: CLATSKANIE OR 97016		City Lic No:
	Phone: (503) 369-6502		Sub-Contractor: Address:
	Applied: 01/08/2018		Phone:
	Issued:		State Lic No:
	Expires: 07/07/2018		City Lic No:
	Maplot: 391E05DAA90000		

DESCRIPTION: Street tree removal. Fir tree located on Glenn Street at 508 N .Main

VALUATION					
Occupancy Type	Construction	Units	Rate Amt	Actual Amt	Constuction Description
Total for Valuation:					

MECHANICAL

--

ELECTRICAL

--

STRUCTURAL

PERMIT FEE DETAIL			
Fee Description	Amount	Fee Description	Amount
Tree Removal/Verification	29.00		

CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT Tel: 541-488-5305
 20 East Main St. Fax: 541-488-5311
 Ashland, OR 97520 TTY: 800-735-2900
 www.ashland.or.us

Inspection Request Line: 541-552-2080





Street Tree Removal Permit

Permit Number: PW-2018-00043

I hereby certify the contents of this application to be correct to the best of my knowledge, and furthermore, that I have read, understood and agreed to the following:

1. This permit shall remain valid only in accordance with code or regulation provisions relating to time lapse and revocation (180 days).
2. Work shall not proceed past approved inspection stage. All required inspections shall be called for 24 hours in advance.
3. Any modifications in plans or work shall be reported in advance to the department.
4. Responsibility for complying with all applicable federal, state, or local laws, ordinances, or regulations rests solely with the applicant.

Applicant _____

Date _____

Fee Summary

Paid Amounts

Building:	\$	0.00	\$	0.00
State Surcharge:	\$	0.00	\$	0.00
Development Fees:	\$	0.00	\$	0.00
Systems Development Charges:	\$	0.00	\$	0.00
Utility Connection Fees:	\$	0.00	\$	0.00
Public Works Fees:	\$	0.00	\$	0.00
Planning Fees:	\$	29.00	\$	29.00
Sub-Total:	\$			29.00
Fees Paid:	\$			29.00
Total Amount Due:	\$			<u><u>0</u></u>

