



CITY OF ASHLAND



TREE COMMISSION AGENDA

August 9, 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 July 12, 2018 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

IV. PUBLIC FORUM

Open to guests.

V. TYPE I REVIEWS

PLANNING ACTION: PA-TREE-2018-00014

SUBJECT PROPERTY: 1730 Greenmeadows Wy

APPLICANT/OWNER: Mountain RCH Property Owner's Association

DESCRIPTION: A request for a hazard tree removal of two trees in the Mountain Ranch common area (addressed as 1730 Greenmeadows Wy). The trees, both weeping willows, have a history of limb failure and recently caused damage to an adjacent property. The applicant submitted photos and an arborist report recommending removal and replacement of the trees. *The applicant submitted new material, extended this planning action, and it will be reheard by the Tree Commission.*

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential;

ZONING: R-1-7.5; **ASSESSOR'S MAP:** 39 1E 23BB; **TAX LOT:** 1300

PLANNING ACTION: PA-T1-2018-00018

SUBJECT PROPERTY: 365 Strawberry Lane

APPLICANT/OWNER: Regenesys/William Potts and Sarah Esterling

DESCRIPTION: A request for a Physical and Environmental Constraints Permit to implement erosion control methods, earth moving, and site drainage improvements around the residence at 365 Strawberry.

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential;

ZONING: RR-0.5; **ASSESSOR'S MAP:** 39 1E 08AC; **TAX LOT:** 602

VI. TYPE II REVIEWS

None

VII. STREET TREE REMOVAL PERMITS

PLANNING ACTION: TREE-2018-00020
SUBJECT PROPERTY: 621 Elkader St
APPLICANT: Rogue Planning & Development
OWNER: Livni Trust
DESCRIPTION: A request for a Street Tree Removal Permit to remove two non-hazardous trees blocking a private driveway that was approved in previous planning actions.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential;
ZONING: R-1-7.5

VIII. DISCUSSION

1. Ashland Municipal Code clarification of vertical clearance requirements over public right of way

IX. ADJOURNMENT

Next Meeting: August 9, 2018



CITY OF ASHLAND



TREE COMMISSION DRAFT MINUTES

July 12, 2018

Commissioners Present:	Parks Liaison
Christopher John	Peter Baughman - Absent
Russell Neff - Arrived 10 min late	
Asa Cates	Staff Present:
	Nathan Emerson

CALL TO ORDER

Chair Christopher John called the meeting to order at 6:17 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

APPROVAL OF MINUTES

Cates/John m/s to approve the minutes of May 3, 2018. Voice vote. ALL AYES. Motion passed

ANNOUNCEMENTS & LIAISON REPORTS

- **Council Liaison**

A council liaison has been recently assigned but did not attend this meeting.

- **Parks & Recreation Liaison**

Peter Baughman was absent from the meeting.

- **Community Development Liaison**

Emerson shared that Councilor, Steve Jensen, has been selected as Tree Commission Liaison.

PUBLIC FORUM

Planning Consultant, Amy Gunter, Rogue Planning & Development Services, 33 N Central, Medford Oregon, used public forum to speak about Street Trees. Ms. Gunter was seeking direction regarding Street Tree removal criteria. Current applications list the only reasons for removal as Emergency, Hazardous, or Dead. Ms. Gunter inquired as to "What if the Tree being removed does not fall under one of those categories?" Ms. Gunter is working on a project where an approved driveway is blocked by a tree in the public right of way. None of the Street tree criteria are applicable. Ms. Gunter wanted to inform the commission of this issue and raise awareness.

TYPE I REVIEWS

PLANNING ACTION: PA-TREE-2018-00014

SUBJECT PROPERTY: 1730 Greenmeadows Wy

APPLICANT/OWNER: Mountain RCH Property Owner's Association

DESCRIPTION: A request for a hazard tree removal of two trees in the Mountain Ranch common area (addressed as 1730 Greenmeadows Wy). The trees, both weeping willows, have a history of limb failure and recently caused damage to an adjacent property. The applicant submitted photos and an arborist report recommending removal and replacement of the trees. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 23BB; **TAX LOT:** 1300.

City Assistant Planner Emerson gave the staff report.

Commissioner John acknowledged he had been asked some time ago to look at these trees and give his opinion but was not hired and no money was ever exchanged. The Commissioners agreed it was not necessary for him to recuse himself.

Doug Kay, representing the Mountain Ranch Home Owners Association (HOA), stated that he views the trees as a hazard and leaving them would be whistling past the graveyard. The HOA will mitigate the trees. Mr. Kay was able to determine the age of the tree to be approximately 43 years old.

Paul and Patrice Lowes of 2345 Lupine Drive spoke in favor of retaining the trees. The trees are near their backyard and it was their fence that was destroyed by a downed limbed. They had an arborist examine the trees previously and were concerned about the habitat value of those trees. The Lowes also suggested that the applicant have a core test done to determine the exact age and health of the tree.

John asked for clarification as to why the tree was before this Commission. Emerson responded that it's an R-1 zone that is not occupied by a single family zone and thus doesn't meet the exemption requirements.

It was stated by Cates that no worked can be done within 100 ft. of nesting birds until November.

The Commissioners had a long discussion as to the hazard nature of the tree and whether the presented materials were sufficient. Part of a hazard assessment is to determine what damage the tree could do. John cited the rules of order mid discussion to limit side conversations between attendees.

*John/Cates m/s to **deny** the removal of trees and recommend that the applicant seek a second opinion from a qualified tree professional, work with the neighbors, and perform a quantitative risk assessment. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: PA-TREE-2018-00007
SUBJECT PROPERTY: 303 – 349 Ravenwood Pl
APPLICANT: Rosemary Murphree
OWNER: Ravenwood HOA
DESCRIPTION: A request for a hazard Tree Removal permit to remove three trees at 303 – 349 Ravenwood Place (the common area has the address 341 Vista St). The trees include two ponderosa pines, each approximately 70' to 80' tall, and an Italian cypress of 8" diameter at breast height and approximately 40' tall. The application states that the ponderosas are dying while the cypress is within 5' of dwellings on both sides, representing a fire hazard.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOT:** 11300

Emerson gave the staff report.

Rosemary Murphree of the Ravenwood HOA attended and stated that fire hazard is the main concern. Murphree worked with the Fire Adapted Communities Coordinator, Alison Lerch, to identify fire hazards.

The Commissioners noted that tree #1 appears totally dead. They believe that tree #2, a ponderosa pine, may survive and should not be removed. John noted that the cypress location was inappropriate.

*Cates/John m/s to **approve** the removal of trees #1 and #3 with tree #2 to be preserved, watered and have the dead wood pruned. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: TREE-2018-00013
SUBJECT PROPERTY: 647 Siskiyou Blvd
APPLICANT/OWNER: Bill Heimann
DESCRIPTION: A request for a Street Tree Removal Permit to remove a 30" DBH (diameter at breast height) silver maple in the park row. Per the application, a dead limb threatens Siskiyou Blvd and the tree is decayed and dying. **COMPREHENSIVE PLAN DESIGNATION:** Low Density, Multi-Family Residential; **ZONING:** R-2

Commissioner John recused himself.

The applicant, Bill Heimann, was present and spoke briefly about the status of the tree. Neff noted the tree was in poor condition. Cates noted that lots of maples in the city are in declining health.

*Cates/Neff m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: PA-T1-2018-00006
SUBJECT PROPERTY: 396 Helman Street
APPLICANT: Rogue Development Services, LLC
OWNER: Helman Street Properties
DESCRIPTION: A request for a Minor Land Partition to divide the property at 396 Helman into two properties –a 6,579 square-foot and a 16,791 square-foot flag lot. The tree protection plan and the trees proposed for removal as part of these lots' development will be reviewed by Tree Commission at their next meeting.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential;
ZONING: R-1-5; **ASSESSOR'S MAP:** 39 1E 04CA; **TAX LOT:** 4900

Commissioner John recused himself.

Emerson gave the staff report.

Planning Consultant, Amy Gunter was present on behalf of the owners. Only the large cottonwood is subject to tree removal standards. Electric department will be running new utilities under the tree. Commissioners asked about ability to relocate electric utilities. Gunter had asked Electric about this possibility and told no. Ms. Gunter said they applicant is asking to leave the driveway unpaved. The Commissioners agreed that not paving the driveway will help the trees in the future to received more water.

*Cates/Neff m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: TREE-2018-00013
SUBJECT PROPERTY: 770 Oak St
APPLICANT: Rogue Planning & Development Services, LLC
OWNER: Innovative Property Solutions, LLC
DESCRIPTION: A request for a Street Tree Removal Permit to remove a 22" DBH (diameter at breast height) oak in the park row. Per the application the tree is dead and has no living foliage. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-5

The applicant, Amy Gunter, spoke of the tree's condition. Ms. Gunter reported that when the house was constructed no tree protection was used during construction.

The commissioners noted the tree was obviously dead. It was noted that the tree appeared to have died very quickly due to high stress.

*Cates/John m/s to **approve** and recommend replanting with an oak of healthy stature suitable for the region and that the tree be irrigated sufficiently to ensure survivability. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: PA-T1-2018-00011
SUBJECT PROPERTY: 294 Skycrest Dr
APPLICANT: Piper Von Chamier
OWNER: Brian and Diane Smith
DESCRIPTION: A request for a Physical and Environmental Constraints Permit to construct a 2,760 square-foot residence in Hillside and Severe Constraints Land. This application includes Tree Removal for two trees (one Black Oak and one Madrone) in or near the building footprint, a Variance to surpass the allowed lot coverage because of the existing flag driveway that serves the property to the North and a Minor Modification to build the garage partly outside of the originally approved building envelope to minimize the driveway length and disturbance.
COMPREHENSIVE PLAN DESIGNATION: Low-Density Residential;
ZONING: RR-.5; **ASSESSOR'S MAP:** 39 1E 05DC; **TAX LOT:** 2802

Emerson gave the staff report.

Commissioners noted it was hard to identify specific trees on site. There are a lot of trees. Emerson clarified which trees on the planning application were subject to this removal request.

There was a short discussion as to why more trees were not subject to a tree removal permit. Those trees were approved to be removed with the original lot partition and did not need to return to the tree commission, explained Emerson.

*John/Cates m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: PA-TREE-2018-00005
SUBJECT PROPERTY: 2299 Siskiyou Blvd
APPLICANT: Canopy LLC
OWNER: Creekside Cottages
DESCRIPTION: A request for a hazard Tree Removal permit to remove one tree located at 2299 Siskiyou Blvd (the tree is behind the unit addressed as 2293 Siskiyou Blvd). The tree, a black cottonwood, has a three main trunks measure 14.5", 11.5", and 14.5" DBH (diameter at breast height) respectively and stands approximately 50 feet tall. The application states that the tree is potentially hazardous and that removal would have minimal impact to canopies and tree density.
COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 14CB; **TAX LOT:** 90000

Commissioner John recused himself.

Emerson gave the staff report.

Commissioner Cates noted that the species does not deal well with cuts. It was agreed that co-dominant cottonwoods are dangerous.

*Cates/Neff m/s to **approve** and recommend that the tree be mitigated with a longer lived tree of the owner's choice. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: TREE-2018-00011

SUBJECT PROPERTY: 64 Fourth St

APPLICANT: Canopy LLC

OWNER: Thomas Raymond

DESCRIPTION: A request for a Street Tree Removal Permit to remove a dead tree near the light pole at 64 Fourth St. The tree, a maple, is approximately 9" DBH (diameter at breast height).

COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2

Commissioner John recused himself.

Neff/Cates m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.

PLANNING ACTION: PA-TREE-2018-00015

SUBJECT PROPERTY: 803 N Main St

APPLICANT/OWNER: Skinner Investment LLC

DESCRIPTION: A request for a tree removal at 803 N Main St. The tree, an Italian cypress, was recommend for removal by the City of Ashland Electric Department because of interference with an electric line. The applicant has indicated that the tree will be replaced in a more appropriate location.

COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2; **ASSESSOR'S MAP:** 39 1E 05AC; **TAX LOT:** 200

Emerson gave the staff report.

*John/Neff m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: PA-TREE-2018-00017

SUBJECT PROPERTY: 170 Fork St

APPLICANT/OWNER: Adderson Builders

DESCRIPTION: A request for a hazard tree removal at 170 Fork St. The tree, an incense cedar (*Calocedrus decurrens*), is 18 inches diameter at breast height and approximately 70 feet tall. An arborist report submitted with the application indicates that the tree is in decline with significant deadwood, bifurcates twice, and has poor unions.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential;

ZONING: R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09BC; **TAX LOT:** 7805

Emerson gave the staff report.

John noted another tree on site, an incense cedar, that was in bad shape. Cates suggested cabling might be appropriate, but after a short discussion commissioners noted the health of the tree was poor and agreed with the applicant's arborist report.

