



CITY OF ASHLAND



Ashland Tree Commission
Minutes
November 7, 2019

Call to Order

Commission Chair Chris John called the meeting to order at 6:00 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland, Oregon, 97520.

Commissioners Present:	Council Liaison
Chris John	Steven Jensen
Russell Neff	
Cat Gould	Parks Dept Liaison
Asa Cates	Peter Baughman
Commissioners Not In Attendance:	Staff Liaison
Eric Simpson	Aaron Anderson

Approval of Minutes

Commissioners Russell Neff / Cat Gould m/s to approve the minutes of October 3, 2019. Voice Vote: All Ayes. Motion passed.

Public Forum

Open to guests. [none]

Liaison reports

Council Liaison - Councilor Jensen provided a brief update on several items before council. 1) Jackson City Jail Dist, 2) Ashland Canal, 3) City Hall, 4) Swimming Pool bond, and finally, 5) Water Treatment plant.

Parks & Recreation Liaison - Japanese Garden is moving forward, with project start early next year.

Community Development Liaison - Downtown revitalization. Online involvement. Web communications

Type I Reviews

PLANNING ACTION: PA-TREE-2019-00084

SUBJECT PROPERTIES: 2264/2268 Dollarhide

OWNER/ APPLICANT: East Village HOA

DESCRIPTION: This is a request for a Tree removal permit to remove three (3) large mature cottonwood trees (*Populus trichocarpa*). The trees are 15.5, 9, and 10 inches DBH and ranging in height between 30-45 feet. The trees have an extensive root system that has caused damage in the past and is continuing to cause damage to the adjacent properties patio. The subject property with the three trees is owned by the HOA and was set-aside as open space for wetland preservation. While the subject parcel has an identified wetland in it, based on the adopted maps staff determined that these trees are not within the Water Resource Protection Area.

COMPREHENSIVE PLAN DESIGNATION: Suburban Residential; **ZONING:** R-1-3.5

MAP: 39 1E 11 CB; **TAX LOT:** 1041

(Chair John recused)

Staff briefly covered the application and turned it over to the applicant who was represented by the adjacent land owner and the HOA. The tree commission then closed the public portion of the presentation and deliberated. Discussion focused on the tendency for cotton wood species to propagate.

Commissioners Asa Cates/Russell Neff M/S to approve the proposal as presented, with the recommendation that at least one of the cotton wood be mitigated with a native wetlands tree— motion passed 4-0

PLANNING ACTION: PA-TREE-2019-00085

SUBJECT PROPERTIES: 1565 Oregon St.

OWNER/ APPLICANT: Nancy Butcher

DESCRIPTION: This is a request for a tree removal permit to remove a large sequoia redwood tree. The tree was planted many years ago by a tenant on the property without permission from the property owner. The tree is located very close to the building and has caused problems with on-site drainage lines and potentially has contributed to subsidence near the entry to the second floor stairs.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** C-1 **MAP:** 39 1E 15 BA; **TAX LOT:** 4601

Staff briefly covered the blurb and turned it over to the applicant. The applicant explained in detail the problems that the tree has caused to the property including being a vector for pests and rodents. The trees roots are understood to be causing drainage problems on site. Sap, pest, water pooling, drainage, ... The tree commission then closed the public portion of the presentation and deliberated. Cates suggested that the tree simply be pruned back to the trunk. Chair John suggested that some mitigation steps that could be taken, and was concerned that this may not meet the criteria for tree that is not a hazard.

Commissioners Chris John/Cat Gould M/S to deny the application – 3-1

PLANNING ACTION: PA-T1-2019-00075

SUBJECT PROPERTY: Kestrel Parkway

APPLICANT: KDA Homes, LLC

OWNER: Jacob Robert Ayala

DESCRIPTION: A request for Final Plan approval for the Kestrel Park Subdivision under the Performance Standards Options subdivision chapter (AMC 18.3.9) for a 17-lot subdivision. The proposal includes 15 developable lots plus the dedication of a 5.13-acre parcel of floodplain corridor lands to the city as park land as required in the North Mountain Neighborhood Plan (NMNP), and the creation of a reserve lot to contain portion of the subdivision to be developed in future phases. The application includes a request for Tree Removal Permits to remove 11 trees not identified for removal in the original subdivision application. These trees are identified as Ash Trees ranging in diameter from eight- to 24-inches and are located in the areas proposed for the construction of the new streets Kestrel Parkway and Nest Box Way. (The Planning Commission previously approved PA-T2-2018-00005 which granted Outline Plan approval, a Major Amendment to the North Mountain Neighborhood Plan, a Physical & Environmental Constraints Review Permit for improvements within the floodplain corridor, a Limited Use/Activity Permit for activities within a wetland, and Tree Removal Permits to remove 15 trees for the three vacant parcels located south of the end of Kestrel Parkway.)

COMPREHENSIVE PLAN DESIGNATION/ZONING: North Mountain Single Family (**NM-R-1.7.5**), North Mountain Multi-Family (**NM-MF**), and North Mountain Greenway (**NM-G**); **ZONING:** NM-R-1-7.5; NM-MF; and NM-G; **ASSESSOR'S MAP & TAX LOTS:** 39 1E 04AC 900, 39 1E 04AD 8600, and 39 1E 04DB 2000.

Staff briefly explained the nature of the planning action and summarized the two-step planning process for subdivisions. The applicant was represented by Mark Knox of KDA homes and Tom Madara. Mr. Knox provided some background for the development of the North Mountain Neighborhood masterplan adopted in 1997 and that they are obligated to follow the master plan as adopted. The trees that are identified for removal in the final plan that were not shown for removal in the outline plan and explained that the location of these trees was mired in blackberry bushes. It was noted my the applicant that the previous recommendations from the tree commission during outline plan approval were all included in the current plan.

