



CITY OF ASHLAND



TREE COMMISSION REGULAR MEETING September 8, 2022 AGENDA

<https://zoom.us/j/98625136812?pwd=d0V6T0lyWVV5RXZneisvUCtGMjA5dz09>

Note: no meetings August for lack of applications to review

I. **CALL TO ORDER**

6:00 p.m. via ZOOM

II. **APPROVAL OF MINUTES**

A. Tree Commission regular meeting of July 7, 2022, regular meeting minutes.

III. **LIAISON REPORTS**

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

IV. **TYPE I REVIEWS**

PLANNING ACTION: PA-T1-2022-00189

SUBJECT PROPERTY: 783 Jaquelyn Street.

APPLICANT/OWNER: Rogue Planning for Masanori & Noriko Kuwabara

DESCRIPTION: A request for a Physical and Environmental (P&E) Constraints Review Permit to authorize the construction of a new detached residential unit on the property located at 783 Jaquelyn Street. The proposed construction is within the Ashland Modified Flood Plain, which covers over half of the property. One 12-inch DBH Pine tree is proposed for removal in concurrence with the P&E Permit. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5; **MAP:** 39 1E 14 BC; **TAX LOT:** 1400

V. **TYPE II & III REVIEWS**

PLANNING ACTION: PA-T3-2022-00004

SUBJECT PROPERTY: 1511 Highway 99 North

APPLICANT/OWNER: Casita Developments, LLC for owner Linda Zare

DESCRIPTION: A request for the **Annexation** of 16.86 acres located at 1511 Highway 99 North into the City of Ashland, along with 6.6 acres of adjacent Oregon Department of Transportation state highway right-of-way and 7.68 acres of California Oregon & Pacific railroad property. The property is currently located in Jackson County and zoned Rural Residential (RR-5); with Annexation these properties would be brought into the City as Low Density, Multi-Family Residential (R-2). Concurrent with Annexation, the application also requests: **Outline Plan** subdivision approval to create 12 lots; **Site Design Review** to construct 230 apartments in ten buildings including 37 affordable units; an **Exception**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

to the Street Design Standards; and Tree Removal Permits to remove two trees greater than six-inches in diameter at breast height. **COMPREHENSIVE PLAN DESIGNATION:** Multi-Family Residential; **ZONING: Existing** – County RR-5 Rural Residential, **Proposed** – City R-2 Low Density Multi-Family Residential; **ASSESSOR’S MAP:** 38 1E 32; **TAX LOT #'s:** 1700 & 1702

VI. STREET TREE REMOVAL PERMITS

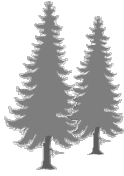
- B St tree removal, code compliance

VII. DISCUSSION ITEMS

Management Advisory Committee – update.

VIII. ADJOURNMENT

Next Meeting: October 6, 2022



CITY OF ASHLAND



Ashland Tree Commission
Draft Minutes
July 7, 2022

Call to Order

Commission Chair Chris John called the meeting to order at 6:04 pm in the Siskiyou Room at the Community Development and Engineering Offices located at 51 Winburn Way, Ashland, Oregon, 97520.

Commissioners	Council Liaison
Christopher John	Stephen Jensen Absent
Asa Cates	
Vacancy (3)	Park Liaison
Eric Simpson	Peter Baughman
Vacancy (5)	
Cat Gould Absent	Staff Present:
Vacancy (7)	Aaron Anderson: Associate Planner
Members of the Public in Attendance:	

NOTE: there were no meetings in May and June due to lack of applications to review

Approval of Minutes

**Commissioners Chris John / Eric Simpson m/s to approve the minutes of April 7, 2022.
Voice Vote: All Ayes. Motion passed**

Public Forum

There was no one in the audience wishing to speak.

Liaison reports

Council Liaison – Liaison not in attendance

Parks & Recreation Liaison – Peter reported that in May a windstorm took out a large maple tree in the park row which was removed prior to receiving approval. Peter also reported that the TID is running and helping irrigation operations

Community Development Liaison – nothing significant to report

TYPE I REVIEWS

PLANNING ACTION: PA-TREE-2022-00190

SUBJECT PROPERTY: 237 N First Street

OWNER/APPLICANT: Canopy LLC for Ashland Food Cooperative

DESCRIPTION: A request to remove one ash tree located near the First Street access to the Ashland Food Cooperative. The application includes a letter from Canopy LLC stating that the location of the tree has caused and will continue to cause significant damage to the adjacent sidewalk.

COMPREHENSIVE PLAN DESIGNATION: Employment & Multi-family Residential; **ZONING:** E-1 & R-2;

MAP: 39 1E 09 BA, **TAX LOT:** 13401

There was a brief conversation regarding the health of the tree and the nature of the conflict with the sidewalk. Cates stated that Raywood ashes are problematic and quoted from the arborist report. Simpson remarked that it was a no brainer.

Chris John recuses from vote

Commissioners Eric Simpson / Asa Cates m/s to approve the application as written.

Voice Vote: All Ayes. Motion passed.

TYPE II REVIEWS –
NONE

STREET TREE REMOVAL PERMITS

The below street trees were already removed due to Hazardous conditions.

- 955 N Mountain: Street Tree removal of (2) Cedar Trees at intersection of N Mountain and E Nevada
- Fire Oaks/Mountain – 2x street tree removal COA Streets Dept.

Adjournment: Meeting adjourned at p.m.

Next Meeting: August 4, 2022

Respectfully submitted by Liz Hamilton

TYPE I REVIEW

PA-T1-2022-00189
783 Jaquelyn

July 12, 2022

Physical and Environmental Constraints Review for
Development within the City of Ashland Flood Protection Zone

Subject Property

Address: 783 Jacquelyn Street
Map & Tax Lot: 39 1E 14BC; 1400
**Comprehensive
Plan Designation:** Single Family Residential
Zoning: R-1-5
Adjacent Zones: R-1-5

Lot Area: 24,393.6 square feet
(.56 ac)

Overlays: Physical and Environmental Constraints
Floodplain Development
Water Resource Protection Zone

Property Owner: Masanori and Noriko Kuwabara
783 Jaquelyn Street
Ashland, OR 97520

Building Designer / Contractor: Integrity Building Design
PO BOX 225
Ashland, OR 97520

Planning Consultant: Rogue Planning & Development Services, LLC
1314-B Center Dr., PMB#457
Medford, OR 97501

Request:

The request is for a Floodplain Development review approval to allow for the construction of a 1,150 square foot detached residential unit. The new residential unit is proposed to be located to the northwest of the existing single-family residence.

The majority of the property is within the Ashland Modified Flood zone and is subject to the development regulations of the development requirements per AMC 18.3.10.080.

The proposed construction does not impact the Federal Insurance Administrations Flood Insurance Rate Maps (FIRM), 100-year floodplain. Construction within the 500-year floodplain is not subject to

regulation. Upon completion of the construction the property will not exceed lot coverages, the proposed structure complies with setbacks including the solar setback ordinance.