*John/Neff m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.*

TYPE II REVIEWS

None

STREET TREE REMOVAL PERMITS

PLANNING ACTION: TREE-2018-00009

SUBJECT PROPERTY: Ashland Plaza/20 E Main St

APPLICANT/OWNER: City of Ashland

DESCRIPTION: A request for a Street Tree Removal Permit to remove a dying tree in downtown Ashland near the plaza. Per the application the tree is at least 75% dead and beyond recovery. **COMPREHENSIVE PLAN DESIGNATION:** Commercial

Commissioners noted that tree was definitely dead and had a short discussion about the status of irrigation in the downtown area.

*Cates/John m/s to **approve** and recommend mitigating the tree with a disease resistant American elm or a tree appropriate for an urban space of the City's choice. Voice vote. ALL AYES. Motion passed.*

PLANNING ACTION: TREE-2018-00010

SUBJECT PROPERTY: Triangle Park

APPLICANT/OWNER: City of Ashland

DESCRIPTION: A request for a Street Tree Removal Permit to remove a dying tree in the Triangle Park parkrow next to Siskiyou Blvd. The tree, a cutleaf weeping birch, is 16" DBH (diameter at breast height). Per the application the tree is 75% dead, infested with bronze birch borer, and dropping deadwood onto the sidewalk and street.

COMPREHENSIVE PLAN DESIGNATION: Low Density, Multi-Family Residential; **ZONING:** R-2

The commissioners noted that the tree density in the area was very high and they did not believe that replacement was required.

*Neff/John m/s to **approve** as presented. Voice vote. ALL AYES. Motion passed.*

DISCUSSION

1. Dead Trees

Emerson shared a prepared memo and gave context for why the issue of dead trees has come up. The City is receiving a large number of complaints about dead trees. The way Ashland Municipal Code is written makes it difficult to enforce without a professional determination that the trees are hazardous.

The Commissioners discussed how difficult it can be to determine if a tree is truly dead and/or hazardous and it does not make sense for a layperson, such as a code compliance officer, to try and make that determination.

The Commissioners did believe that softwoods are generally more hazardous than hardwoods. Any tree with a severe lean, obvious cracks, sloughing bark, or great height will present a greater hazard.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m. Emerson noted that the next regular meeting would be held on Thursday, August 9, 2018 at 6:00 pm. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

*Respectfully submitted by,
Carolyn Schwendener*



CASEY P. ROLAND TREE CARE

Phone: 541-488-0782 • ccb 186190

To whom it may concern:

I have been recently contacted by Doug Kay regarding the recent limb failure of one of the two large Weeping Willow trees in the common area.

Doug and I have worked extensively on these trees over the last few years. I have climbed and pruned both of these trees several times over the last 15 years or so. I made a recommendation for a plan to include the future removal and replacement of these trees for the following reasons:

1. At maturity, *Salix babilonica* trees tend to shed large limbs due to excessive end weight coupled with relatively weak wood compared to other commonly planted broad leaved hardwood trees.
2. All species of Willows are considered "short lived", and as they age, become very poor compartmentalizers of decay within the stem, as well as throughout the large supportive limbs throughout the canopy.
3. The area these trees occupy is a "common area" accessible by anyone, at any time. The target value for failed limbs includes the entire area beneath both of these trees.
4. Both of these trees have, in the past, shown a propensity for shedding large limbs with little or no warning.
5. Regular proper pruning reduces the risk of failure somewhat, but as they age, this measure becomes a diminishing point of no return due to the size of the secondary scaffolding, coupled with the factor of internal decay issues.
6. Most of the failures of large limbs have occurred during the summer months, when the likelihood of someone being within the target area is high.
7. Evidence of internal decay, as well as "beam shift" cracking is evident in both trees.

I have recommended removal and replacement of these trees due to target value, likelihood of failure, and opportunity to cause damage to property, or personal injury.

Please feel free to contact me should you have any questions or concerns regarding my assessments or evaluations of these trees.

Casey P. Roland Tree Care.

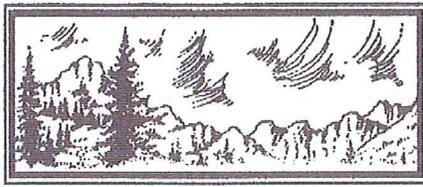
541-488-0782

Thank You for your Business!

RECEIVED

JUN 25 2018

City Of Ashland



MOUNTAIN RANCH PROPERTY
OWNERS ASSOCIATION
P. O. Box 3141, Ashland OR 97520

June 25, 2018

Ashland Tree Commission
51 Winburn Way
Ashland, OR 97520

Dear Tree Commission,

I am Doug Kay, president of the Mountain Ranch Property Owners Association (MRPOA). I have been president since 2012 and since that time we have used Casey Roland as our go-to guy for all of our MRPOA tree work.

In that span of time Casey has, on numerous occasions, had to tend to major limb failures on the two big Weeping Willows in our common park area. The most recent limb failure occurred in mid-June of this year. Unlike other limb failures of the past, this time property damage occurred to the adjacent neighbor's property. The limb crashed through their fence, coming within about 6 feet of their home.

We, the Board of Directors of MRPOA, feel that these willows are a hazard and very much a liability to personal safety and property, and we wish to have them removed. We are sorry to have to remove them, as they are quite beautiful, and unfortunately, potentially deadly. We are in the process of looking at other stronger trees we can plant once the willows have been removed.

The area where the willows are located is a 2 acre open area that is used extensively by families that live within our MRPOA boundaries. The Board has now warned all residents to stay clear of the willows, as they are now a safety hazard.

We have submitted the necessary paperwork and pictures for your review (attached), and we hope you will allow us to remove these willows and plant two new stronger trees in their place.

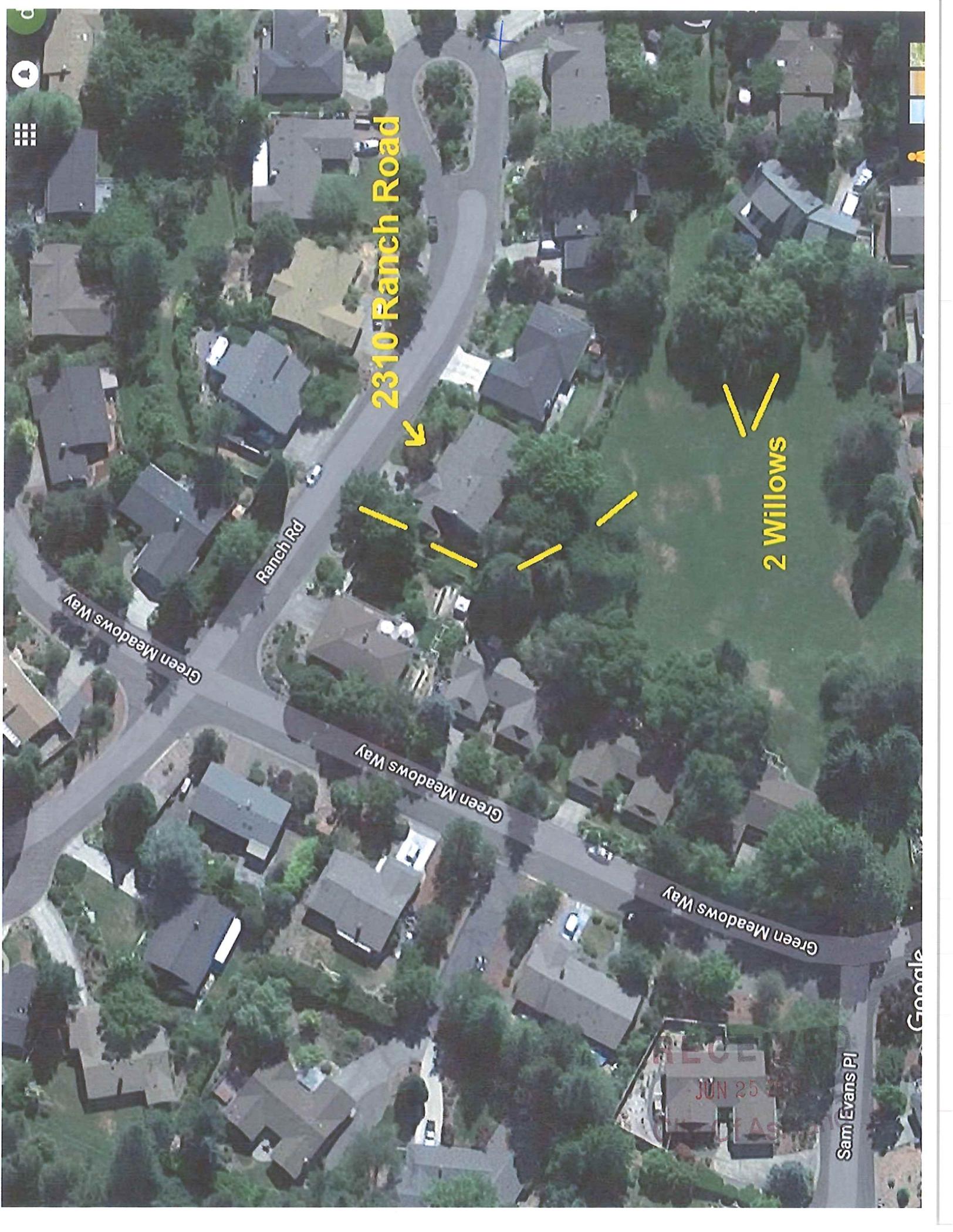
Thank you for your consideration of this important safety issue that impacts all our Mountain Ranch homeowners.

Sincerely,

A handwritten signature in blue ink that reads "Doug Kay". The signature is fluid and cursive.

Doug Kay, president, MRPOA
541-482-9933

RECEIVED
JUN 25 2018
City Of Ashland



2310 Ranch Road

2 Willows

Ranch Rd

Green Meadows Way

Green Meadows Way

Green Meadows Way

Sam Evans Pl

RECEIVED
JUN 25 2015
MOUNTAIN VIEW

Google



Mountain Ranch Willows June 2018 Double Break



Mountain Ranch Willows June 2018 Property Damage



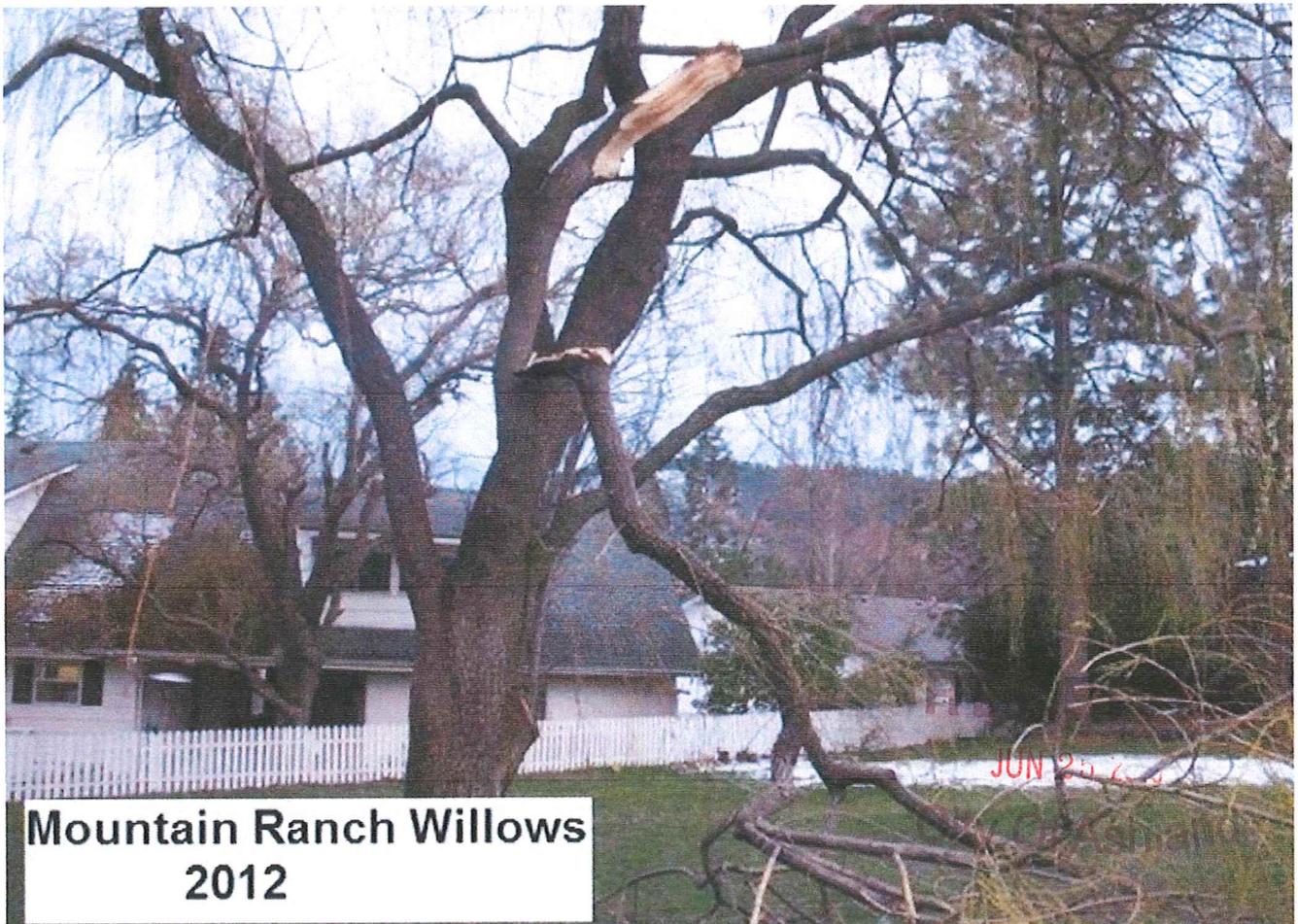
Mountain Ranch Willows 2014



Mountain Ranch Willows 2014



**Mountain Ranch Willows
2012**



**Mountain Ranch Willows
2012**

FAMILY
OWNED
AND
OPERATED



BEAVER

TREE SERVICE

Inc.



