

From: Richard Vezie [mailto:rvezie@jeffnet.org]
Sent: Monday, December 21, 2020 12:48 PM
To: Maria Harris <maria.harris@ashland.or.us>
Subject: RE: duplex code update

[EXTERNAL SENDER]
Hi Maria,

My 2 cents – I agree with both staff recommendations regarding the duplex issues.

Talk with you soon,

Rick Vezie
Richard Vezie & Associates, LLC
541-941-5165

From: Maria Harris [mailto:maria.harris@ashland.or.us]
Sent: Friday, December 18, 2020 3:07 PM
To: Maria Harris
Cc: Bill Molnar; Brandon Goldman
Subject: duplex code update

Dear Development Professional,

The Planning Commission is beginning the process of updating the City of Ashland land use code to allow duplexes on lots zoned for single-family residences at their electronic meeting next Tuesday, 12/22/2020 at 7:00 p.m.

Information about watching the electronic meeting, submitting written comments or speaking at the meeting is available here
<https://www.ashland.or.us/calendar.asp?view=event&eventid=4390&date=12/22/2020> .

As you may know, the Oregon State Legislature passed House Bill (HB) 2001 in the 2019 legislative session which requires “medium” cities such as Ashland to amend codes to allow duplexes on residentially zoned lots that allow the development of detached single-family homes. The City is required to complete the code amendments by June 30, 2021.

Two items the Commission will be discussing at the 12/22 meeting is how to define a duplex and whether to add design standards as part of the building permit review. The state law and rules allow local jurisdictions to define a duplex as two attached units on one lot, or as two units on a lot in any configuration. More information is included in the staff memo here .
http://www.ashland.or.us/files/2020-12-22_PC_Mtg_PACKET-web.pdf .

Please feel free to contact me if you have questions or comments.

Best wishes to you for this holiday season. Maria



From: Mark Knox [mailto:knox@mind.net]
Sent: Monday, December 21, 2020 10:56 AM
To: Maria Harris <maria.harris@ashland.or.us>; Bill Molnar <bill.molnar@ashland.or.us>;
Brandon Goldman <brandon.goldman@ashland.or.us>
Subject: RE: duplex code update

[EXTERNAL SENDER]
Thanks Maria,

I believe the topic is very worthy and agree with Staff's position/recommendations for implementation whole heartedly. The only issue that I have concern with, but I think it would be "naturally" addressed by max lot coverage and max driveway widths is on-site car parking and the "appearance" of an asphalt/concrete front yard or stigmatation of MFR.... You guys probably already assessed that and concluded it wouldn't be an issue due to those standards and as I write this realizing I agree. See you tomorrow night! – Mark

From: Maria Harris [mailto:maria.harris@ashland.or.us]
Sent: Friday, December 18, 2020 3:07 PM
To: Maria Harris <maria.harris@ashland.or.us>
Cc: Bill Molnar <bill.molnar@ashland.or.us>; Brandon Goldman <brandon.goldman@ashland.or.us>
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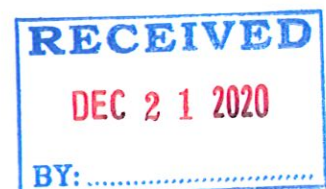
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From: Jerome White [mailto:jerome@kistlersmallwhite.com]
Sent: Sunday, December 20, 2020 5:30 PM
To: Maria Harris <maria.harris@ashland.or.us>
Cc: Bill Molnar <bill.molnar@ashland.or.us>; Brandon Goldman <brandon.goldman@ashland.or.us>
Subject: Re: duplex code update

[EXTERNAL SENDER]

Please do not add design standards!, especially in historic districts. Just my humble opinion.

Jerome

Sent from my iPhone

On Dec 18, 2020, at 3:07 PM, Maria Harris <maria.harris@ashland.or.us> wrote:

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