Property Description:

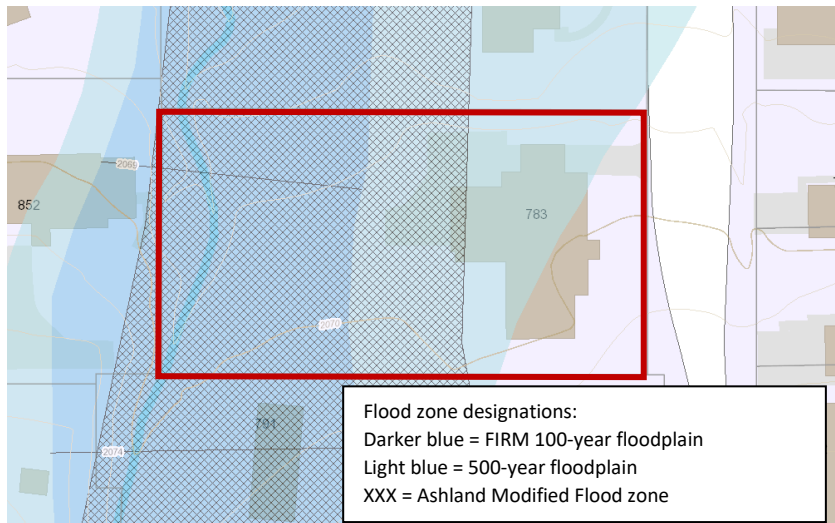
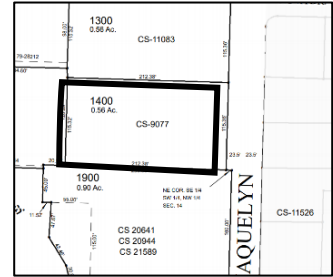
The subject property is on the west side of Jaquelyn Street to the north of the intersection of Jaquelyn Street and Diane Street. The property is zoned single family residential, R-1-5, and is in the Performance Standards Overlay.

The property has 115.36 of frontage along Jaquelyn Street and extends 212.38 feet to the west. The site is approximately, 24,393 square feet. Clay Creek, a local stream flows to the north along the rear property line. Clay Creek is identified as a FIRM 100-year, AE floodplain. A LOMA was filed and approved on the property in September 2021. FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

Clay Creek also has the Ashland Modified Flood Protection Zone. Both these flood zones cover more than 50 percent of the property’s area. Clay Creek is also considered a Local Stream and has a 30-foot from centerline Water Resource Protection Zone buffer.

There is a 2,556 square foot, single family residence on the site that was constructed in 1988.

The site is accessed via a concrete driveway near the north property line. The driveway extends toward the rear of the property.



There are two 12-inch DBH Pine trees in the proposed construction. One of the 12-inch DBH Ponderosa pines is proposed for removal. There are numerous other deciduous and conifer trees to the west of the proposed structure within the floodplains and the riparian buffer zone of Clay Creek.

Jaquelyn Street is presently unimproved, with gravel surface along the frontage of the property. There are no curb, gutter, or sidewalk along the frontage of the property. Jaquelyn Street has some segments of ½ street improvements including curb, gutter, and asphalt. Most of the street is chip-sealed, and/or decomposed granite. Jaquelyn Street is classified as a neighborhood street.

Proposal:

The request is for a Physical and Environmental Constraints Review for development within the Flood Protection Zone. Most of the property is within adopted flood zones. The flood zone boundaries include either the city of Ashland flood protection zone or within the FEMA, FIRM Special Floodplain Hazards Area (SFHA) floodplain for Clay Creek.

The proposed structure is single story, and the finished floor will be two feet above the Base Flood Elevation of 2068.93 feet.

Excepting the front yard area and the rear patio and deck area at the rear of the residence, construction on the property is regulated by the floodplain development standards. The existing home layout, the established outdoor living areas prevent the second dwelling from being located on the south side of the structure or attached to the residence. The front yard setback standards prevent construction between the single-family residence and the street. The proposed area of development is the most 'developable' area of the property and where potential flood hazards are lessened. Additionally, the area of proposed development is a level grade that is presently used for surface parking area.

It can be found that the proposed second unit with a compact footprint, is not within the federally regulated special flood hazard areas (SFHA). The building where in the Ashland Modified Flood Zone provides for compliance with Oregon Building Codes for flood development permit and a raised finished floor. The development limits encroachment into the Ashland Modified Flood Zone when considering more than 50 percent of the property within the regulated flood zone.

Thank you for your consideration.

Amy Gunter
Rogue Planning & Development Services
541-951-4020
Amygunter.planning@gmail.com

Findings of Fact

Physical and Environmental Constraints Review:

18.3.10.050

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.

Finding:

The proposed construction is not within the boundaries of the more restrictive, federally protected, FEMA Special Flood Hazard Area 100-year floodplain. The property has had an assessment of the flood impacts and a Letter of Map Amendment that removed portions of the property from the FEMA SFHA.

The proposed development is within the adopted Ashland Modified Flood zone. Potential for adverse impacts is very minimal in the Ashland Modified flood zone. The proposed structure and associated development will not have an adverse impact on the property or downstream properties. The proposed structure will be constructed in a manner which is anchored and will not have a risk of collapse or washout.

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.

Finding:

There is no historical evidence of flooding on the site in the form of sand or silt, or striations of water courses. None of the vegetation on the property is indicative that flooding has ever occurred onto the portions of the property where development proposed. The vegetation types are upland species such as pine and fir.

The proposed structure has a finished floor which is above the Base Flood Elevation of the SFHA that was removed from the area of the proposed construction. This mitigates any potential hazards.

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.

Finding:

The new areas of disturbance within the Ashland Modified flood zone is minimal. There is not a way to construct outside of the front yard setback area that is not within the Ashland Modified flood zone are very minimal.

The proposed structure is 1,150 square feet and represents the area of allowed disturbance in the floodplains.

There is no indication on the property that there have ever been floodwaters up to the structure. Nor is there any indication within or on the exterior of the existing structure that there was ever floodwaters up to or within the structure.

A silt barrier fence will be installed at the upper limits of the floodplain and per the site plan during construction.

AMC 18.3.10.080

Development Standards for Flood Plain Corridor Lands

For all land use actions that could result in development of the Flood Plain Corridor, the following is required in addition to any requirements of AMC 15.10.

A. Standards for Fill in Flood Plain Corridor Lands.

1. Fill shall be designed as required by the Oregon Structural Specialty Code (OSSC), and Oregon Residential Specialty Code (ORSC), where applicable.
2. The toe of the fill shall be kept at least ten feet outside of floodway channels, as defined in AMC 15.10, and the fill shall not exceed the angle of repose of the material used for fill.
3. The amount of fill in the Flood Plain Corridor shall be kept to a minimum. Fill and other material imported from off the lot that could displace floodwater shall be limited to the following.
 - a. Poured concrete and other materials necessary to build permitted structures on the lot.
 - b. Aggregate base and paving materials, and fill associated with approved public and private street and driveway construction.
 - c. Plants and other landscaping and agricultural material.
 - d. A total of 50 cubic yards of other imported fill material.
 - e. The above limits on fill shall be measured from April 1989 and shall not exceed the above amounts. These amounts are the maximum cumulative fill that can be imported onto the site, regardless of the number of permits issued.
4. If additional fill is necessary beyond the permitted amounts in subsection 18.3.10.080.A.3, above, then fill materials must be obtained on the lot from cutting or excavation only to the extent

necessary to create an elevated site for permitted development. All additional fill material shall be obtained from the portion of the lot in the Flood Plain Corridor.