PROMPT
PROFESSIONAL
TREE CARE
SINCE 1984

July 27th 2018

To Whom It May Concern:

Location: Common Area closest to 2330 Ranch Rd. Ashland
Client: Mountain Ranch HOA

Trees: Two Mature Willows (Salix) The trees are approximately 45' tall and 36" dbh.

Evaluation: The Willows are approximately 40 years old and can be considered mature examples of the species. Both trees have been well maintained and professionally pruned for many years. Deadwood has been removed and weight taken off limbs to help prevent limb failure.

Willows are a fast growing species and the resulting wood is weak and prone to breakage.

Recently, one large limb broke and damaged a fence on private property. Everything that can be done has been done to make these trees as safe as possible.

Recommendations: The options are to either live with the liability of branch or trunk failure or remove the trees and replant a more suitable species for that location.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Brophy".

Joseph Brophy
Arborist
Beaver Tree Service Inc.

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

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

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

July 16, 2018

City of Ashland Planning Division
51 Winburn Way
Ashland, OR

RECEIVED
JUL 17 2018
City Of Ashland

RE: PA-TREE-2018-00014

Dear Members of the City of Ashland Planning Division,

I would like to comment on the proposal described in the above planning action.

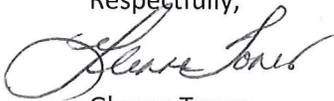
My husband and I live within the immediate neighborhood of the property at 1730 Greenmeadows Way, which is the location of the two weeping willows that are the subject of the removal proposal, although we are not within the Mountain Ranch Property Owner's Association. We were served with the Notice of Application via mail, inviting our comment.

I would request that the following be taken under consideration:

- These are remarkable, mature trees of considerable beauty – they provide significant shade to an otherwise unprotected open area, they do not appear to be unhealthy and are fully covered in green foliage.
- Neither tree now bears any branches that are overhanging private property – in the event of any future limb failure, it is difficult to see how damage to private property would be imminent.
- In our experience, it is rare to see anyone using the common space in the area under or near the two trees, making it unlikely that concern for personal injury is a priority.
- One of Ashland's greatest attributes is its trees – one of the primary reasons so many of us choose to live here – and our culture is one that strongly embraces environmental sensitivity including protection of trees whenever possible.

We fully appreciate that the members of the Mountain Ranch Property Owner's Association are concerned foremost about the safety of their community, but would urge them to ensure that there is true and valid risk versus perceived risk, and that these beautiful trees only be cut down as an absolute last resort.

Respectfully,



Glenna Toner
2309 Greenmeadows Way
Ashland, OR

Nathan Emerson

From: Christine Schumacher <clschu@ashlandhome.net>
Sent: Tuesday, July 17, 2018 1:57 PM
To: planning
Subject: Planning action: PA-TREE-2018-00014

I received a notice from the City of Ashland concerning a request to remove the 2 weeping willows on Mountain Ranch property 1730 Greenmeadows Way. I would like to propose a compromise. The willow to the south side of the pair, if I have my compass correct, has suffered more damage/limb loss and is off balance. The willow to the north of the pair has had much less issues, and seems perfectly balanced. It is a gorgeous specimen, habitat for many creatures, and I have considered nominating it as tree of the year. Why not remove the one and let the other stand until it is necessary to remove. I have spoken with the adjacent property owner who's fence was damaged by limb fall and know that they are not in favor in removing the one tree on the north side. I was unable to attend the public hearing, but am happy to learn that a second tree expert opinion is being sought, and that importance was placed on the nesting birds. Thank you for considering my comments.

Christine Schumacher
1365 Apple Way
(541) 840-5162



Nathan Emerson

From: Patrice Lowes <patriceyfernandez@yahoo.com>
Sent: Wednesday, July 11, 2018 9:56 PM
To: Nathan Emerson
Subject: Proposed tree removal in Greenmeadows mountain ranch HOA

Ashland Tree Commission:

I am writing in regards to the proposed tree removal in the Greenmeadows Mountain Ranch HOA.

The two Willows in question are behind our house. We had an arborist inspect the trees two and a half years ago who stated that the trees were healthy. He said that they were about 30 years old, and that they live to be 50 to 75 years old. We discussed the option of obtaining a core test to gain certainty on their health.

The recent fallen branch mentioned in the request for removal was due to birds making a hole at the base of the branch. We have photos depicting this fact. Also, the "property damage" mentioned was a very small section of our fence.

We are greatly concerned that the moves to remove these trees are premature. We respectfully request the opinions of two additional arborist, and taking a core test.

We would also like to raise the consideration of a considerable pruning or topping of the trees instead of removing them.

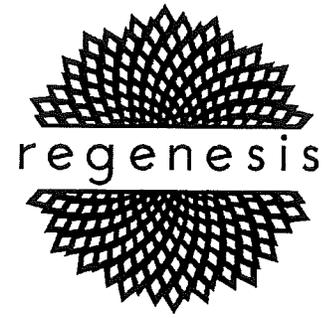
Another concern we have is for the many birds nests that are in the trees. If after additional opinions and a core test the trees are determined unsafe, what is done to protect the birds nesting?

Thank you for taking our comments. Please keep us posted.

Patrice and Paul Lowes
Sent from my iPhone
Sent from my iPhone

426 A Street, Suite 102
Ashland, OR 97520

LCB# 8720
info@regenesisdgign.com
541.488.7720



Physical & Environmental Constraints Review Permit Application Narrative

July 20, 2018

<u>Subject Property</u>	Address:	365 Strawberry Lane Ashland, OR 97520
	Map & Tax Lots:	39-1E-08AC; Tax Lot: 602
	Property Owner:	William J. Potts Sarah B. Esterling
	Agent:	Regenesis Ecological Design c/o Jane Alexanderr 426 A Street, Ste 102 Ashland, OR 97520
	Zoning Designation:	RR-.5
	Parcel Size:	.52 Acres

RECEIVED

JUL 20 2018

City Of Ashland

<u>Attachments</u>	A 01 VICINITY MAP
	A 02 SLOPE ANALYSIS
	A 03 SITE ANALYSIS
	L 01 DEMOLITION & TREE PROTECTION
	L 02 SITE PLAN
	L 02.1 RETAINING WALL LAYOUT
	L 02.2 WALL GRADING AND DRAINAGE
	L 02.3 – L 02.4 INSTALLATION DETAILS
	L 02.5 DRIVEWAY LAYOUT
	L 03 IRRIGATION PLAN
	L 04 PLANTING PLAN
	S1 STRUCTURAL NOTES/GEOTECHNICAL REPORT
	S2 LOCATION PLAN
	S3 – S7 STRUCTURAL DETAILS

I. REQUEST/PROJECT BRIEF:

Request to implement permanent erosion control methods, earth moving, and site drainage improvements on a site designated as Hillside Lands and Severe Constraints Lands. The design will properly support existing cut slopes on site that were not appropriately developed at the time of the home's construction in 1989.

The proposed improvements are intended to:

- repair eroding slopes along the West side of the building created during previous site development
- improve drainage around the building foundation
- improve site access to the back side of the building
- expand usable yard space at the north side of the house
- improve vehicular access from Strawberry Lane

Site drainage improvements will protect the first floor of the home from further water damages. Permanent erosion control measures will increase stability on site and the surrounding 'Hillside Lands', improve site safety, and protect the home and surrounding landscaping from further erosion. Regal Stone™ Tri-plane blocks are chosen as an effective, long-lasting, and cost-effective construction material for soil retention that will withstand heavy deer traffic. The project includes earth-moving activity that exceeds 20 cubic yards of cut soil with a project area of approximately 6,650 square feet. Therefore, a Physical & Environmental Constraints Review Permit is required per AMC 18.3.10.020 (Applicability).

An additional request for an exception to the Development Standards for Hillside Lands for permanent erosion control wall system located to the south of the existing garage that requires planting terraces that are less than the development standards for hillside lands is expanded on within the Code Compliance Narrative section '18.3.10.090.H.'

The project team, project engineer, geotechnical engineer, and landscape architect are available for a preconstruction conference to review the requirements and answer questions during the processing of this application.

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II. PROPERTY DESCRIPTION:

The subject lot is at 365 Strawberry Lane (39-1E-08AC; Tax Lot: 602). It is located at the northwest corner of the intersection at Strawberry Lane and Alnutt Street. The property is owned and occupied by William Potts and Sarah Esterling. The lot is zoned as RR-.5 and is pictured on the City of Ashland's 'Hillside Lands and Severe Constraints Map' overlay. Approximately 50% of the property is shown as Hillside Lands, and 50% Severe Constraints Lands.

The lot is irregularly shaped with a total area of .52 acres (22,651 ft²). The lot is occupied by a 3,058 ft² two-story residential building. The driveway envelope along Strawberry Lane is at the Southwest edge of the property. The driveway/parking area is 1,321 ft² of solid concrete surfacing. There is one other hardscaped area on site, located at the North wall of the garage, with a total area of 162 ft². The first-story deck attached to the North + East sides of the building, is of cedar construction, and has a total area of 807 ft². The deck currently allows storm water runoff to infiltrate the subsoil beneath the deck and can be categorized as a 'porous solid surface'.

Please review the attached Site Analysis (Sheet A 03) for a detailed overview of site opportunities, constraints, and existing vegetation.

III. PROJECT AREA OBJECTIVES & CONCERNS:

The project area surrounds the residence on the West and North sides and has a total area of approximately 6,650 ft². Existing grades within the project area vary widely from 3% along the western wall to greater than 35% at the West perimeter.

Uphill drainage comes from the Northwest, with surface runoff and subsurface drainage resulting in visible pooling along the western side of the building. A low-point with surface drain at the north side of the garage has proven to be inadequate during large rain events. Rooms located along the entire western wall of the home currently have a finished floor elevation of approximately 4 feet below that of the exterior finished grade. Building foundation seepage, and interior damage to a first-floor room are reasons to move forward with drainage redesign/engineering.

A steep cut slope along the Southwest wall of the garage, approximately 60 feet long, is showing signs of erosion. Exposed tree roots, and little vegetative growth indicates that soil retention and erosion control methods should be implemented. Four trees positioned at the top of the cut slope increase our concerns due to proximity to the residence. Although the eroding slope below the existing deck on the East side of the home is a concern, the homeowner has taken the advice of the Geotechnical engineer to delay permanent erosion control construction until the existing deck is remodeled.

The existing driveway apron for vehicular access to the property is along the southern property line off of Strawberry Lane. Parts of the existing concrete driveway exceed slopes of 35% and are unusable due 'bottoming out' of all vehicle types and severely restricted visibility toward uphill traffic on Strawberry Lane. See sheets L 02, L 02.4 + L 02.5 for a detailed design of this area.

Currently the only usable outdoor spaces on the property are the deck and driveway areas. Considering the size of the property, a greater outdoor level space is desired for gardens and outdoor living spaces.

Please review the Structural Notes (Sheet S1) for the Geotechnical report. All grading, retaining wall design, drainage, and erosion control plans for development on Hillside Lands have been designed by a Geotechnical Expert and are available for review (Drawings S2 – S7). The Geotechnical Engineer will be keeping in close contact with the project manager and subcontractors during construction, imposing a strict inspections schedule at the start of the project.

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IV. SITE DESIGN + CONSTRUCTION

CUT SLOPES FOR EROSION CONTROL & FOUNDATION DRAINAGE:

Building foundation drainage is the Homeowner's main concern to prevent further damage to the foundation and interior rooms of the home. For a sustainable solution to this issue we recommend:

- Exterior grades against the building equal or below that of the Finish Floor Elevation of the home
- A gradient of 2% to 10% pitched away from the building foundation
- A system of drainage pipes on the uphill side of the building to divert ground water around the foundation
- 100% permeable surfacing along the uphill side of the home
- Terraces constructed of Regal Stone Tri-Plane block retaining walls, designed by a licensed engineer

Cutting and terraced wall construction on existing cut slopes are intended to:

- repair eroding slopes created during previous site development
- improve drainage around the building foundation
- improve site access to the back side of the building

CUT SLOPES FOR YARD EXPANSION:

A proposed cut slope is intended to help level a section of the back yard at the north side of the residence, off the existing deck. This will bring an aesthetic appeal to the design and improve site access and usability at the North side of the home. Proposed grades will further support efforts to reduce storm water pooling at the northwest corner of the house. No established trees are proposed for removal in this area. In order to minimize lasting site impacts, the design utilizes permeable concrete unit pavers over an aggregate setting bed designed to increase lateral permeability. The 177 ft² patio requires a cut slope at the western corner to level the area and maintain a minimum 2% pitch away from the building foundation. Regal Stone™ Tri-plane blocks have been chosen for the construction of three 5-foot tall retaining walls that will create three level planting terraces surrounding the patio. The patio construction will remove approximately 200 Yd³ of soil from the west side, per the engineer's recommendations.

