



CITY OF ASHLAND



TREE COMMISSION MINUTES September 6, 2018

Commissioners Present:	Parks Liaison
Christopher John	Peter Baughman
Russell Neff	
Asa Cates	Staff Present:
Mike Oxendine	Nathan Emerson
Council Liaison	
Steven Jensen	

CALL TO ORDER

Chair Christopher John called the meeting to order at 6:01 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 August 9, 2018 with the correction that Commissioner Mike Oxendine was present and needed to be added to the roll. Voice vote. ALL AYES. Motion passed

ANNOUNCEMENTS & LIAISON REPORTS

- **Council Liaison** - Council Liaison Steven Jensen introduced himself. He previously served three terms as Chair of the Ashland Forest Land Commission. Mr. Jensen is a retired South Medford High School Science Teacher. The Commissioners introduced themselves to Mr. Jensen.
- **Parks & Recreation Liaison**
Peter Baughman announced that a new Parks Superintendent has been hired. That person is Tree Commissioner Mike Oxendine. Because of Mike's new position this meeting will be his last.

PUBLIC FORUM

No one spoke at public forum.

The Agenda was adjusted and Planning Action Tree-2018-00021 was moved to the first planning action item.

TYPE I REVIEWS

PLANNING ACTION: TREE-2018-00021

SUBJECT PROPERTY: 898 Morton St

APPLICANT: Kerry Kencairn

OWNER: Ryan Schnobrich

DESCRIPTION: A request for a Tree Removal Permit to remove two trees from the property located at 898 Morton Street. Both trees are Ponderosa pines between approximately 14 and 17 inches' diameter at breast height (dbh) and over 40 feet tall. The property is steeply sloped and located in the Hillside Lands overlay. The trees were slated to be retained in the original subdivision approval. The application materials provided include a statement from the Fire Adapted Communities Coordinator recommending the removal of the trees because of their proximity to the existing house and deck. **COMPREHENSIVE PLAN DESIGNATION:** Rural Residential; **ZONING:** RR-.5; **ASSESSOR'S MAP:** 39 1E 16AC; **TAX LOT:** 421.

Commissioner John brought to the attention of the group that he had pruned trees on that property in the past but does not have any future prospective work at that location. After a brief discussion the Commissioners agreed it would not be a conflict of interest and he could participate.

Emerson gave a short staff report explaining that normally trees in this zone and of that size do not require a tree removal permit. Because they were originally in the subdivision plan this is considered a modification.

A neighbor, Tom Besich of 880 Morton introduced himself. Mr. Besich was interested in learning the process and recommended mitigation for the removal of the trees. Mr. Besich would like to see that other trees on the property are protected as well. He specifically called attention to three trees that shaded his property. He was interested in ensuring that these trees were maintained in good health. Mr. Besich commented on the presence of other fire hazards at 898 Morton Street.

The Commissioners discussed the trees and the nature of fire hazard. Jensen questioned if it was possible to require that the fire mitigation plan that was submitted with the application be executed. It was determined there is no code provision that would allow the Commission to require that to be so. Cates mentioned that the Ponderosas' requested for removal are most likely to be the most fire resistant trees on the entire property. John believes this will come up more often in the future with the concern for Wildfire safety.

Cates/Oxendine m/s to deny the application and recommend that the applicant prune branches ten feet from the roof and deck and any other part of the structure. Voice Vote: All Ayes.

PLANNING ACTION: PA-T2-2018-00002

SUBJECT PROPERTY: 880 Park Street

APPLICANT/OWNER: Tudor Properties, LLC/Kistler Small + White, LLC (Architects)

DESCRIPTION: A request for Site Design Review approval to construct a 15-unit apartment complex consisting of six apartment buildings, a separate 221 square foot laundry facility and a 30-space parking lot for the property at 880 Park Street. The application includes requests for Exception to the

Street Standards to retain the existing asphalt multi-use path along Siskiyou Boulevard and to construct a meandering sidewalk along the subject properties Park Street frontage rather than installing new city standard sidewalks and parkrow planting strips, and for a Tree Removal Permit to remove five trees greater than six-inches in diameter at breast height (d.b.h.), including two Green Ash (*Fraxinus pennsylvanica*), one Modesto Ash (*Fraxinus velutina*), and two Redwoods (*Sequoia sempervirens*) including a multi-trunked cluster with five trunks of diameters ranging from eight- to 14-inches d.b.h. Note: An existing approximately 895 square foot shop building on the southeastern portion of the property would be demolished as part of the proposal.