5. Adequate drainage shall be provided for the stability of the fill.

6. Fill to raise elevations for a building site shall be located as close to the outside edge of the Flood Plain Corridor as feasible.

Finding:

All fill will be designed in accordance with the Oregon Structural Specialty Code and Oregon Residential Specialty Code and adequate drainage will be provided. The 33.78 cu yards of fill includes the area of the slab footing to the finished floor. The fill is a minimum to construct the concrete footing which is proposed at 2,071 feet. This is outside of the FEMA floodplain. Within the modified flood zone there is less than 50 cu yards of material and is less than the thresholds for fill from the criteria above.

B. Crossings. A crossing of any waterway identified on the official maps adopted pursuant to section 18.3.10.070 Official Maps (e.g., for streets, property access or utilities) must be designed by an engineer. Stream crossings shall be designed to the standards of AMC 15.10, or where no floodway has been identified, to pass a 100-year flood without any increase in the upstream flood height elevation. The engineer shall consider in the design the probability that the crossing will be blocked by debris in a severe flood, and accommodate expected overflow. The crossing shall be at right angles to the stream channel to the greatest extent possible. Fill for stream crossings shall be kept to the minimum necessary to achieve property access, but is exempt from the limitations in subsection 18.3.10.080.A, above.

Finding:

Not applicable. No crossings are necessary.

C. Elevation of Non-Residential Structures. Non-residential structures shall be flood-proof to the standards in AMC 15.10 to one foot above the elevation contained in the maps adopted by AMC 15.10, or up to the elevation contained in the official maps adopted by section 18.3.10.070 Official Maps, whichever height is greater. Where no specific elevations exist, then they must be flood-proofed to an elevation of ten feet above the stream channel on Ashland, Bear or Neil Creek; to five feet above the stream channel on all other Riparian Preservation Creeks identified on the official maps adopted pursuant to section 18.3.10.070; and three feet above the stream channel on all other Land Drainage Corridors identified on the official maps adopted pursuant to section 18.3.10.070.

Finding:

Not applicable. No new non-residential structures are proposed.

D. Elevation of Residential Structures. All residential structures shall be elevated so that the lowest habitable floor shall be raised to one foot above the elevation contained in the maps adopted in AMC 15.10, or to the elevation contained in the official maps adopted pursuant to section 18.3.10.070 Official Maps, whichever height is greater. Where no specific elevations exist, then they must be constructed at an elevation of ten feet above the stream channel on Ashland, Bear, or Neil Creek; to five feet above the stream channel on all other Riparian Preservation Creeks identified on the official maps adopted pursuant to section 18.3.10.070; and three feet above the stream channel on all other Land Drainage Corridors identified on the official maps adopted pursuant to section 18.3.10.070, or one foot above visible evidence of high flood water flow, whichever is greater. An engineer or surveyor shall certify the elevation of the finished lowest habitable floor prior to issuance of a certificate of occupancy for the structure.

Finding:

There is an identified Ashland Modified flood zone elevation on the property that is 2070 feet – 2068 feet per the city of Ashland modified flood zone map. The structure is outside of the FEMA, SFHA identified floodplain. AMC 15.10 requires that structures within the SFHA be elevated two feet above the adopted SFHA BFE. The proposed building is elevated above the BFE even though outside of the regulated area. A surveyor has provided a pre-construction elevation certificate and will provide post construction elevation certificate if required by the building official.

E. Structure Placement. To the maximum extent feasible, structures shall be placed on other than Flood Plain Corridor Lands. In the case where development is permitted in the Flood Plain Corridor area, then development shall be limited to that area which would have the shallowest flooding.

Finding:

The majority of the property is within the floodplain corridor land or the modified flood zone. The proposal is to construct a new structure outside of the federally regulated floodplain and place it completely within the Ashland special adopted flood zone.

There is no evidence on or within the existing structure on this or the adjacent property that indicate these properties have had any flooding. No watermarks, silt, mud, debris, damage, mold, mildew, etc. or other evidence of flooding occurs.

The proposed location of the structure is in an area of the property that would have the shallowest flooding.

The base of the footing is proposed to be built at 2071 feet with the finished floor certified at 2073 feet. The FEMA approved LOMA for the 100-year floodplain is 2068.93 feet. This provides for a finished floor that is outside of the FEMA, Special Flood Hazard Area (SFHA) and not subject to the flood proofing standards of AMC 15.10.

It can be found that the structure located at 2071 feet is above the BFE and in the area of shallowest flooding.

F. Residential Structure Placement. Existing lots with buildable land outside the Flood Plain Corridor shall locate all residential structures outside the Corridor Land, unless 50 percent or more of the lot is within the Flood Plain Corridor. For residential uses proposed for existing lots that have more than 50 percent of the lot in Corridor Land, structures may be located on that portion of the Flood Plain Corridor that is two feet or less below the flood elevations on the official maps, but in no case closer than 20 feet to the channel of a Riparian Preservation Creek identified on the official maps adopted pursuant to section 18.3.10.070. Construction shall be subject to the requirements in subsection 18.3.10.080.D, above.

Finding:

The majority of the property is within the floodplain corridor lands. Total lot area is 38,095 square feet has 11,160 square feet of area that is outside of the flood plain corridor lands and 26,935 square feet of area in the floodplain. More than 70 percent of the property is within the floodplain corridor. The areas outside of the floodplains is the front yard of the residence.

The flood zone area includes the existing residence.

The proposed structure is substantially more than 50-feet from the riparian zone of Clay Creek.

The proposed building is not within the FEMA floodplain boundaries and is outside of the Special Flood Hazard Area where the identified Base Flood Elevations area adopted. AMC 15.10 includes the explicit definitions of construction requirements within the floodplains and those are directly related to the Base Flood Elevations from the Flood Insurance Study, the reasonability is based on historical data, highwater marks, evidence of past flooding, etc. None exist on site.

Where elevation data is not available, either through the Flood Insurance Study or from another authoritative source (Section 15.10.070.C) applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The proposed construction is outside of the federally regulated floodplain and is elevated above the identified floodplain.

G. New Non-Residential Structures. New non-residential uses may be located on that portion of Flood Plain Corridor Lands that equal to or above the flood elevations on the official maps adopted in section 18.3.10.070 Official Maps. Second story construction may be cantilevered or supported by pillars that will have minimal impact on the flow of floodwaters over the Flood Plain Corridor for a distance of 20 feet if it does not impact riparian vegetation, and the clearance from finished grade is at least ten feet in height. The finished floor elevation may not be more than two feet below the flood corridor elevations.

Finding:

The proposal is to construct a residence.

H. Building Envelopes. All lots modified by property line adjustments, and new lots created from areas containing Flood Plain Corridor Land, must have building envelopes containing buildable area of a sufficient size to accommodate the uses permitted in the underlying zone, unless the action is for open space or conservation purposes. This section shall apply even if the effect is to prohibit further division of lots that are larger than the minimum size permitted in the zoning ordinance.

Finding:

Not applicable.

I. Basements.

Finding:

Not applicable

J. Hazardous Chemicals. Storage of petroleum products, pesticides, or other hazardous or toxic chemicals is not permitted in Flood Plain Corridor Lands.