For temporary Erosion Control during the time of construction, we recommend:

- limiting vegetative removal
- a biodegradable geogrid with erosion control plantings installed immediately after site grading is complete

FILL SLOPE:

An eco-friendly meadow is also proposed to maximize usability, attract beneficial wildlife, and reduce maintenance and irrigation. The Fill Slope is intended to complete the design carried over from the patio Cut Slope and level the yard to create a usable area for the homeowners. The design proposed reuse of cut topsoil from other cut slopes previously discussed to level the open meadow. The fill slope includes a 4' retaining wall constructed of Regal Stone Tri-Plane block, designed by a licensed engineer.

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ASHLAND MUNICIPAL CODE SECTION 18.3.10.040
APPLICATION SUBMISSION REQUIREMENTS

CODE COMPLIANCE NARRATIVE

The following information is required for a Physical Constraints Review Permit application:

A – H. Project name, Vicinity Map, Scale, North Arrow, Date, Street Names, Lot Layout, and Existing Structures.

The Vicinity Map (A 01) includes the project location, surrounding streets, and dimensions of all property lines. The Site Analysis (A 03) includes existing conditions and structures. The Demolition + Tree Protection Plan (L 01) includes notation of demolition items.

I – J. Location and Size of Public Utilities affected by the proposed Development. Location of Drainage ways or public utility easements in and adjacent to proposed development, and location of other easements.

The location of all public utilities, private utilities, and drainage ways adjacent or within the scope of the project are notated on the Site Analysis (A 03). The TID ditch can be seen in the Vicinity Map (A 01). No easements are present within the project area.

K. Topographic map of the site at a contour interval of not less than two feet nor greater than five feet. The topographic map shall also include a slope analysis, indicating buildable areas.

The existing topography is available to review on the Slope Analysis (A 02). Buildable areas are color-coded.

L. Location of all parking areas and spaces, ingress and egress on the site, and on-site circulation.

Existing parking, ingress and egress, and site circulation of the property are illustrated on the Site Analysis (A 03). The proposed driveway apron is to be adjusted to better accommodate car access on the steep slope; see Driveway Layout + Installation Details (L 02.4 + L 02.5).

M. Accurate locations of all existing natural features including, but not limited to, all trees as required in 18.3.10.090.D.1, including those of a caliper equal to or greater than six inches in diameter at breast height (DBH), native shrub masses with a diameter of ten feet or greater, natural drainage, swales, wetlands, ponds, springs, or creeks on the site, and outcroppings of rocks, boulders, etc. Natural features on adjacent properties potentially impacted by the proposed development shall also be included, such as trees with drip-lines extending across property lines. In forested areas, it is necessary to identify only those trees that will be affected or removed by the proposed development. Indicate any contemplated modifications to a natural feature, including trees, method of erosion control, water runoff control, and proposed tree protection for the development as required by this chapter.

All natural features either impacted by the project or existing on-site are noted within the Site Analysis (A 03). Further information about the protection of trees before and during construction is expanded on in greater detail within the Demolition and Tree Protection Plan (L 01). The proposed Planting Plan (L 04) is also available for review, which specifies erosion control plantings. Proposed irrigation installations will assure effective establishment (see L 03).

N. Building envelopes for all existing and proposed new parcels that contain only buildable area, as defined by this chapter.

No new structures are proposed within this plan, existing structures are shown within all plans. A buildability scale is available within the slope analysis (A 02).

O. Location of all irrigation canals and major irrigation lines.

The existing and proposed irrigation information is available to review in the Irrigation Plan (L 03). Existing irrigation consists of 2 solenoid valves which water zones outside of the Contract Limit Line.

P. Location of all areas of land disturbance, including cuts, fills, driveways, building sites, and other construction areas.

An overview of all existing land disturbances is illustrated on the Site Analysis (A 03), which consists of existing cut slopes and fill

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Indicate total area of disturbance, total percentage of project site proposed for disturbance, and maximum depths and heights of cuts and fill.

slopes left over from the house construction in 1989. The proposed 'Cut slopes for erosion control and foundation drainage' will be limited to the western property edge.

An overview of all proposed land disturbances is illustrated on the Site Plan (L 02) and expanded on in detail in sheets L 02.1 through L 02.5, as well as the associated engineer drawings S1 through S7.

Limit of Earthwork: 6,650 ft².
Total Cut Soil: 745 cu. yd.
Total Fill Soil: 43 cu. yd.
Total Engineered Fill: 445 cu. yd.

Q. Location for storage or disposal of all excess materials resulting from cuts associated with the proposed development.

99.95% of the total cut soil and subgrade material will be removed and disposed of offsite. The remaining .05% will be utilized in the 'Open Meadow' to the North of the house for leveling purposes, as allowed by the geotechnical engineer.

R. Applicant name, firm preparing plans, person responsible for plan preparation, and plan preparation dates shall be indicated on all plans.

All plans have the applicant name, firm preparing plans, person responsible for plan preparation, and the dates.

S. Proposed timeline for development based on estimated date of approval, including completion dates for specific tasks.

Based on a submittal date of 6/29/2018 for this application, we anticipate a construction start date of August 17th, 2018. Retaining walls are projected to be completed by October 31st 2018, with hardscaping, deck, and irrigation completed by January 2018.

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ASHLAND MUNICIPAL CODE SECTION 18.3.10.050
APPROVAL CRITERIA

CODE COMPLIANCE NARRATIVE

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section 18.5.1.050 and shall be approved if the proposal meets all of the following criteria.

A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.

Proposed improvements are intended to repair eroding slopes along the West side of the building that were created during previous site development and improve drainage around the building foundation. Building foundation drainage is the Residents' main concern to prevent further damage to the foundation and interior rooms of the home. These concerns have been addressed through our recommendations of implementing a combination of both foundation and surface drainage as well as subsurface drainage within the design of this property.

In addition, the design includes the following provisions to minimize near-term and lasting environmental impacts:

- Cut-off swale
- Pollinator plantings
- Native plantings

- Erosion control – during + after construction
- No water is diverted to neighbors
- No sunlight obstruction for neighbors

B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.

This proposal includes sustainable solutions for all design objectives and site concerns. Other potential hazards for the property or project area have also been taken into consideration during the design. Precautions include:

- Fire-wise plantings
- Establishment and maintenance irrigation to minimize threat of fire
- Seasonal clean-up and warranty maintenance to minimize threat of fire
- Cut-off swale installed to ensure stability of wall system during 100-year storm event
- Safety during construction achieved with adequate site access, avoiding all areas deemed unbuildable by the geotechnical engineer.

C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

Regenesis has taken all reasonable steps to reduce the impact on the environment throughout this plan, including the introduction of beneficial plantings, proper stormwater solutions, and permanent and temporary erosion control methods.

ASHLAND MUNICIPAL CODE SECTION 18.3.10.060
LAND CLASSIFICATIONS

CODE COMPLIANCE NARRATIVE

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The following factors shall be used to determine the classifications of various lands and their constraints to building and development on them.

B. Hillside Lands. Hillside lands are lands that are subject to damage from erosion and slope failure, and which include areas that are highly visible from other portions of the city. The following lands are classified as Hillside Lands: All areas defined as Hillside Lands on the Physical and Environmental Constraints Hillside Lands and Severe Constraints map and which have a slope of 25 percent or greater.

This property is classified as 'Hillside Lands'. The Narrative for compliance with Development Standards for Hillside Lands is provided in the tables below.

C. Wildfire Lands. Lands with potential of wildfire. The following lands are classified as Wildfire Lands: All areas defined as wildfire lands on the Physical and Environmental Constraints Wildfire Lands map.

This property is classified as a Wildfire Land. We have used the Planting Guide provided by the Fire Marshall within our Planting Plan (L 04) and are in compliance with City Fire-wise landscaping best practices.

D. Severe Constraint Lands. The following lands are classified as Severe Constraint Lands, which have characteristics that severely limit normal development.

Approximately 50% of this property is classified as 'Severe Constraints Lands'. Approximately 55% of the 6'650 ft project area is classified as severe constraint lands. The Narrative for compliance with this section is provided in the tables below.

2. All lands with a slope greater than 35 percent.

ASHLAND MUNICIPAL CODE SECTION 18.3.10.090
DEVELOPMENT STANDARDS FOR HILLSIDE LANDS

CODE COMPLIANCE NARRATIVE

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

1. Buildable Area. All development shall occur on lands defined as having buildable area. Slopes greater than 35 percent shall be considered unbuildable except as allowed below. Exceptions may be granted to this requirement only as provided in subsection 18.3.10.090.H.

This proposal is not intended for subdivision. There are no proposed buildings to be constructed within this proposal.

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

There are no new streets or driveways within this proposal.

a. The street is indicated on the Street Dedication map.

An adjustment to the driveway apron and approach is available to review in the Driveway Layout Plan (L 02.5) and Installation Details (L 02.4).

b. The portion of the street, flag drive, or driveway on land greater than 35 percent slope does not exceed a length of 100 feet.

The driveway on-site is not a flag drive and does not exceed 100 ft. Dimensions of the driveway are available to review in the Site Plan (L 02).

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

1. All grading, retaining wall design, drainage, and erosion control plans for development on Hillside Lands shall be designed by a geotechnical expert. All cuts, grading or fills shall conform to the International Building Code and be consistent with the provisions of this ordinance. Erosion control measures on the development site shall be required to minimize the solids in runoff from disturbed areas.

The proposed design includes a wall system designed by a licensed Geotechnical expert, who has followed international building codes. Existing cut slopes have slopes requiring permanent erosion control measures and terracing. Proposed cut slopes will be constructed according to AMC standards for Hillside Lands. Erosion control measures will be implemented during and immediately after construction is completed for all disturbed areas addressed in this design.

2. Timing of Improvements. For development other than single family homes on individual lots, all grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31. Excavation shall not occur during the remaining wet months of the year. Erosion control measures shall be installed and functional by October 31. Up to 30 day modifications to the October 31 date, and 45 day modification to the May 1 date may be made by the Planning Director, based upon weather conditions and in consultation with the project geotechnical expert. The modification of dates shall be the minimum necessary, based upon evidence provided by the applicant, to accomplish the necessary project goals.

This project is for a single family home on an individual lot.

All excavation and earth moving activities will be completed by October 31st, with remaining landscaping and construction to continue through December 2018.

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3. Retention in natural state. On all projects on Hillside Lands involving partitions and subdivisions, and existing lots with an area greater than one-half acre, an area equal to 25 percent of the total project area, plus the percentage figure of the average slope of the total project area, shall be retained in a natural state. Lands to be retained in a natural state shall be protected from damage through the use of temporary construction fencing or the functional equivalent. For example, on a 25,000 square feet lot with an average slope of 29 percent, $25\%+29\%=54\%$ of the total lot area shall be retained in a natural state. The retention in a natural state of areas greater than the minimum percentage required here is encouraged.

4. Grading - Cuts. On all cut slopes on areas classified as Hillside Lands, the following standards shall apply.

a. Cut slope angles shall be determined in relationship to the type of materials of which they are composed. Where the soil permits, limit the total area exposed to precipitation and erosion. Steep cut slopes shall be retained with stacked rock, retaining walls, or functional equivalent to control erosion and provide slope stability when necessary. Where cut slopes are required to be laid back (1:1 or less steep), the slope shall be protected with erosion control getting or structural equivalent installed per manufacturers specifications, and revegetated.

b. Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The top of cut slopes not utilizing structural retaining walls shall be located a minimum setback of one-half the height of the cut slope from the nearest property line. See Figure 18.3.10.090.B.4.b.

c. Revegetation of cut slope terraces shall include the provision of a planting plan, introduction of top soil where necessary, and the use of irrigation if necessary. The vegetation used for these areas shall be native, or species similar in resource value to native plants, which will survive, help reduce the visual impact of the cut slope, and assist in providing long term slope

There are no partitions or subdivisions proposed in this project.

Average slope of site = 25.3%

$$25 + 25.3 = 50.3$$

50.3% of the total lot area shall be retained in a natural state. The total project area is 29% of the property area, and the existing building is 15% of the lot area, therefore 56% of the property will retain a natural state. We have also taken measures to improve the existing state of the property by recommending native + pollinator attracting plantings and reducing the total impervious surfacing on site.

All newly proposed cut slopes will comply with this section, as explained below.

Existing cut slopes have slopes greater than 1:1 and require erosion control measures. The proposed permanent erosion control design includes engineered block retaining walls and revegetation using native plant species or vegetation similar in resource value and in compliance with City Fire-wise Landscaping best practices.

Proposed cut slopes will be terraced according to this section, and utilize biodegradable erosion control netting in addition to erosion control plantings, per the Planting Schedule (L 04).