COMMUNITY DEVELOPMENT

20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

**CITY OF
ASHLAND**

John and Kris Lillich
P.O. Box 928
Clatskanie, Oregon 97016

1/04/2018

Ashland Planning Division
51 Winburn Way
Ashland, Oregon 97520

Re Tree removal

Written Statement

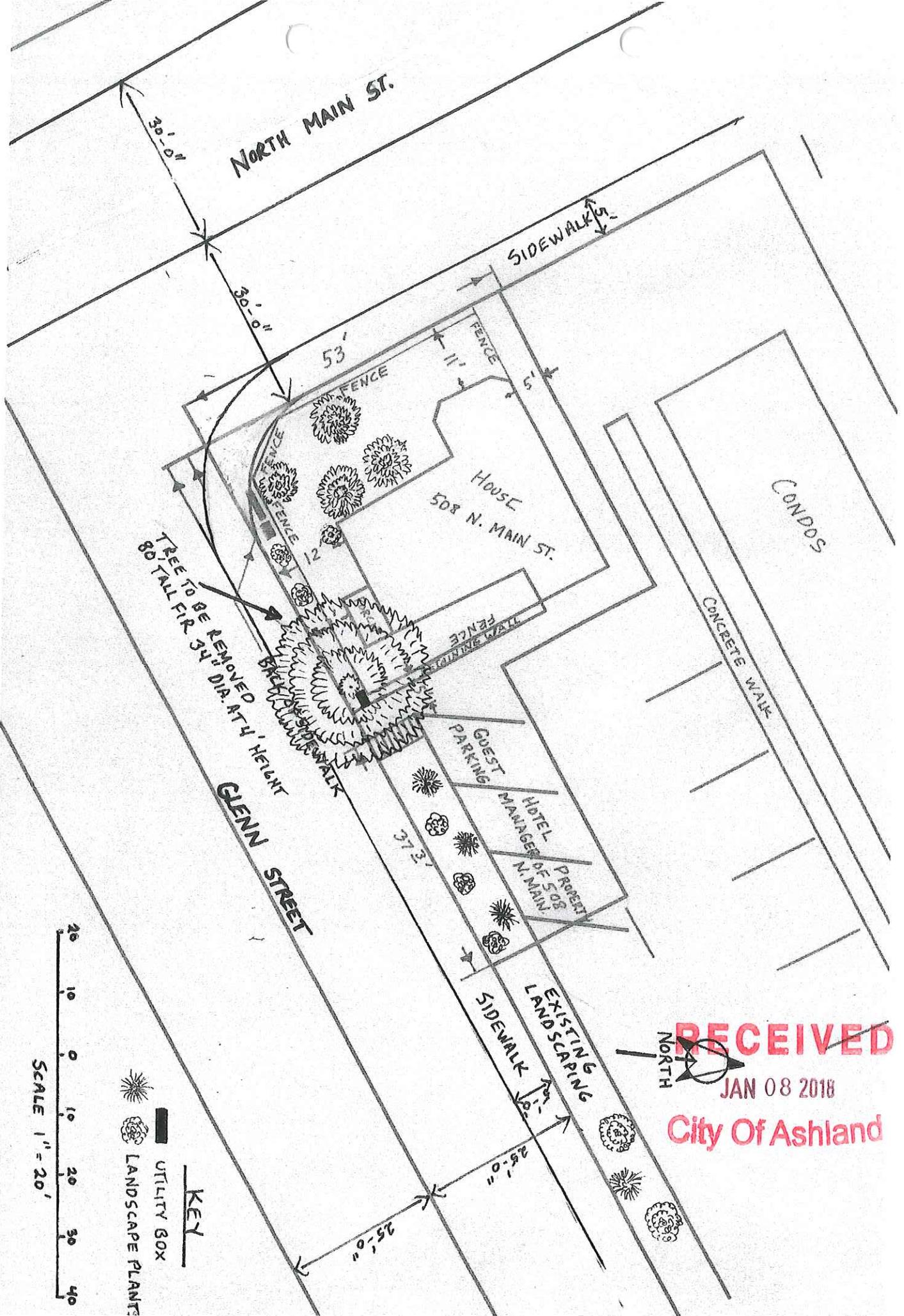
The fir tree located on Glenn Street, at 508 North Main for which we are requesting a removal permit, is a hazard tree. This tree has put on extensive growth in the past few years and it's begun leaning to the south. Any roots to the south that would support this 80 foot tall fir are covered by the asphalt of Glenn Street and an adjacent five foot wide concrete sidewalk. A main support and feeder root is visible growing northwards and it's increasing size has caused our wooden fence to buckle upwards and our sidewalk inside our fence to heave and crack.

Root growth has also caused a utility box to lean acutely to the northeast. As this lone tree has become very tall and is growing fast with a widespread of branches, it is ever more exposed to winds. If this tree were to blow over, it would most likely fall in a southerly direction, across Glen Street damaging the pavement, sidewalks, utility lines and any parked cars in its path. The large support roots extending under the 1895 Champion Payne house would likely cause serious structural damage were they to dislodge and thrust upwards. We are requesting a permit to remove this tree. If you have further questions please contact us.

Sincerely,


John and Kris Lillich

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City Of Ashland



TREE TO BE REMOVED
80' TALL FIR 34" DIA. AT 4' HEIGHT

GLENN STREET

HOUSE
508 N. MAIN ST.

CONDOS

CONCRETE WALK

HOTEL PROJECT
MANAGER OF 508
N. MAIN

EXISTING
LANDSCAPING



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SCALE 1" = 20'

KEY
UTILITY BOX
LANDSCAPE PLANTS

Arbor Day Celebration Ideas

<https://www.arborday.org/celebrate/celebration-ideas.cfm>

It has been over 135 years since J. Sterling Morton founded Arbor Day, and his simple idea of setting aside a special day for tree planting is now more important than ever. If you're looking for inspiration for your own celebration—whether for a classroom or an entire community—here are a few suggestions.

Hold an Arbor Day ceremony and honor the good stewards in your community.

Choose people who have made a difference by advocating for or accomplishing something environmentally significant within your community. Consider honoring people who have initiated or completed projects like establishing a tree planting or recycling program; identifying or planting an arboretum; or raising funds and getting permission for an outdoor learning center. If possible, seek nominations from the community.