Commissioners Russell Neff/Asa Cates M/S to approve the proposal as presented, 4-0

PLANNING ACTION: PA-T1-2019-00079

SUBJECT PROPERTIES: 471 East Hersey Street

APPLICANT/OWNERS: Rogue Planning & Development/Ken and Carol Baker

DESCRIPTION: A request for a property line adjustment and land partition to create three lots including one flag lot for the property located at 471 East Hersey Street. The application also includes requests for a Variance to have less than the required 75-foot separation between driveways on East Hersey Street, an avenue or major collector street, to allow for the relocation of the existing driveway to

provide consolidated access to all three of the proposed parcels, and for Tree Removal Permits. There are currently ten trees greater than six-inches in diameter at breast height (d.b.h.) identified on the subject property including two cedars, two plums, two apples, a pear, two locusts, and a blue spruce. All are proposed for removal, and four are considered significant and require Tree Removal Permits. (NOTE: The application also includes a request for a Demolition/Relocation Review Permit to allow the demolition of the existing 884 square foot residence and a detached 1,081 square foot garage/carport/shed structure in order to enable the requested partitioning and redevelopment of the property.)

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-5-P; **MAP:** 39 1E 04DD; **TAX LOT:** 1300

Staff briefly summarized the planning action. The applicant was represented by Rouge Planning and Ken Baker (property owner). The 10 trees on the property over 6" are all requested for removal. The major trees of note are the cedar and blue spruce. The cedars are sparse in the canopy and showing signs of die back. The fruit trees are large, and the applicant is willing to consider keeping some of them. The commission asked the applicant several questions including the type of landscaping that is proposed for the future development. Due to the type of development there is not a proposed.

Commissioners Russell Neff/ Asa Cates M/S to approve the proposal as presented, 4-0

Type II Reviews - None

Street Tree Removal Permits

PLANNING ACTION: PA-TREE-2019-00083
SUBJECT PROPERTIES: 602 Sutton Place
OWNER/ APPLICANT: Stephen & Susanne Zapf
DESCRIPTION: This is a request for a street tree removal permit to remove a large oak tree from the planter strip in front of 602 Sutton Place. The tree had originally been identified (and approved) for removal during the development of the 'The Oaks of Ashland' subdivision (2002). For unknown reasons the developer managed to make the civil improvements work around the tree and preserved it. In recent years the tree has been in deteriorating health. The applicant has provided an arborist report indicating that the tree while not dead is in serious decline.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-10 **MAP:** 39 1E 14 AA; **TAX LOT:** 6018

Staff explained the broad outlines of the application and turned the presentation over the applicant Susanne zapf. There was a great deal of discussion of the oaks in the neighborhood. The applicant claims that the tree suffers from 'pit-scale'. At the conclusion of the applicant's presentation the commission discussed the applications. Chair John mentioned that the statement from the project arborist.

Commissioners Asa Cates/Cat Gould M/S to approve the proposal as presented, with the recommendation that it be mitigated with a native oak, 4-0

PLANNING ACTION: PA-TREE-2019-00086
SUBJECT PROPERTIES: 111 Bush St.
OWNER/ APPLICANT: Judy Emmanuel
DESCRIPTION: This is a request for a street tree removal permit to remove a large cedar tree with co-dominant trunks. The individual trunks are estimated to be 34 and 26 inches DBH with a height of approximately fifty feet. The tree has been cabled in the past, and shows signs of rot where the two trunks join. The applicant expressed concern that the tree poses a hazard.
COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5 **MAP:** 39 1E 08 AA; **TAX LOT:** 800

Staff briefly presented the application and turned the presentation over to the property owner who presented an arborist report that was not submitted with the application. Chair John mentioned that co-dominate trunks are 50% more likely to fail. Cates remarked that the tree did not appear to be in poor health, and that it has been cabled, however that the area joining the two trunks is not joined. Chair John remarked that it is a beautiful tree, and yet would not be comfortable 'putting his stamp on it' and they having it fail.

Commissioners Asa Cates/ Chris John M/S to approve the proposal as presented, 4-0

PLANNING ACTION: PA-TREE-2019-00082
SUBJECT PROPERTIES: 473/475 Williamson Way
OWNER/ APPLICANT: Gleason/Ferguson
DESCRIPTION: This is a request for a street tree removal permit to remove a red maple tree that is approximately 7" DBH and 20-feet in height. The applicant claims that the tree is dead.
COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING:** R-2 **MAP:** 39 1E 04 DD;
TAX LOT: 5900 / 6000

Commissioners Asa Cates/Cat Gould M/S to approve the proposal as presented, 4-0

Additional Type I Review

Last planning action....

PLANNING ACTION: PA-TREE-2019-00080
SUBJECT PROPERTIES: 873 Clay St.
OWNER/ APPLICANT: Tamara Foster
DESCRIPTION: This is a request for a Tree removal permit to remove a large mature cedar tree. The health of the tree has been deteriorating for some time. The applicant also points to its proximity to the home and that it poses a fire hazard.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-5 **MAP:** 39 1E 14 BC; **TAX LOT:** 3800

The commission did not agree that the health of the tree. PB remarked that the crown was thin, and that the tree had been topped in the past which caused multiple leaders. Cates remarked that the tree had a lot of character, however with the surrounding cedar trees there would not be an appreciable amount of canopy loss.

Commissioners Chris John/Asa Cates M/S to approve the proposal with the condition that for the health of the remaining trees that the ivy and ladder fuels be removed , 4-0

Discussion Items - Tree of the Year – Nominations

Adjournment

Next Meeting: December 5, 2019

Respectfully submitted by Liz Hamilton