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Wall heights and terrace widths for all proposed slopes for Erosion Control and Foundation Drainage' (L 02) along existing cut slopes have been designed by a licensed engineer to best fit the needs of the site. See sheets S1 – S7. An exception is requested for the wall system along the western garage wall (Wall Section Detail 1-S4) to allow for:

- Maximum total vertical height of 16'
- Maximum terrace wall height of 5'-3"
- Minimum terrace width of 2'-0"

Proposed cut slopes labeled as 'Cut Slopes for Yard Expansion' (sheet L 02) will conform to the parameters outlined in this section. Wall heights, widths, design, and locations are available to view in the Structural Details (Drawing S2 – S7). All cut slopes will be utilizing a retaining wall for structural support. The vegetation will be planted with the specific intention of erosion control. A biodegradable mesh will also be provided immediately following construction to the exposed slopes.

The planting plan (L 04) is illustrated in detail. Establishment irrigation to ensure intended growth is detailed in the Irrigation Plan (L 03).

The vegetation which is proposed will establish long term viability of the erosion control measures put in place during construction.

stabilization. Trees, bush-type plantings, and cascading vine-type plantings may be appropriate.

The plants chosen are a variety of fire-wise flowering perennials, groundcovers, shrubs, and grasses.

5. Grading - Fill. On all fill slopes on lands classified as Hillside Lands, the following standards shall apply.

a. Fill slopes shall not exceed a total vertical height of 20 feet. The toe of the fill slope area not utilizing structural retaining shall be a minimum of six feet from the nearest property line.

The proposed design includes a fill slope that has:

- a. < 20' slope height
- b. Slope Toe 6' from any property line
- c. Revegetation using native plant species or vegetation similar in resource value and in compliance with City Fire-wise landscaping best practices.
- d. Establishment irrigation to ensure intended growth.

b. Fill slopes shall be protected with an erosion control netting, blanket or functional equivalent. Netting or blankets shall only be used in conjunction with an organic mulch such as straw or wood fiber. The blanket must be applied so that it is in complete contact with the soil so that erosion does not occur beneath it. Erosion netting or blankets shall be securely anchored to the slope in accordance with manufacturer's recommendations.

During and following construction there will be bio-degradable erosion control netting in place within the sloped area which will be under construction, installed per AMC specifications.

c. Whenever possible, utilities shall not be located or installed on or in fill slopes. When determined that it necessary to install utilities on fill slopes, all plans shall be designed by a geotechnical expert.

No new utilities will be installed during this construction.

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All existing utilities shown in reference to the project area can be viewed in both the Site Analysis (A 03) and the Site Plan (L 02). Careful hand digging to locate utility lines in the project area will uncover a gas line and a phone line that will require rebury by the utility company within the Cut Slope.

d. Revegetation of fill slopes shall utilize native vegetation or vegetation similar in resource value and which will survive and stabilize the surface. Irrigation may be provided to ensure growth if necessary. Evidence shall be required indicating long-term viability of the proposed vegetation for the purposes of erosion control on disturbed areas.

Revegetation of the project area is available to review in the Planting Plan (L 04), you can also review the Irrigation Plan (L 03). Both plans are to be implemented immediately following construction for the purposes of establishing long term erosion control measures and to mitigate site disturbances, and to provide habitat for native pollinators, birds, and mammals.

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

The species listed in the planting plan (L 04) are mostly native and drought tolerant species that have been selected to quickly re-establish growth and coverage after construction. The planting design incorporates a variety of fire-wise flowering perennials, groundcovers, shrubs, and grasses. See plan for recommended sizes to establish quickly.

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

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

The irrigation plan (L 03) and planting plan (L 04) will provide long term viability of the erosion control measures established within this plan. Regenesis provides a full year of warranty maintenance for their installations, and the Homeowners accept the responsibility of maintaining the landscaping afterward.

The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance of measures.

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

This individual lot was constructed in 1989 and is exempt from providing a performance bond or financial guarantee for the construction of erosion control measures.

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

1. No terracing shall be allowed except for the purposes of developing a level building pad and for providing vehicular access to the pad.
2. Avoid hazardous or unstable portions of the site.
3. Building pads should be of minimum size to accommodate the structure and a reasonable amount of yard space. Pads for tennis courts, swimming pools and large lawns are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope.

This design will properly support cut slopes and fill slopes on site that were not appropriately developed at the time of the home's construction. The proposed design will decrease erosion, stabilize the soil structure on-site, and prevent further flooding of the existing housing.

The target area of this plan are the areas surrounding the house on this property which are not particularly hazardous but could become so without erosion control measures put in place.

There are no building pads that will be put in place within this design. The driveway apron will be reconstructed to improve accessibility to the property and can be viewed in the installation details (L 02.4) and driveway layout plan (L 02.5). The amount of usable yard space currently on site is concentrated to the driveway area. This plan proposes increasing the yard space to a reasonable amount (L 02) through leveling and terracing the north side of the home.

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

1. All facilities for the collection of stormwater runoff shall be constructed on the site and according to the following requirements:
 - a. Stormwater facilities shall include storm drain systems associated with street construction, facilities for accommodating drainage from driveways, parking

- a. Existing storm drainage systems are available to view within the site analysis (A 03) and demolition plan (L 01). As is, the property has a foundation drain and downspout drain which do not adequately channel stormwater on site

areas and other impervious surfaces, and roof drainage systems.

- b. Stormwater facilities, when part of the overall site improvements, shall be, to the greatest extent feasible, the first improvements constructed on the development site.
- c. Stormwater facilities shall be designed to divert surface water away from cut faces or sloping surfaces of a fill.
- d. Existing natural drainage systems shall be utilized, as much as possible, in their natural state, recognizing the erosion potential from increased storm drainage.
- e. Flow-retarding devices, such as detention ponds and recharge berms, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development. Each facility shall consider the needs for an emergency overflow system to safely carry any overflow water to an acceptable disposal point.
- f. Stormwater facilities shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties.
- g. Alternate stormwater systems, such as dry well systems, detention ponds, and leach fields, shall be designed by a registered engineer or geotechnical expert and approved by the Public Works Department or Building Official.

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

1. Inventory of Existing Trees. A tree survey at the same scale as the project site plan shall be prepared, which locates all trees greater than six inches diameter at breast height (DBH) identified by DBH, species, approximate extent of tree canopy. In addition, for areas proposed to be disturbed, existing tree base elevations shall be provided. Dead or diseased trees shall be identified. Groups of trees in close proximity (i.e., those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number and average

and is causing flooding within the 1st floor of the house. The proposed design factors in water volumes from the driveway, uphill Strawberry Lane, and other impervious surfaces. The roof drainage system has not been an issue and will remain in place. The full drainage plan can be viewed in the wall grading and drainage plan (L 02.2)

- b. The flow of stormwater is of great importance within our site plan and will be addressed during the first phases of construction.
- c. The proposed cut-off swale is designed to divert water around cut slopes can be seen on sheet L 02.2. The proposed contours will be working in congruence with the proposed terracing to divert water away at multiple paths. To view the contours in congruence with the drainage and proposed terracing view the site plan (L 02) and the wall grading and drainage plan (L 02.2).
- d. No natural gullies, ditches, or creeks existing on site.
- e. The goal of the stormwater design for this site is to slow and stormwater at multiple points within the property. The stormwater design will use:
 - Foundation and downspout drain lines connecting to the storm sewer along Alnutt Street.
 - A cut-off swale positioned uphill from the project area to divert water coming off the neighboring curb cub on Strawberry Lane during a 100-year storm event (L 02.2).
 - Site grading, plantings, and bioswales to absorb stormwater
 - Soil amendments to increase percolation rate and absorption directly around the home.
- f. Stormwater will be maintained during construction in a manner so as to not impact adjacent properties. Post-construction, the design will drastically improve current flooding and stormwater capacities on-site.
- g. None proposed.

The design is partly intended to stabilize the root zone of four trees along Strawberry Lane. Due to a lack of permanent erosion control measures installed at the time of the original hill cut, it has continued to erode over the years. The affected trees have exposed structural roots. The proposed terrace system would stabilize the cut and restore the slope within the dripline of the tree. All other trees that are near the construction zone will be fenced for protection in accordance with AMC 18.4.5.030.

The inventory of trees is available within the demolition and tree protection plan (L 01). The name, signature, and address of the site surveyor responsible for the accuracy of the survey is addressed within that plan.

diameter indicated. All tree surveys shall have an accuracy of plus or minus two feet. The name, signature, and address of the site surveyor responsible for the accuracy of the survey shall be provided on the tree survey. Portions of the lot or project area not to be disturbed by development need not be included in the inventory.

2. *Evaluation of Suitability for Conservation.* All trees indicated on the inventory of existing trees shall also be identified as to their suitability for conservation. When required by the hearing authority, the evaluation shall be conducted by a landscape professional. The following factors shall be included in this determination.

3. *Tree Conservation in Project Design.* Significant trees (two feet DBH or greater conifers and one foot DBH or greater broadleaf) shall be protected and incorporated into the project design whenever possible.

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

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

- a. The tree is located within the building envelope.
- b. The tree is located within a proposed street, driveway, or parking area.
- c. The tree is located within a water, sewer, or other public utility easement.
- d. The tree is determined by a landscape professional to be dead or diseased, or it constitutes an unacceptable hazard to life or property when evaluated by the standards in 18.3.10.090.D.2.
- e. The tree is located within or adjacent to areas of cuts or fills that are deemed threatening to the life of the tree, as determined by a landscape professional.

The location, species, height DBH, and health are notated within the demolition and tree protection plan (L 01). Four trees are marked for removal due to poor health or danger due to slope stability.

- 10" Lodgepole Pine, fair health, exposed tree roots within the cut slope zone of the proposed permanent erosion control wall system.
- 5" Oregon White Oak, poor health
- 3" Lodgepole Pine, poor health
- 4" Amur Maple, poor health

All tree protection measures set forth in the demolition and tree protection plan (L 01) are instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work.

The tree protection measures are outlined clearly and will be utilized during all phases of construction. Tree protection measures can be viewed in the demolition and tree protection plan (L 01)

This property is in the Wildfire Lands and the project is designed for the preservation of the maximum number of trees as possible. The trees to be removed are either hazardous, or in poor health.

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6. *Tree Replacement. Trees approved for removal, with the exception of trees removed because they were determined to be diseased, dead, or a hazard, shall be replaced in compliance with the following standards.*
7. *Enforcement.*
 - a. *All tree removal shall be done in accord with the approved tree removal and replacement plan. No trees designated for conservation shall be removed without prior approval of the City.*

Four trees are proposed within the planting plan (L 04) for this property, including two natives and two fire-wise cultivars.

No trees will be removed without prior approval of the City.

ASHLAND DEVELOPMENT PERMIT EXCEPTION RESPONSE
18.3.10.090.H.

CODE COMPLIANCE NARRATIVE

A. Exception to the Development Standards for Hillside Lands. *An exception under this section is not subject to the variance requirements of chapter 18.5.5 Variances. An application for an exception is subject to the Type I procedure in section 18.5.1.050 and may be granted with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria.*

We intend to follow the procedures as outlined in Type I decisions, following public notice and a public comment period.

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1. *There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.*

1. The reason for proceeding with the proposed permanent erosion control wall systems and foundation grading is due to the uniqueness of the property. Unique and unusual aspects of the area in question include:

- the eroding slopes along the West side of the building that were created during previous site development
- poor drainage around the building foundation
- building proximity of approximately 17' to the property line at Strawberry Lane
- more than 10' vertical grade change from garage wall to elevation at Strawberry Lane
- establish trees within the right of way of Strawberry Lane

The steep cut slopes must be dealt with through permanent erosion control and foundation drainage must be improved through the lowering of surface grades around the building to an elevation below or equal to that of the finish floor elevation, among other recommendations detailed previously.

The Site Plan (L 02) notes the placement of the area in question under this exception. An exception is requested only for slopes that have the qualities listed above.

2. *The exception will result in equal or greater protection of the resources protected under this chapter.*

2. The Structural Engineering Set (Sheet S4) details the design of the Wall which will be placed to adequately preserve the existing Cut Slope. The Engineer specifies 'no fines' concrete fill behind the uppermost wall terrace

3. The exception is the minimum necessary to alleviate the difficulty.

4. The exception is consistent with the stated Purpose and Intent of chapter 18.3.10 Physical and Environmental Constraints Overlay chapter and section 18.3.10.090 Development Standards for Hillside Lands.

Stated Purpose: It is the purpose of the Development Standards for Hillside Lands to provide supplementary development regulations to underlying zones to ensure that development occurs in such a manner as to protect the natural and topographic character and identity of these areas, environmental resources, the aesthetic qualities and restorative value of lands, and the public health, safety, and general welfare by insuring that development does not create soil erosion, sedimentation of lower slopes, slide damage, flooding problems, and severe cutting or scarring. It is the intent of these development standards to encourage a sensitive form of development and to allow for a reasonable use that complements the natural and visual character of the City.

as structural backfill to minimize excavation depth and site impacts. By granting this exception, four established trees along the right of way of Strawberry Lane will be saved.