Organize a Big Tree or Oldest Tree search within your community.

Once the results are in, publish a booklet with a map that lists the locations of the winners, label the winners that are in public places or provide a walking tour of the winners. Trees of historical significance to the community could also be added to the tour. [Get details about organizing a Community Tree Contest.](#)

Plant a tree.

Be sure to [choose the right tree for the right place and correctly plant and care for it](#). Ask members of the planting committee to sign a pledge to care for the tree and bury it in a time capsule near the tree. Take a photo of the planting crew and send it to the local newspaper to tell everyone about the significance of the new tree.

Host a reception to honor the Tree Board members in your community.

Invite representatives from city agencies as well as the community at large. Plant a tree at City Hall and have the Mayor issue an Arbor Day Proclamation. Local school children can read poems about trees, and refreshments can be served. If your community is a designated Tree City USA, the reception should honor this accomplishment. If not, work with your city or state forester to make your community a [Tree City USA](#).

Write a story, produce a play, or present a skit about trees.

A good choice for an Arbor Day play is [Trees: A Joy Forever](#). Remember the older residents in nursing homes and retirement villages. They may have some Arbor Day stories to share and are usually a very appreciative audience. Day care centers are also very receptive to special programs.

Choose a public park or downtown area to clean up.

Recycle what you can and dispose of the rest properly. Ask residents within the area to help with the cleanup and encourage everyone to maintain the area once the work is done. Sign a park care pledge and post it in the park shelter or on a bulletin board in a city building. Plant trees, flowers, and shrubs to beautify the area even more.

Read a book about trees.

Learn to identify the trees in your yard by their leaves, bark and seeds. Our [tree identification field guide](#) is a great place to start. See what animals, birds and insects live in and around a tree. Lie down on the ground and look up through the branches, noticing the light pattern created by the branches and leaves. Create a bark rubbing using paper and a crayon. Join the Arbor Day Foundation and help plant trees in our nation's forests and in your yard.

Hold an Arbor Day Birthday Party for the community.

Read an [Arbor Day Proclamation](#), plant a tree and serve cake and ice cream. As guests leave, hand out [tree seedlings](#) or a coupon from a neighborhood nursery.

Sponsor a craft show featuring exhibitors who engage in crafts with natural materials.

Woodcarving, pottery, dried flower arrangements, cornhusk dolls, pinecone wreaths and pressed flowers are just a few examples. Cooking demonstrations could also be held using products derived from trees. Recipes that include apples, nuts or chocolate are among favorites. Make sure you provide samples for the audience!

Schedule classes on tree pruning, tree selection, tree identification and tree planting.

Charge a small registration fee and use the money to purchase [tree seedlings](#) for the participants, or buy one larger tree to plant on public property in honor of those attending the class.

Hold a Read-In at the library.

Have all available books about trees—both fiction and nonfiction—on display. Story time for younger children can feature tree-related books. This is a great way to increase awareness of the tree resources available at your library.

Host a concert.

Compile a playlist of songs about trees or that include tree names in their titles.

Sponsor a poster contest, poetry contest or tree trivia contest.

Give trees away as prizes.

Organize a tree identification hike.

This could take place in a park, at a nearby forest or along the streets of the community. Ask girl scouts and boy scouts to serve as guides.

Volunteer with a local tree-planting organization.

It's a great opportunity to meet new people and make a difference in your community.

Encourage neighborhood organizations to hold Arbor Day block parties.

It's a good way to get attendees excited about caring for the street trees in front of their homes and planting more trees in their yards. [Buttons](#) and [tree seedlings](#) make great giveaways at these events.



Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, _____, Mayor of the City of _____, do hereby proclaim _____ as

Arbor Day

In the City of _____, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this _____ day of _____
 Mayor _____

SATURDAY • 4.21.18 • 11-4

ROGUEVALLEYEARTHDAY.NET



ROGUE VALLEY EARTH DAY



FREE OUTDOOR ADMISSION AT SCIENCEWORKS

EXHIBITS LIVE ENTERTAINMENT KIDS ACTIVITIES FOOD + BEER
WATER CLIMATE FOOD+FARMS WILDLIFE ENERGY ZERO-WASTE COMMUNITY