COMPREHENSIVE PLAN DESIGNATION: High Density Multi-Family Residential; ZONING: R-3; ASSESSOR'S MAP: 39 1E 15AD; TAX LOT: 3402.

Chair John recused himself from the discussion of this project and left the room. He provided service to the applicant for this proposal.

Emerson gave a brief staff report and handed out a memo from Senior Planner Derek Severson. See exhibit A at the end of the minutes. The main concern for the Tree Commission is the Redwoods. Emerson reminded the Commissioners that the code says you cannot deny tree removal if it prevents the legal density (amount of units) for that site to be developed.

Sue Williams, who lives at 836 Park Street across Siskiyou Boulevard was present and spoke for public comment. She advocated to save the trees on the property.

The applicant, Matt Small of Kistler, Small and White Architects was present along with project engineer Ryan Beugli and landscaper Eric Simpson. Mr. Small gave his summary of the project and his belief that it was impossible to save either the large Redwood or the Redwood cluster without a complete redesign of the project. He added there are many requirements of the code and meeting them all led to the current design.

Oxendine asked the applicant to explain what affordable housing meant in this context. Mr. Small explained that the units are small and able to rent by the bedroom, leading to rents less than the normal rate. Emerson gave an explanation of what affordable means in Ashland Land Use Code which requires deed restrictions and income caps. The units being proposed does not meet the technical code definition.

The Commissioners discussed the project. Oxendine stated the mitigation plan was great and would result in more trees overall. He agreed with the need for more affordable housing in the City of Ashland. Oxendine believed that the multi-stemmed Redwood had been removed in the past and sprouted again. He also commented that the multi-stems would need to be removed in the future because of form and both he and Commissioner Neff agreed the location was inappropriate for that site.

The following motion was made

Oxendine/Cates m/s to approve the planning action with the following recommendations.

- *That half of the Raywood Ash trees proposed as street trees on the landscape plan be replaced by*

an oak variety of 3 ½ inches caliper or greater.

- *That the retained Ash trees have a tree protection zone established with fencing, watered twice a week during growing season while the project occurs. And signs be posted on the tree protection fencing stating it must remain during the project, and that an arborist be present when cutting in the critical root zone.*
- *The tree #7, the Redwood cluster, not be retained.*

LANNING ACTION: TREE-2018-00023

SUBJECT PROPERTY: 154 B Street

APPLICANT/OWNER: Ashland Property Management/Jayne Dutra & Gordon Huff

DESCRIPTION: A request for a Tree Removal Permit to remove two trees from the property located at 154 B Street. Both trees are Box Elders (*acer negundo*) and are 23- to 24-inches diameter at breast height (dbh) and 45- to 50-feet tall. The application materials provided by the project arborist indicate that one tree is mostly dead with root rot and conks growing on its trunk, and the second tree is showing signs of decline and believed to have root rot as well. The application also notes that if one tree loses limbs, it would impact the power lines serving the home. **COMPREHENSIVE PLAN**

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

ASSESSOR'S MAP: 39 1E 09 BA; **TAX LOT:** 12300.

Emerson gave a brief staff report explaining this is a multi-family property and both trees are over 6" DBA which is why a tree removal permit is required. The applicant is applying for a hazard tree removal and must meet that criteria. The arborist report was included in the application.

The Commissioners discussed how Tree #2 did not meet any of the hazard criteria. In order to recommend removal, the applicant would need to meet either hazard or non-hazard criteria. The Commissioners also recommended that any Tree removals be mitigated by a new Tree.

The following motion was made;

John/Neff m/s to approve removal of Tree #1 but not Tree #2. Voice Vote; All Ayes.

DISCUSSION

Tree of the Year Discussion – Emerson gave a quick report on the plans for the Tree of the Year Contest. The Commissioners were generally supportive but wanted to include Trees nominated on Public Property.

Cates/John m/s that the Tree Commission would allow both Private and Public Trees be included in the Tree of the Year nominations. Voice Vote; All Ayes.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m. Emerson noted that the next regular meeting would be held on Thursday, October 4, 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