3. The proposed exception requests a reduction to the minimum terraced planting bed width from 3' to 2'. Chosen planting varieties detailed on the 'Planting Plan' (L 04) are intended to adequately fill the planting space and cascade over the wall to create an inviting entrance to the property. Species that are heat tolerant and require shallow planting depth have been listed for long term success. The improvements proposed are the minimum necessary for preventing further damage to the site and personal property, and we will be taking every precaution during its implementation.
4. This design was created to restore the topographic character, safety, and public health of this property in such a way as to be a higher level of aesthetic value in the process. This development will be treated with the respect needed for an ecologically sensitive zone within Ashland.

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**ASHLAND MUNICIPAL CODE SECTION 18.3.10.110
DEVELOPMENT STANDARDS FOR SEVERE CONSTRAINT
LANDS**

- A. Severe Constraint lands are extremely sensitive to development, grading, filling, or vegetation removal and, whenever possible, alternative development should be considered.
3. Development of floodways is not permitted except for bridges and road crossings. Such crossings shall be designed to pass the 100-year flood without raising the upstream flood height more than six inches.
- C. Development on lands greater than 35 percent slope shall meet all requirements of section 18.3.10.090 Development

CODE COMPLIANCE NARRATIVE

Permanent erosion control measures will increase stability on site and within the surrounding 'Hillside Lands', improve site safety, and protect the home and surrounding landscaping from further erosion.

There is no proposed development of floodways within this plan.

The average slope for the project area is at 32% slope, however the measures for complying with 18.3.10.090 are outlined above.

Standards for Hillside Lands in addition to the requirements of this section.

D. Development of land or approval for a planning action shall be allowed only when the following study has been accomplished. An engineering geologic study approved by the Public Works Director and Planning Director establishes that the site is stable for the proposed use and development. The study shall include the following information:

1. Index map.
2. Project description to include location, topography, drainage, vegetation, discussion of previous work and discussion of field exploration methods.
3. Site geology, based on a surficial survey, to include site geologic maps, description of bedrock and surficial materials, including artificial fill, locations of any faults, folds, etc., and structural data including bedding, jointing and shear zones, soil depth, and soil structure.
4. Discussion of any off-site geologic conditions that may pose a potential hazard to the site, or that may be affected by on-site development.
5. Suitability of site for proposed development from a geologic standpoint.
6. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.
7. If deemed necessary by the engineer or geologist to establish whether an area to be affected by the proposed development is stable, additional studies and supportive data shall include cross-sections showing subsurface structure, graphic logs with subsurface exploration, results of laboratory test and references.
8. Signature and registration number of the engineer and/or geologist.
9. Additional information or analyses as necessary to evaluate the site.

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There is no proposed building or subdividing within this proposal. All development is for the purpose of erosion control, improved stormwater design, and landscaping purposes.

1. The Index Map is available for review within the vicinity map (A 01).
2. The project description including location, existing soil types, impervious cover, existing drainage, and vegetation is available for review in the site analysis (A 03). The topography and buildability scale can be viewed in the slope analysis (A 02). The proposed re-grading and drainage plan (L 02.2) is available for review as well.
3. The site analysis (A 03) shows the existing soil structure, impervious surface, and slope. The Geotechnical report (S1) includes design parameters and provisions for earth-moving. Description and design of restructured terraces are available in Designs S2 – S7, as well as the site plan (L 02 – L 02.5).
4. There are no off-site geologic conditions that may pose a potential hazard to the site. The uphill curb cut located on Strawberry Lane (not shown on plan) for use of the TID Ditch Trail has the potential to affect the subject site during 100-year storm events. A 'cut-off swale' is proposed by the engineer to protect the proposed wall systems and building from excess water coming over land from Strawberry Lane (see L 02, L 02.2, S2). All sediment from construction will be captured on-site using straw bale sediment fences (L 01). Drainage post-construction is expanded on in the wall grading and drainage plan (L 02.2).
5. The necessity of this development is expanded on in Section I & Section III. Site drainage improvements will protect the first floor of the home from further damages. Permanent erosion control measures will increase stability on site and the surrounding 'Hillside Lands', improve site safety, and protect the home and surrounding landscaping from further erosion. Geologic information on-site is available to view in the site analysis (A 03).
6. Existing slope and site stability is available to view in the site analysis (A 03). Designs for increasing slope stability and lowering erosion are expanded on in the site plan (L 02 – L 02.5) and in Designs S2 – S7. Drainage control is available for review in the wall grading and drainage plan (L 02.2).
7. Additional information from Regenes Design or the Geotechnical Engineer is available as needed.

8. Names, dates, and other information of the Engineer and Geotechnical Engineer are available in the Structural Notes (Design S1).
9. All additional information not notated previously is attached to this proposal and available to view.

CODE COMPLIANCE NARRATIVE

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The demolition and tree protection plan is available for review (Attachment L01). This plan details the measures taken prior to any development activities, including, but not limited to, clearing, grading, excavation or demolition work.

ASHLAND MUNICIPAL CODE SECTION 18.4.5.030
TREE PROTECTION

- A. *Tree Protection Plan.* A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.
- B. *Tree Protection Plan Submission Requirements.* In order to obtain approval of a tree protection plan, an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:
 1. Location, species, and diameter of each tree on site and within 15 feet of the site.
 2. Location of the drip line of each tree.
 3. An inventory of the health and hazard of each tree on site, and recommendations for treatment for each tree.
 4. Location of existing and proposed roads, water, sanitary and storm sewer, irrigation, and other utility lines/facilities and easements.
 5. Location of dry wells, drain lines and soakage trenches.
 6. Location of proposed and existing structures.
 7. Grade change or cut and fill during or after construction.
 8. Existing and proposed impervious surfaces.
 9. Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan.
 10. Location and type of tree protection measures to be installed per section 18.4.5.030.C.

1. The location, species, and diameter of each tree is notated in the demolition and tree protection plan (L 01).
2. The drip line for each tree is notated with each tree in the demolition and tree protection plan (L 01).
3. Health and hazards of the trees are notated in the demolition and tree protection plan (L 01).
4. The location of roads, utilities, storm sewer, and facilities are notated in the demolition and tree protection plan (L 01).
5. There are no existing dry wells or soakage trenches. Drain lines are being installed and can be viewed in the wall grading & drainage (L 02.2). The plan shows a 3" perforated drain line wrapped in filter sock & buried in 18"D and 24"W x 8"L level mulch pit.
6. The location of proposed and existing structures are available in the site plan (L 02).
7. The proposed design includes engineered block retaining walls and 1 ft. contours. More information regarding grade change can be found in the site plan (L 01), retaining wall layout (L 02.1), wall grading and drainage (L 02.2), installation details (L02.3), and engineer's drawings (S2 – S7).
8. Existing and proposed impervious surfaces can be viewed in the site plan (L 02). Proposed surfaces include a permeable patio and an impervious driveway. The patio will have permeable concrete unit pavers to allow for easier storm water flow. The proposed driveway is available to view in the driveway layout (L 02.5)
9. The tree protection plan contact person, Jane Alexanderr, is provided through Regenesis Ecological Design.

C. Tree Protection Measures Required.

1. Chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.

2. The fencing shall be flush with the initial undisturbed grade.

3. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Advisor for the project.

4. 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.

5. 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.

6. No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Advisor.

7. Except as otherwise determined by the Staff Advisor, 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.

D. Inspection. The applicant shall not proceed with any construction activity, except installation of erosion control measures, until the City has inspected and approved the installation of the required tree protection measures and a building and/or grading permit has been issued by the City.

10. The location and type of tree protection measures are detailed much further within the demolition and tree protection plan (L 01.)

1. As notated within the tree protection plan, 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 and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed. The tree protection zone/ fencing line is available to view within the demolition and tree protection zone (L 01).

2. The fencing will be flush with the initial grade of the property.

3. Signs stating to not disturb the area will be placed along the chain fencing and will remain there throughout the project.

4. As notated within the tree protection plan, no construction will occur within the tree protection zone.

5. There will be no chemically injurious materials within the tree protection zone.

6. There will be no excavation, trenching, grading, or root pruning within the tree protection zone.

7. All required tree protection will 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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Regenesis or its subcontractors will not proceed with any construction without a permit having been issued from the City of Ashland.

ADDITIONAL COMPLIANCE NOTES

1. Permitting for proposed wood + wire fencing will be addressed in a separate application at a later date

Thank you,

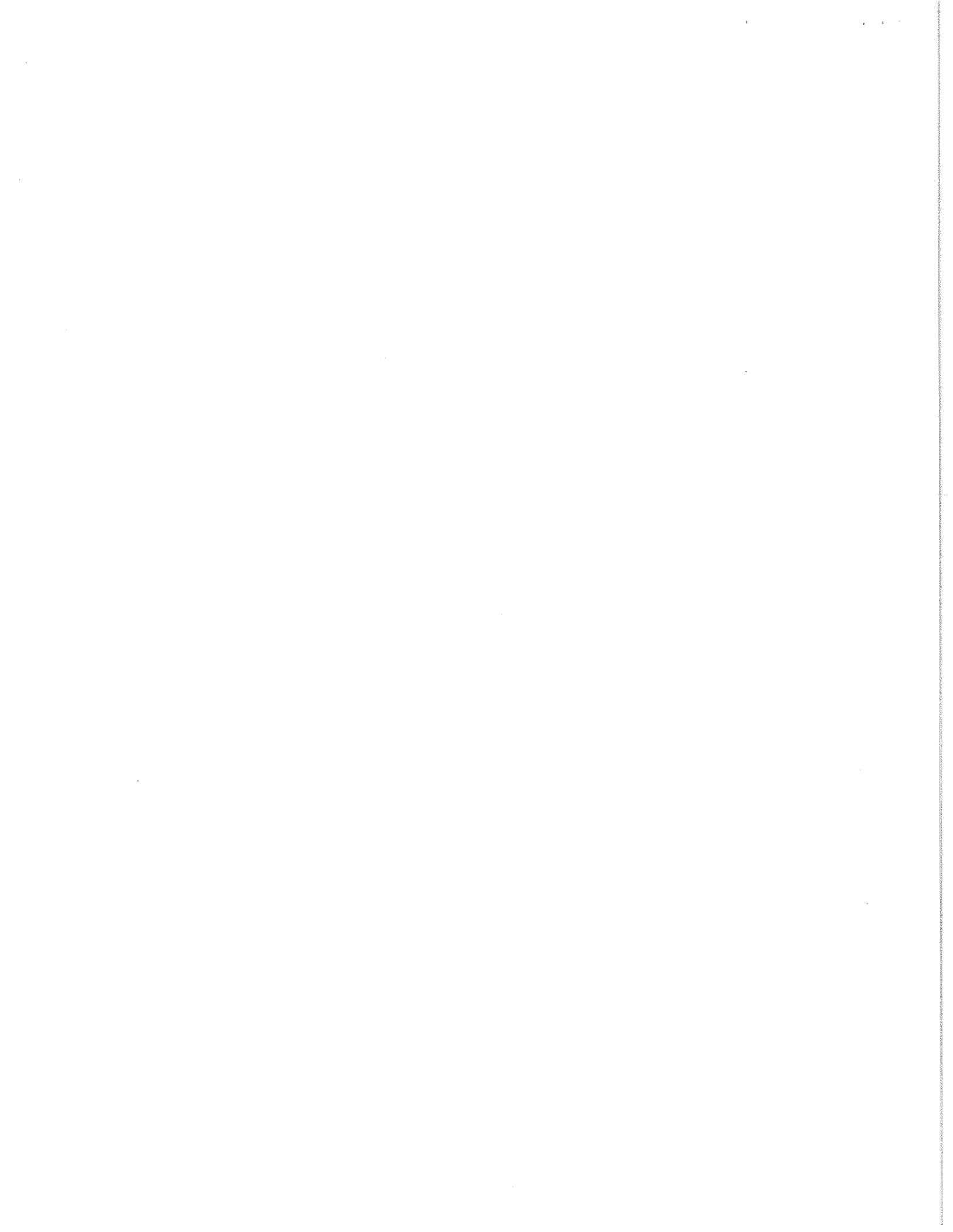
A handwritten signature in black ink, appearing to read "Jane Alexanderr". The signature is fluid and cursive, with a large initial "J" and "A".

Jane Alexanderr | Lead Designer
Regenesis Ecological Design

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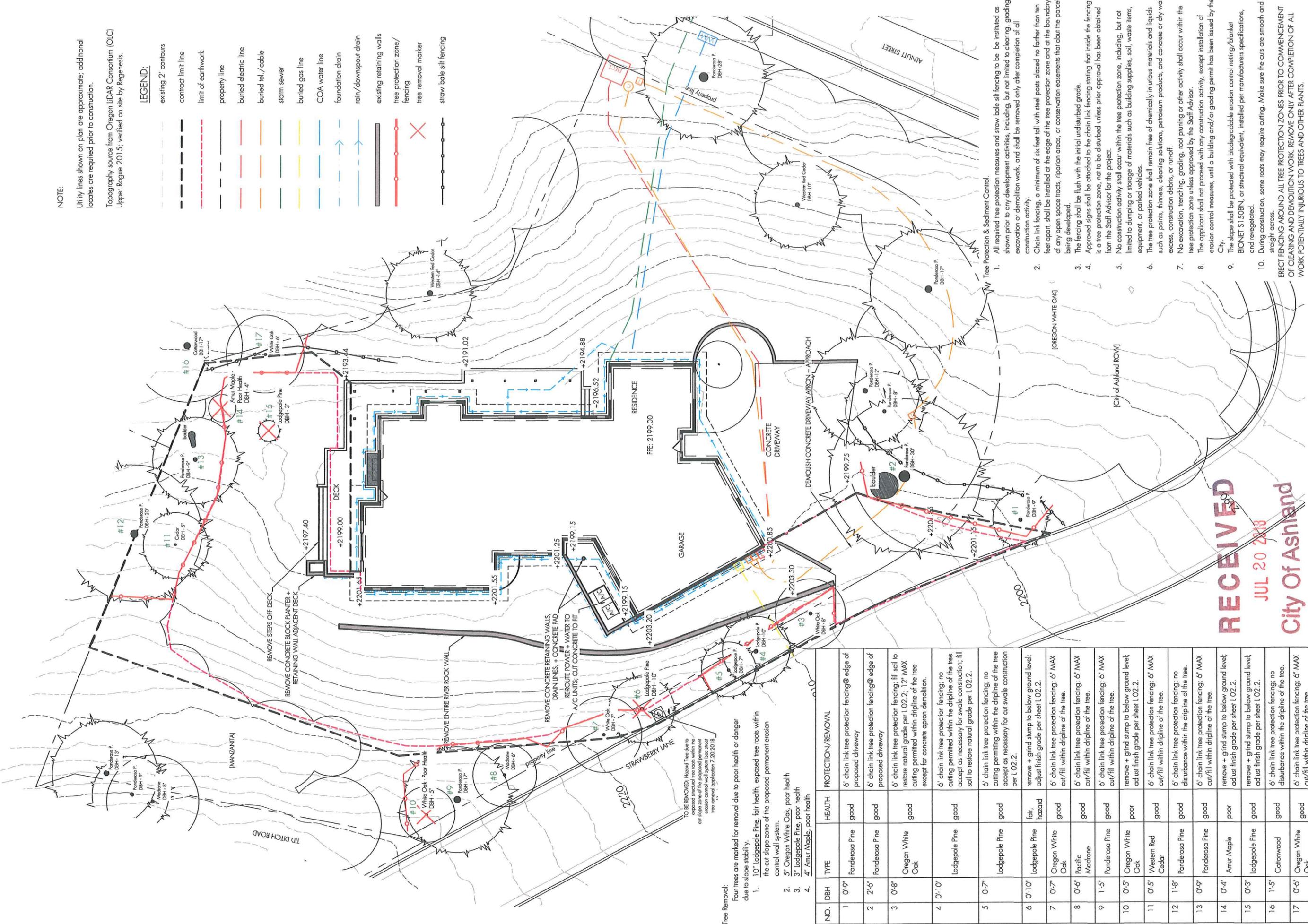
NOTE:

Utility lines shown on plan are approximate; additional locates are required prior to construction.

Topography source from Oregon TIDAR Consortium (OIC) Upper Rogue 2015; verified on site by Regensis.

LEGEND:

- existing 2' contours
- contract limit line
- limit of earthwork
- property line
- buried electric line
- buried tel./cable
- storm sewer
- buried gas line
- COA water line
- foundation drain
- rain/downspout drain
- existing retaining walls
- tree protection zone/fencing
- tree removal marker
- straw bale silt fencing



Tree Removal:

Four trees are marked for removal due to poor health or danger due to slope stability.

1. 10' Lodgepole Pine, fair health, exposed tree roots within control wall system.
2. 5' Oregon White Oak, poor health
3. 3' Lodgepole Pine, poor health
4. 4' Amur Maple, poor health

TO BE REMOVED: Hazard Tree due to exposed (removed) tree roots within the erosion control wall system for the tree removal application 7-20-2018

NO.	DBH	TYPE	HEALTH	PROTECTION/REMOVAL
1	0'-9"	Ponderosa Pine	good	6' chain link tree protection fencing @ edge of proposed driveway
2	2'-6"	Ponderosa Pine	good	6' chain link tree protection fencing @ edge of proposed driveway
3	0'-8"	Oregon White Oak	good	6' chain link tree protection fencing; fill soil to restore natural grade per L 02.2; 12' MAX cutting permitted within dripline of the tree except for concrete apron demolition.
4	0'-10"	Lodgepole Pine	good	6' chain link tree protection fencing; no cutting permitted within the dripline of the tree except as necessary for swale construction; fill soil to restore natural grade per L 02.2.
5	0'-7"	Lodgepole Pine	good	6' chain link tree protection fencing; no cutting permitted within the dripline of the tree except as necessary for cut swale construction per L 02.2.
6	0'-10"	Lodgepole Pine	fair, hazard	remove + grind stump to below ground level; adjust finish grade per sheet L 02.2.
7	0'-7"	Oregon White Oak	good	6' chain link tree protection fencing; 6' MAX cut/fill within dripline of the tree.
8	0'-6"	Pacific Madrone	good	6' chain link tree protection fencing; 6' MAX cut/fill within dripline of the tree.
9	1'-5"	Ponderosa Pine	good	6' chain link tree protection fencing; 6' MAX cut/fill within dripline of the tree.
10	0'-5"	Oregon White Oak	poor	remove + grind stump to below ground level; adjust finish grade per sheet L 02.2.
11	0'-5"	Western Red Cedar	good	6' chain link tree protection fencing; 6' MAX cut/fill within dripline of the tree.
12	1'-8"	Ponderosa Pine	good	6' chain link tree protection fencing; no disturbance within the dripline of the tree.
13	0'-9"	Ponderosa Pine	good	6' chain link tree protection fencing; 6' MAX cut/fill within dripline of the tree.
14	0'-4"	Amur Maple	poor	remove + grind stump to below ground level; adjust finish grade per sheet L 02.2.
15	0'-3"	Lodgepole Pine	good	remove + grind stump to below ground level; adjust finish grade per sheet L 02.2.
16	1'-5"	Cottonwood	good	6' chain link tree protection fencing; no disturbance within the dripline of the tree.
17	0'-6"	Oregon White Oak	good	6' chain link tree protection fencing; 6' MAX cut/fill within dripline of the tree.

1. Tree Protection & Sediment Control. All required tree protection measures and straw bale silt fencing to be instituted as shown 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.
2. Chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3. The fencing shall be flush with the initial undisturbed grade.
4. 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 Advisor for the project.
5. 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.
6. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or city wall excess, construction debris, or runoff.
7. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless approved by the Staff Advisor.
8. The applicant shall not proceed with any construction activity, except installation of erosion control measures, until a building and/or grading permit has been issued by the City.
9. The slope shall be protected with biodegradable erosion control netting/blanket BIONET S150BN, or structural equivalent, installed per manufacturers specifications, and revegetated.
10. During construction, some roots may require cutting. Make sure the cuts are smooth and straight across.

ERECT FENCING AROUND ALL TREE PROTECTION ZONES PRIOR TO COMMENCEMENT OF CLEARING AND DEMOLITION WORK. REMOVE ONLY AFTER COMPLETION OF ALL WORK POTENTIALLY INJURIOUS TO TREES AND OTHER PLANTS.

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Potts/Esterling Residence
365 Strawberry Lane
Ashland, OR 97520



date: 7.18.2018
drawn by: JKA
project number: POT-3058
demolition & tree protection
Scale: 1" = 20'-0"
11"x17" PRINT

NOTE:

Utility lines shown on plan are approximate; additional locates are required prior to construction.

Topography source from Oregon iDAR Consortium (OIC) Upper Rogue 2015; verified on site by Regensis.

LEGEND:

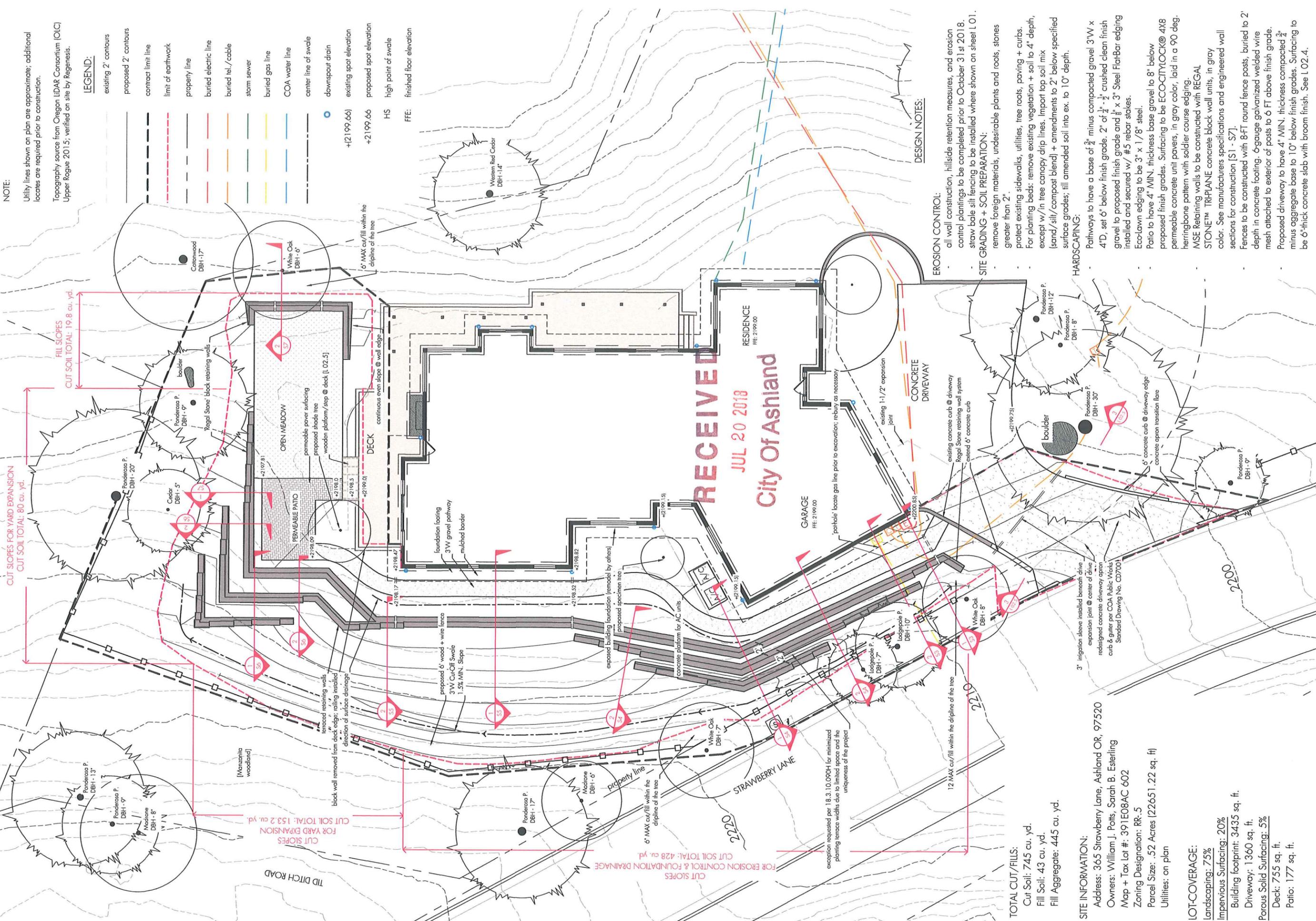
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- property line
- buried electric line
- buried tel./cable
- storm sewer
- buried gas line
- COA water line
- center line of swale
- downspout drain
- existing spot elevation
- proposed spot elevation
- HS
- FFE:

+2199.66

+2199.66

HS

FFE:



CUT SLOPES FOR YARD EXPANSION
CUT SOIL TOTAL: 80 cu. yd.

FILL SLOPES
CUT SOIL TOTAL: 19.8 cu. yd.

CUT SLOPES
FOR YARD EXPANSION
CUT SOIL TOTAL: 153.2 cu. yd.

FOR EROSION CONTROL & FOUNDATION DRAINAGE
CUT SOIL TOTAL: 428 cu. yd.

TOTAL CUT/FILLS:
Cut Soil: 745 cu. yd.
Fill Soil: 43 cu. yd.
Fill Aggregate: 445 cu. yd.

SITE INFORMATION:

Address: 365 Strawberry Lane, Ashland OR, 97520
 Owners: William J. Potts, Sarah B. Esterling
 Map + Tax Lot #: 391E08AC 602
 Zoning Designation: RR-5
 Parcel Size: .52 Acres (22651.22 sq. ft)
 Utilities: on plan

LOT-COVERAGE:

Landscaping: 75%
 Impervious Surfacing: 20%
 Building footprint: 3435 sq. ft.
 Driveway: 1360 sq. ft.
 Porous Solid Surfacing: 5%
 Deck: 755 sq. ft.
 Patio: 177 sq. ft.

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DESIGN NOTES:

- EROSION CONTROL:**
 all wall construction, hillside retention measures, and erosion control plantings to be completed prior to October 31st 2018. straw bale silt fencing to be installed where shown on sheet L.O.1.
- SITE GRADING + SOIL PREPARATION:**
 remove foreign materials, undesirable plants and roots, stones greater than 2".
 For planting beds: remove existing vegetation + soil to 4" depth, except w/in tree canopy drip lines. Import top soil mix (sand/silt/compost blend) + amendments to 2" below specified surface grades; till amended soil into ex. to 10" depth.
- HARDSCAPING:**
 Pathways to have a base of 3" minus compacted gravel 3'W x 4' D, set 6" below finish grade. 2" of 1/4" - 1/2" crushed clean finish gravel to proposed finish grade and 3/8" x 3" Steel FlatBar edging installed and secured w/ #5 rebar stakes.
 Eco-lawn edging to be 3" x 1/8" steel.
 Patio to have 4" MIN. thickness base gravel to 8" below proposed finish grades. Surfacing to be ECO-CITYLOCK@4X8 permeable concrete unit pavers, in gray color, laid in a 90 deg. herringbone pattern with soldier course edging.
 MSE Retaining walls to be constructed with REGAL STONETM TRI-PLANE concrete block wall units, in gray color. See manufacturers specifications and engineered wall sections for construction [S1 - S7].
 Fences to be constructed with 8-FT round fence posts, buried to 2' depth in concrete footing. 6-gauge galvanized welded wire mesh attached to exterior of posts to 6 FT above finish grade. Proposed driveway to have 4" MIN. thickness compacted 3/4" minus aggregate base to 10" below finish grades. Surfacing to be 6"-thick concrete slab with broom finish. See L.O2.4.



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Potts/Esterling Residence
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date: 7.18.2018
 drawn by: JKA
 project number: POT-3058
 site plan
 Scale: 1" = 16'-0"
 11"x17"-PRINT



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

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STREET TREE REMOVAL PERMIT

A tree that is located in any public street right-of-way or other public property may not be removed until a Street Tree Removal Permit has been submitted according to the Application Submission Requirements, below, and reviewed and approved by the City of Ashland.

An application for street tree removal must demonstrate that the tree is an emergency, hazard, or dead tree as outlined below in the Application Submission Requirements.

Application Submission Requirements. An application for a street tree removal permit shall include all of the following information.

1. **Application Form and Fee.** The application must include the information requested on the Street Tree Removal Permit form provided by the City of Ashland and the permit application fee. Only those property owners of a lot adjoining the street tree location or homeowners' associations responsible for street trees in their development or subdivision may apply to remove an adjoining street tree. If a tree is located in front of more than one property, each property owner or homeowners' association official must sign the Street Tree Removal Permit form.
2. **Site Plan.** A site plan of the property drawn to scale containing the following information. The scale of the site plan must be at least one inch equals 50 feet or larger.
 - a. North arrow and scale.
 - b. Property boundaries including dimensions of all lot lines and driveway locations.
 - c. Location and width of all public streets, planting strips, and sidewalks adjoining the site.
 - d. Size, species, and location of the tree(s) proposed to be removed.
3. **Written Statement.** A written statement explaining how the proposed street tree removal satisfies one of the following approval criteria. The Community Development director may require additional information to demonstrate that the proposed removal satisfies one of the following approval criteria including: 1) a written statement to be prepared by an arborist licensed by the State of Oregon Landscape Contractors Board of Construction Contractors Board and certified by the International Society of Arboriculture or American Society of Consulting Arborists; and 2) an International Society of Arboriculture (ISA) Basic Tree Risk Assessment Form to be completed by an arborist.

Street Tree Removal Approval Criteria

- a) **Emergency Tree Removal.** The tree presents an immediate danger of collapse and represents a clear and present hazard to persons or property. Immediate danger of collapse is defined as a tree that may already be leaning, with the surrounding soil heaving, and/or there is a significant likelihood that the tree will topple or otherwise fail and cause damage before a tree removal permit could be obtained through the non-emergency process.
- b) **Hazard Tree Removal.** 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. A hazard tree is a tree that is physically damaged to the degree that it is clear the tree is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within a public right-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated.
- c) **Dead Tree.** The tree is dead. A dead tree is lifeless. Such evidence of lifelessness may include unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season.

Replacement and Stump Removal. Applicants for approved Street Tree Removal Permits are required to remove any stumps and replace the tree. Stump removal and replacements for approved street tree removals shall meet the following requirements.

1. Any street tree removed shall be removed at ground level or lower. If a tree is removed below ground level, the surface must be restored to finish grade and any regrowth which occurs shall be promptly removed.
2. All street trees shall be an appropriate species selected from and planted according to the City of Ashland Recommended Street Tree List.
3. The minimum size for a replacement tree is eight feet in height or one inch in caliper measured at 12 inches above the root crown.
4. Applicants for a Street Tree Removal Permit may be required to replace the tree or trees being removed with a tree or trees of comparable value.
5. If a street tree is determined to be dead or dying, then the replacement need be no larger than the minimize size described above.

Type of Tree(s) white pine

Approximate Diameter at breast height 14" & 10" Height 35 -40 feet Canopy 15 - 20 feet

Location of Tree Within the unimproved Fern Street right-of-way to the east of two vacant parcels on Elkader and South Mountain.

Reason for Request The trees are in the location of where the shared driveway that is required to access the vacant lots intersects with Fern Street. The two smaller trees removal allows for continued preservation of larger pines, fir and cedars on the property. Trees are not street trees for the purposes of shading sidewalk or on-street parking. Fern St. is unimproved as functions like a private driveway for five residences.

Are there underground utility lines and/or overhead power lines present? Yes.

If yes, please list which lines are present Underground electric, storm drainage lines

Is there sidewalk damage? _____ If yes, has a Public Works permit been issued? _____

OVER >>

DESCRIPTION OF PROPERTY

Street Address 662 South Mountain Avenue / 621 Elkader

Assessor's Map No. 39 1E 16AA Tax Lot(s) 9001

Zoning R-1-7.5 Comp Plan Designation Single Family Residential

PROPERTY OWNER

Name Livni Family Trust Phone 510-913-5110 E-Mail helmansprings@gmail.com

Address 435 Tucker City Ashland Zip 97501

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

PROFESSIONAL PERFORMING THE TREE REMOVAL (e.g., tree service)

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

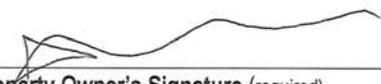
Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner. I hereby certify that the statements and information contained in this application are in all respects, true and correct. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) *that I produced sufficient factual evidence to support this request;*
- 2) *that the information contained in this application are adequate; and further*
- 3) *that all trees, structures, or improvements are properly located on the ground.*



Property Owner's Signature (required)

7-20-18

Date

STAFF DECISION:

Permit is hereby (circle one):	Approved	Approved with Conditions	Denied
Conditions of Approval _____			

Is the tree 18" d.b.h or greater? <input type="checkbox"/> NO <input type="checkbox"/> YES		Has the City Administrator has been notified: <input type="checkbox"/> NO <input type="checkbox"/> YES	
_____		_____	
Community Development Director/Planning Manager Signature		Date	

RECEIVED
JUL 24 2018
City of Ashland

RECEIVED

JUL 24 2018

City of Ashland

July 20, 2018

Public Right-of-Way - Tree Removal

Subject Property

Address: Trees located within City of Ashland ROW
Adjacent addresses:
662 S. Mountain
1135 Fern Street *AKA 621 Elkader*

Map & Tax Lot: 39 1E 16AA: Tax Lot 9001 & 9000

Property Owner: Livni Family Trust
Gil Livni Trustee
453 Tucker
Ashland, OR 97520

Request for tree removal permit to remove two Douglass Fir trees that are along the south side of the unimproved portion of the Fern Street right-of-way that extends between Elkader and Mountain Avenue. The trees are among the 12 trees more than 10-inch DBH that are within the unimproved ROW. Two of the trees are located at the intersection of the shared driveway to access three parcels and Fern Street ROW.

The request to remove these two smaller stature trees facilitates the preservation of a five larger stature, Pine, Fir, Spruce, and Oak trees that are in the public right-of-way and adjacent to the right-of-way on the private property.

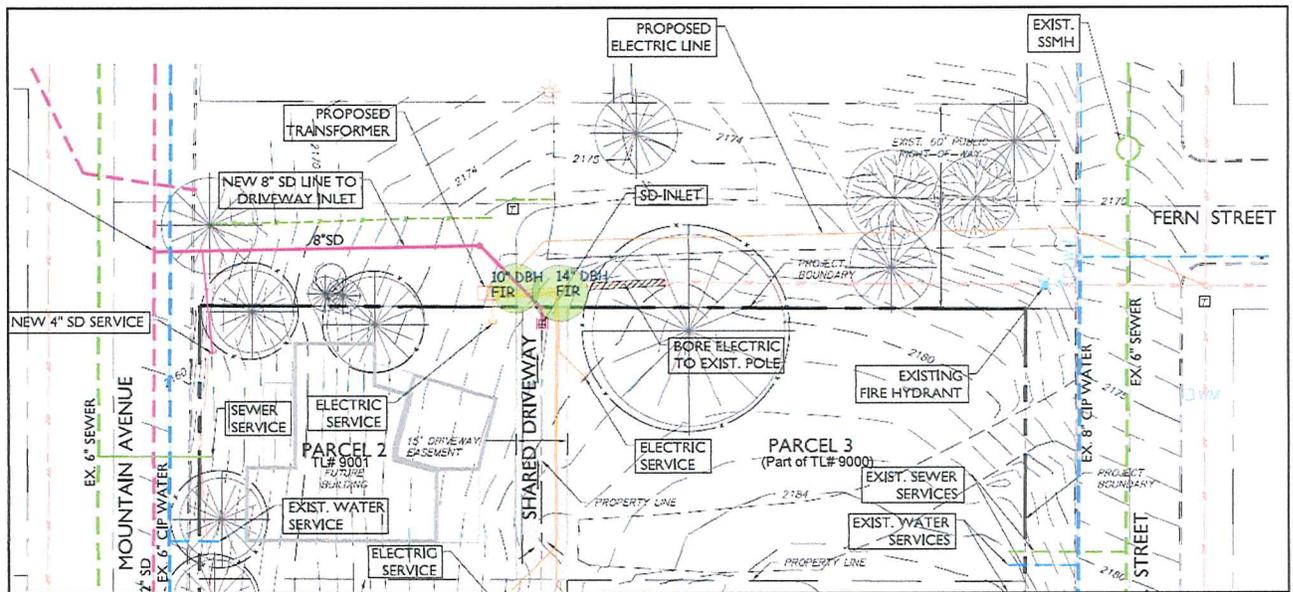
The trees are within the public right-of-way and according to the Ashland Municipal Code, trees in the public right-of-way requires a Street tree removal permit. There are no criteria for removal of a street tree found within the Street Tree Ordinance (AMC 13.16). There is an application form that was created in 2016 which imposes language for when street trees are allowed to be removed. Based upon the application form, trees are not permitted to be removed from public right-of-way unless the trees are dying, dead or deemed hazardous.

The two pine trees requested for removal from the public right-of-way are not hazardous, but they do prevent the vehicular access to the property from the Fern Street right-of-way and they prevent installation of the public infrastructure in the Fern Street right-of-way that then prevents the installation of private utility infrastructure to service the three existing and one new parcel.

When the parcels located at 39 1E 16AA: Tax Lot 9001 & 9002 were created in the 1980s, tax lot 9001 was required to take access from the unimproved portion of the Fern Street right-of-way.

The Land Use Ordinance now requires that all lot access be taken from the shared driveway, with the request to partition the lot at 1135 Fern Street (39 1E 16AA, 9000) access from the shared driveway was proposed, and required as a condition of approval. In order to access the shared driveway location and retain the existing street development pattern, two smaller stature trees are required to be removed.

There are numerous larger stature pine trees in the vicinity of the two trees. The tree removal will not lead to erosion or soil stability because the area where the trees are is generally level and the location will be graded and the driveway installed. There are no surface waters on the site and the trees are not part of a wind break.



RECEIVED
JUL 24 2018
City of Ashland

Memo

DATE: 8/2/2018
TO: Tree Commission
FROM: Nathan Emerson, Assistant Planner
RE: Vertical Clearance of branches and streets

The City of Ashland is considering changes to Ashland Municipal Code (AMC) that would resolve conflicting standards for the required vertical clearance of branches and trees in the public right of way and bring AMC into alignment with State of Oregon standards.

As it now stands, AMC 9.08.120 requires that branches be trimmed “not less than twelve feet above the street.” Conflicting with that, AMC 13.16.070 requires that trees “provide a minimum 14 feet vertical clearance over the street.” Additionally, the State of Oregon Revised Statutes allow vehicles up to 14 feet in height.

The City would like to amend the conflicting codes and meet State of Oregon standards by settling on 14 feet as the required clearance height in all code sections.

Because this issue concerns the trees of the City of Ashland, the Tree Commission is requested to provide feedback on the potential change.

We greatly appreciate your ideas and expertise.

Thank you,

Nathan Emerson