Finding:

No hazardous chemicals or storage of petroleum, pesticides or other hazardous chemicals will occur in the floodplain.

K. Fences. Fences shall be located and constructed in accordance with subsection 18.3.11.050.B.3. Fences shall not be constructed across any waterway or stream identified on the official maps adopted pursuant to section 18.3.10.070 Official Maps. Fences shall not be constructed within any designated floodway.

Finding:

No changes to the fencing are proposed.

L. Decks and Other Structures. Decks and structures other than buildings, if constructed on Flood Plain Corridor Lands and at or below the levels specified in subsections 18.3.10.080.C and D, shall be flood-proofed to the standards contained in AMC 15.10.

Finding:

The decks for the second dwelling will be constructed to the standards of 18.310.080.C and C.

M. Local Streets and Utilities. Local streets and utility connections to developments in and adjacent to the Flood Plain Corridor shall be located outside of the Flood Plain Corridor, except for crossing the Corridor, except as provided for in chapter 18.3.11 Water Resources Overlay, or in the Flood Plain Corridor as outlined below.

Finding:

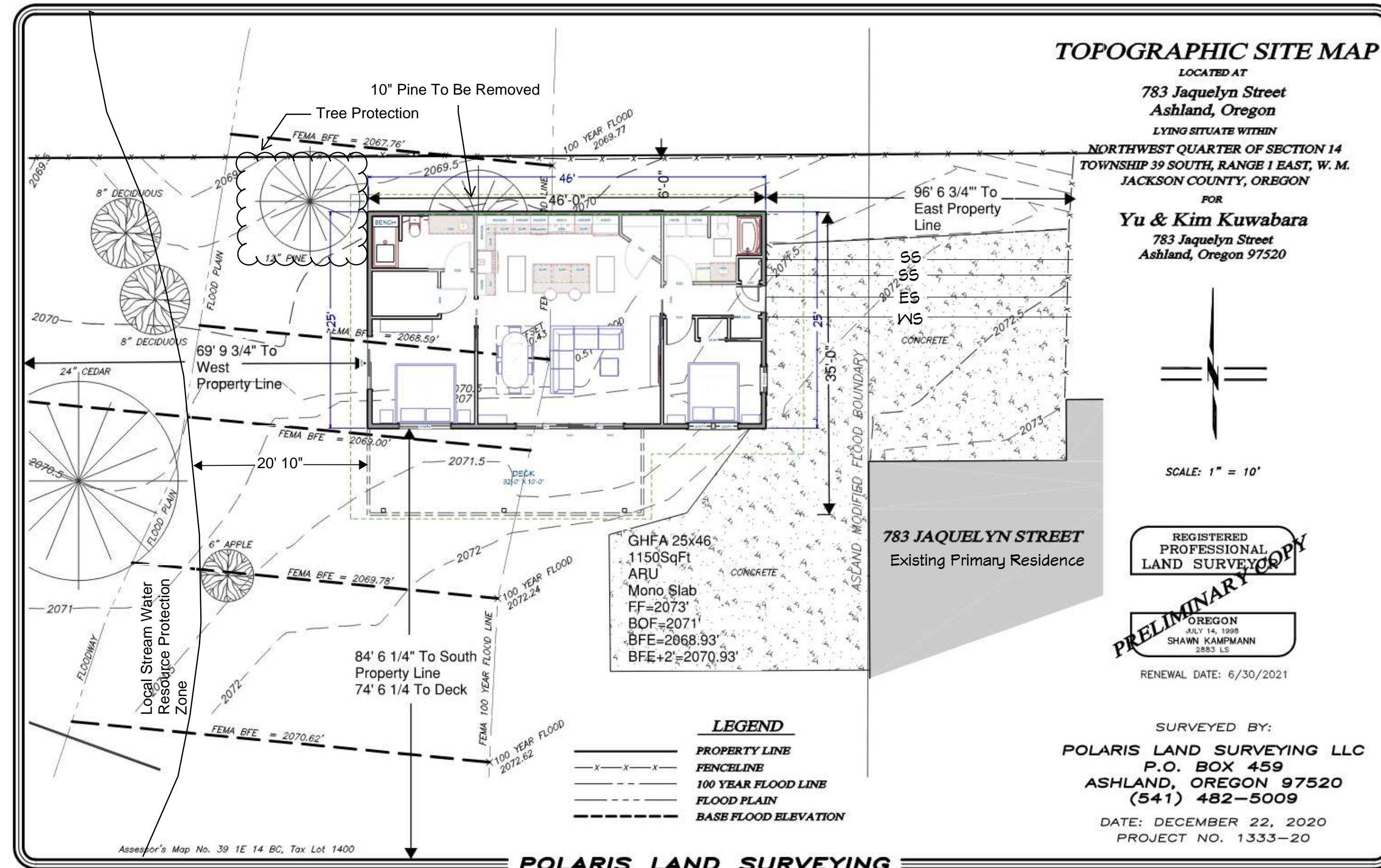
The utilities will be extended from Jaquelyn Street to the proposed dwelling. These are within the existing disturbed area of the driveway and will not increase flood corridor impacts. This is the least impact in the flood zone.

1. Public street construction may be allowed within the Bear Creek Flood Plain Corridor as part of development following the adopted North Mountain Neighborhood Plan. This exception shall only be permitted for that section of the Bear Creek Flood Plain Corridor between North Mountain Avenue and the Nevada Street right-of-way. The new street shall be constructed in the general location as indicated on the neighborhood plan map, and in the area generally described as having the shallowest potential for flooding within the corridor.

2. Proposed development that is not in accord with the North Mountain Neighborhood Plan shall not be permitted to utilize this exception.

Finding:

Not applicable.



Lot Coverage:

Existing Primary Residence	2134 SqFt
Existing Attached Garage	580 SqFt
Existing Carport	260 SqFt
Existing Deck	396 SqFt
Existing Concrete Surfaces	1334 SqFt
Existing Driveway	450 SqFt

Total Coverage: 5154 SqFt

Lot Size: 24,500.15 SqFt

Current Coverage: 21.1%

Proposed Additional Coverage 1470 SqFt
Proposed Total Lot Coverage 27%

Solar Setback: Standard A
8.5-6/.445+.029=5.64'

Cumulative Imported Fill in Flood Zone
33.78 CuYds

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Integrity Building Contractors
PO Box 225
Ashland OR 97520

Kim & Yu Kuwabara
783 Jaquelyn St
Ashland, OR 97520

DRAWINGS PROVIDED BY:

DATE:

4/17/2022

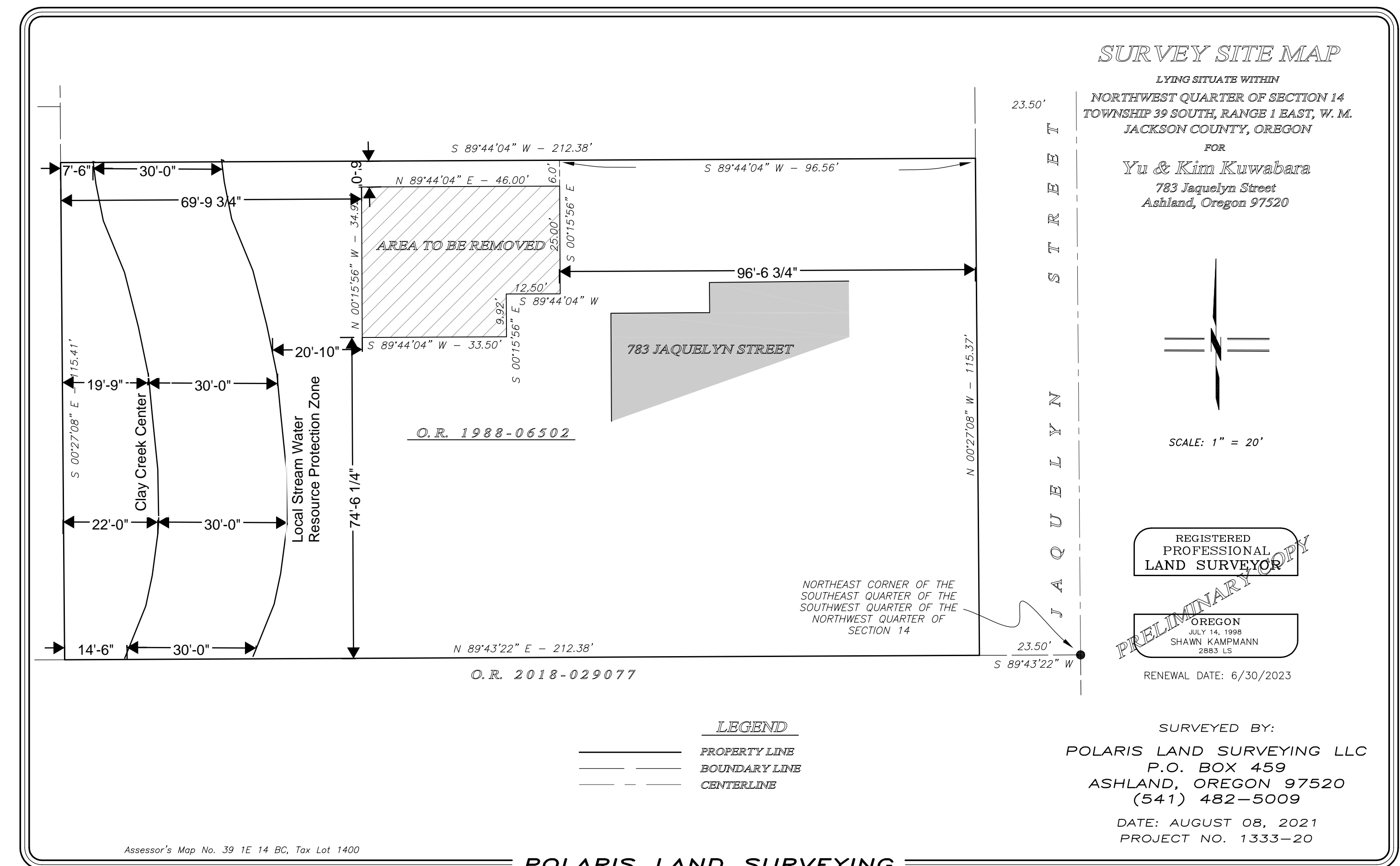
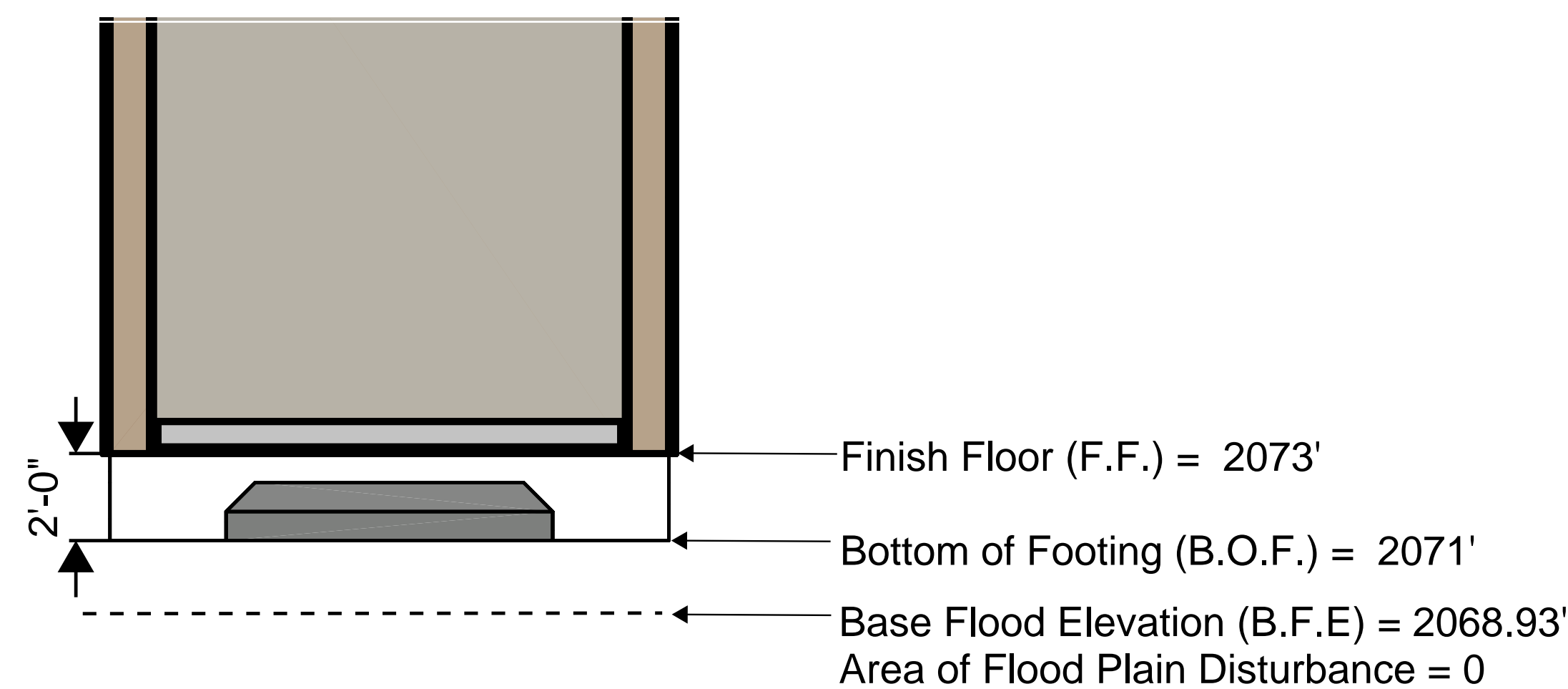
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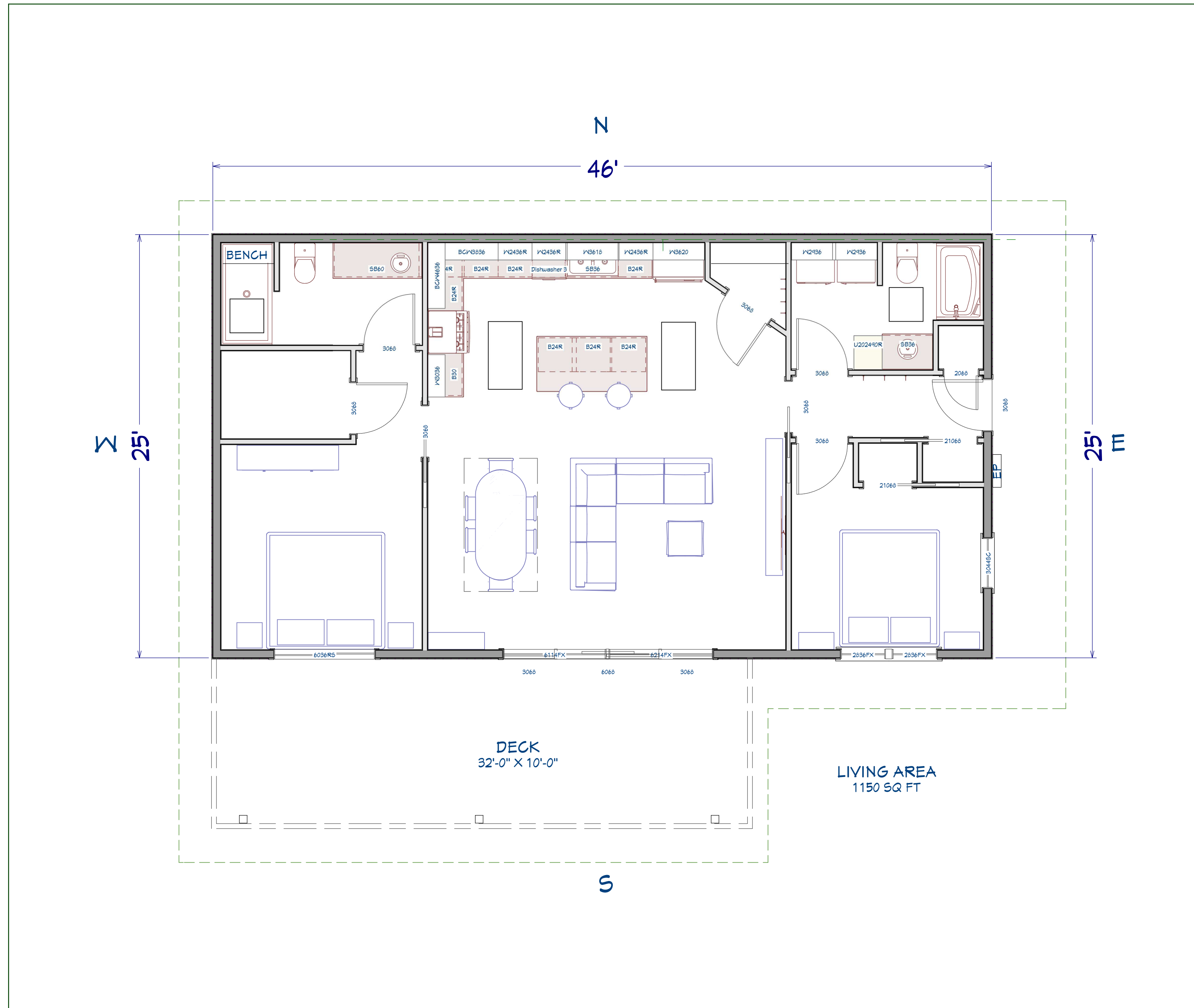
SHEET:

Wildfire Mitigation Standards

- Roofing: R327.4.3 Proposed Metal Fire-Resistant Roofing
- Rain Gutters: R327.4.3.1 Non-Combustible Aluminum Gutters with Non-Combustible Screening
- Vents: R327.4.4 Flame and Ember Resistant Eaves and Soffits at All Vented Areas with 1/8" Mesh/Vents
- Exterior Wall Covering: R327.4.5 Siding to be Hardie Fire Resistant Siding or Stucco
- Overhang Protection: R327.4.6.1.4 All Eaves to be Boxed with Fire Resistant Material. No Open Rafter Tails
- Walking Surfaces: R327.4.7 Decks to be covered with Trex Composite or Similar
- Glazing in Windows, Doors, and Skylights R327.4.8 All Glazing to be Dual Glass on Not Less Than 20 Min.

Area of Flood Plain Disturbance





1st Floor

NUMBER	DATE	REVISION	DESCRIPTION

Integrity Building Contractors
 PO Box 225
 Ashland OR 97520

Kim & Yu Kuwabara
 783 Jaquelyn St
 Ashland, OR 97520

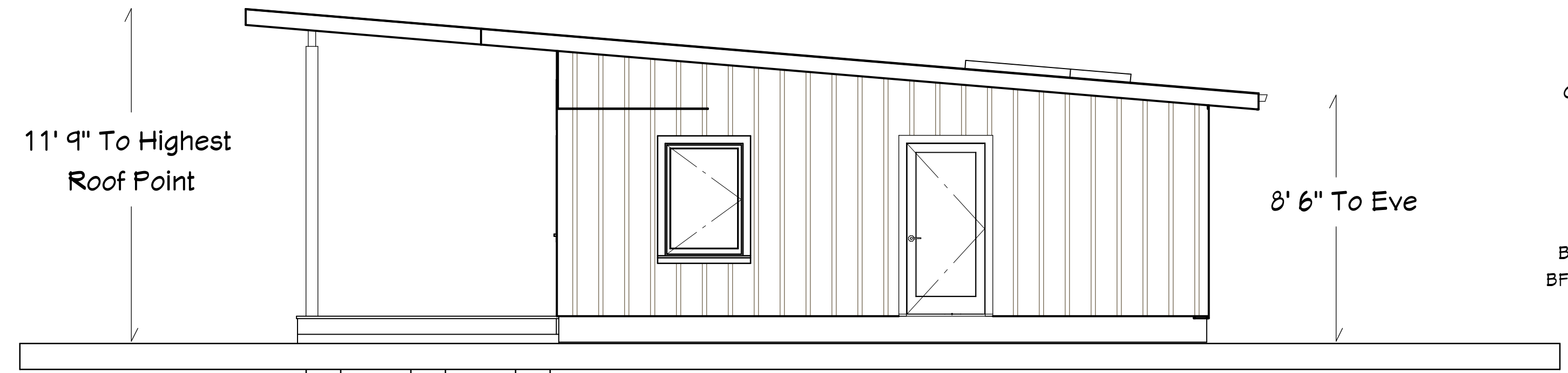
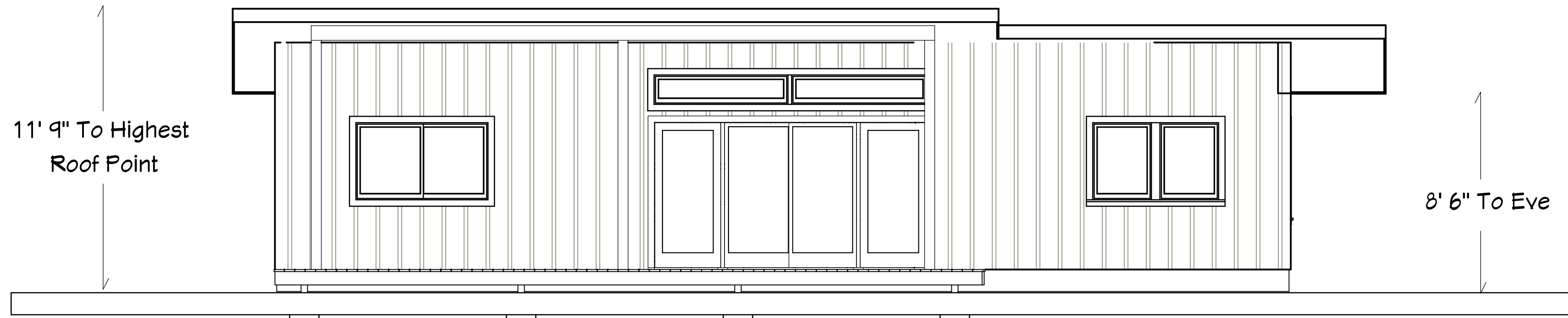
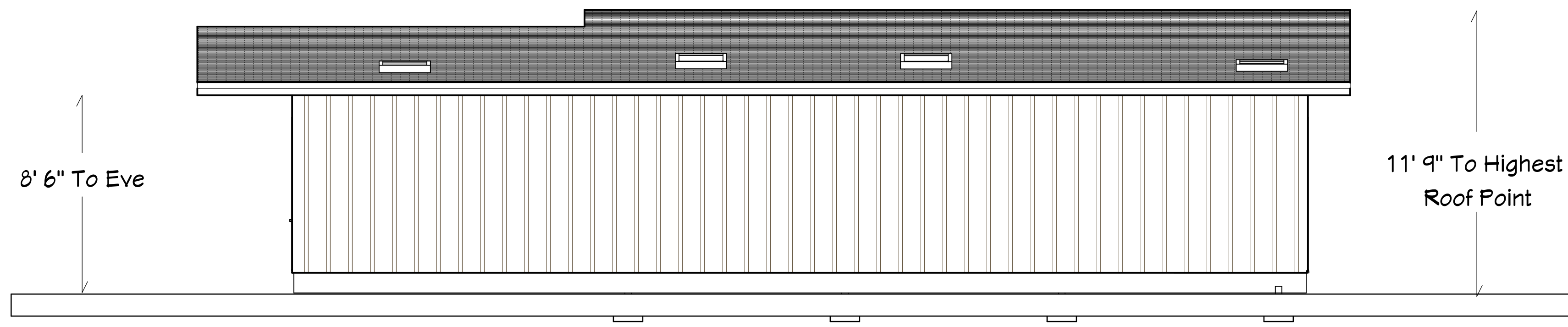
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DATE:

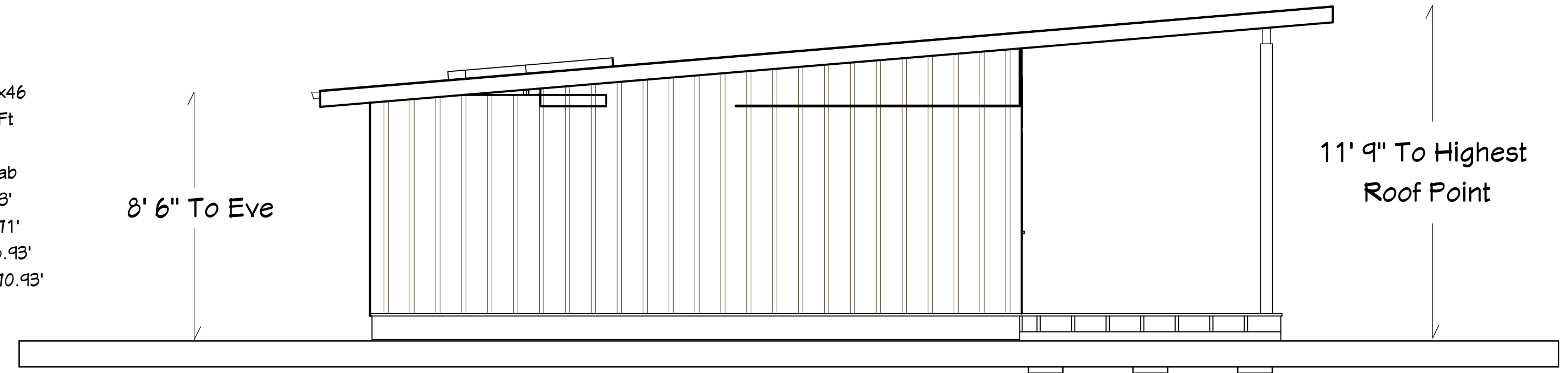
4/17/2022

SCALE:

SHEET:



GHFA 25x46
 11505sqFt
 ARU
 Mono Slab
 FF=2013'
 BOF=2071'
 BFE=2068.93'
 BFE+2'=2070.93'



REVISION TABLE	
NUMBER	DATE

Integrity Building Contractors
 PO Box 225
 Ashland OR 97520

Kim & Yu Kuwabara
 783 Jaquelyn St
 Ashland, OR 97520

DRAWINGS PROVIDED BY:

DATE:

4/17/2022

SCALE:

SHEET:

P-1

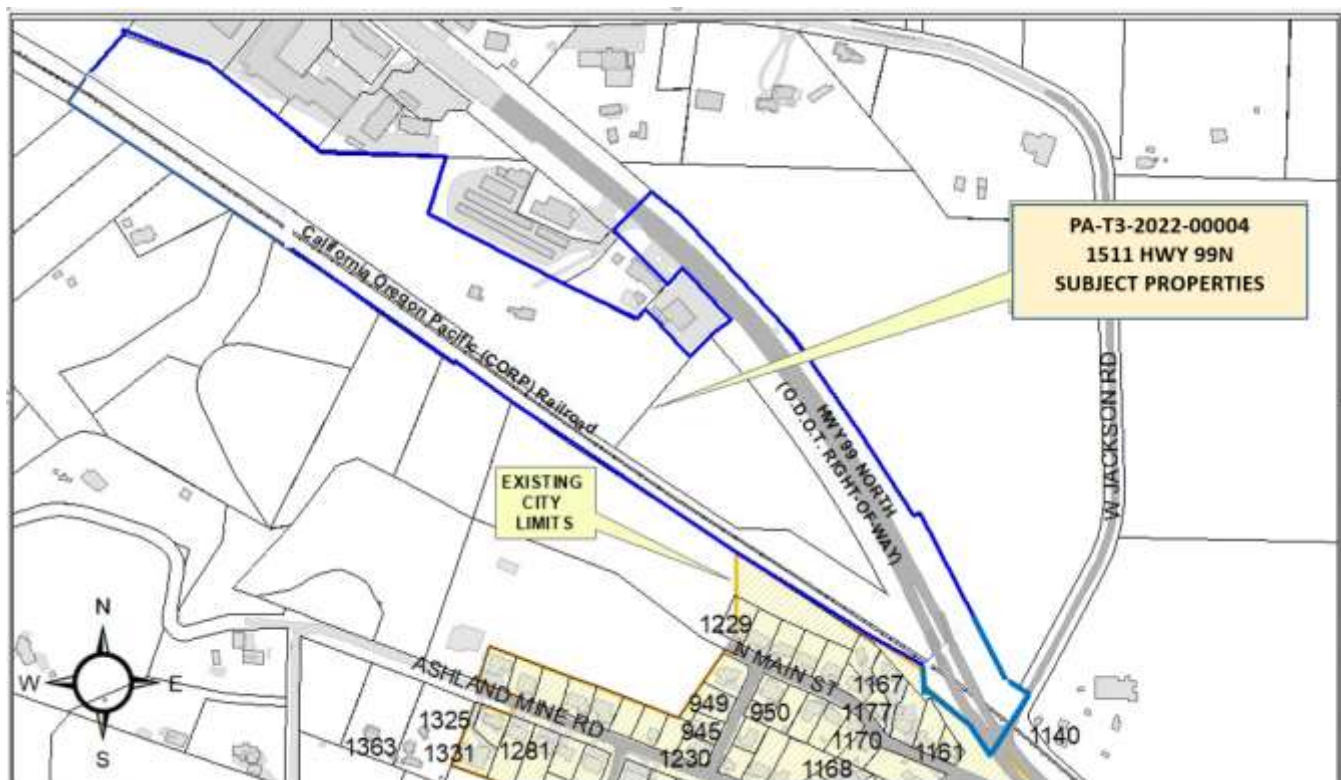
TYPE III REVIEW

PA-T3-2022-0004
1511 Highway 99 North



NOTICE OF PUBLIC HEARING

PLANNING ACTION: PA-T3-2022-00004
SUBJECT PROPERTY: 1511 Highway 99 North
APPLICANT/OWNER: Casita Developments, LLC for owner Linda Zare
DESCRIPTION: A request for the **Annexation** of 16.86 acres located at 1511 Highway 99 North into the City of Ashland, along with 6.6 acres of adjacent Oregon Department of Transportation state highway right-of-way and 7.68 acres of California Oregon & Pacific railroad property. The property is currently located in Jackson County and zoned Rural Residential (RR-5); with Annexation these properties would be brought into the City as Low Density, Multi-Family Residential (R-2). Concurrent with Annexation, the application also requests: **Outline Plan** subdivision approval to create 12 lots; **Site Design Review** to construct 230 apartments in ten buildings including 37 affordable units; an **Exception to the Street Design Standards**; and **Tree Removal Permits** to remove two trees greater than six-inches in diameter at breast height.
COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING: Existing** – County RR-5 Rural Residential, **Proposed** – City R-2 Low Density Multi-Family Residential; **ASSESSOR'S MAP:** 38 1E 32; **TAX LOT #'s:** 1700 & 1702



TREE COMMISSION MEETING: *Thursday, September 8, 2022 at 6:00 p.m. Electronic Meeting via Zoom.*

PLANNING COMMISSION HEARING: *Tuesday, September 13, 2022 at 7:00 p.m.
at the Ashland Civic Center/City Council Chambers, 1175 East Main Street*

PLANNING COMMISSION HEARING

Notice is hereby given that the Ashland Planning Commission will hold a public hearing on the above described planning action on the meeting date and time shown above. The meeting will be held at the Ashland Civic Center/Ashland City Council Chambers at 1175 East Main Street in Ashland, Oregon. You can watch the meeting on local channel 9, on Charter Communications channels 180 & 181, or you can stream the meeting via the internet by going to rvtv.sou.edu and selecting 'RVTV Prime.'

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

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant is available on-line at <http://www.ashland.or.us/grandterrace>. Copies of application materials will be provided at reasonable cost, if requested. A copy of the staff report will be available on-line at <http://www.ashland.or.us/PCpackets> seven days prior to the Planning Commission hearing. Alternative arrangements for reviewing the application can be made by contacting (541) 488-5305 or planning@ashland.or.us.

During the Public Hearing, the Planning Commission Chairperson will allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing the record shall remain open for at least seven days after the hearing.

Those wishing to submit written comments can do so by sending an e-mail to PC-public-testimony@ashland.or.us with the subject line "**September 13 PC Hearing Testimony**" by 10:00 a.m. on Monday, September 12, 2022. If the applicant wishes to provide a rebuttal to the testimony, they can submit the rebuttal via e-mail to PC-public-testimony@ashland.or.us with the subject line "**September 13 PC Hearing Testimony**" by 10:00 a.m. on Tuesday, September 13, 2022. *Written testimony received by these deadlines will be available for Planning Commissioners to review before the hearing and will be included in the meeting minutes.*

Oral testimony will also be taken via Zoom during the in-person public hearing. If you wish to provide oral testimony via Zoom during the hearing, send an email to PC-public-testimony@ashland.or.us by 10:00 a.m. on Monday, September 12, 2022. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "**September 13 Speaker Request**", 2) include your name, 3) the agenda item on which you wish to speak on, 4) specify if you will be participating by computer or telephone, and 5) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I). If you have questions or comments concerning this request, please feel free to contact Senior Planner Derek Severson, the staff planner assigned to this application, at 541-552-2040 or e-mail: derek.severson@ashland.or.us.

TREE COMMISSION MEETING

Notice is hereby given that the Ashland Tree Commission will hold an electronic public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the Tree Commission meeting virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website <https://www.ashland.or.us/calendar.asp>.

Oral testimony will be taken during the Tree Commission's electronic public meeting. If you wish to provide oral testimony during the Tree Commission's electronic meeting, send an email to PC-public-testimony@ashland.or.us by 10:00 a.m. on Thursday, September 8, 2022. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

AMC 18.5.8.050 Annexation Approval Criteria & Standards

An application for an annexation may be approved if the proposal meets the applicable criteria in subsections A through H below. The approval authority may, in approving the application, impose conditions of approval consistent with the applicable criteria and standards, and grant exceptions and variances to the criteria and standards in this section in accordance with subsection 18.5.8.050.I.

- A. The annexed area is within the City's Urban Growth Boundary.
- B. The annexation proposal is consistent with the Comprehensive Plan plan designations applicable to the annexed area, including any applicable adopted neighborhood, master, or area plan, and is an allowed use within the proposed zoning.
- C. The annexed area is contiguous with the city limits.
- D. Adequate City facilities for the provision of water to the annexed area as determined by the Public Works Department; the transport of sewage from the annexed area to an approved waste water treatment facility as determined by the Public Works Department; the provision of electricity to the annexed area as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided from the annexed area. Unless the City has declared a moratorium based upon a shortage of water, sewer, or electricity, it is recognized that adequate capacity exists system-wide for these facilities. All required public facility improvements shall be constructed and installed in accordance with 18.4.6.030.A.
- E. Adequate transportation can and will be provided to serve the annexed area. For the purposes of this section "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation meeting the following standards.
 - 1. For vehicular transportation a minimum 22-foot wide paved access exists, or can and will be constructed, providing access to the annexed area from the nearest fully improved collector or arterial street. All streets bordering on the annexed area shall be improved, at a minimum, to an applicable City half-street standard. The approval authority may, after assessing the impact of the development, require the full improvement of streets bordering on the annexed area. All streets located within annexed areas shall be fully improved to City standards unless exception criteria apply. Where future street dedications are indicated on the Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.
 - 2. For bicycle transportation safe and accessible bicycle facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Should the annexed area border an arterial street, bike lanes shall be constructed along the arterial street frontage of the annexed area. Likely bicycle destinations within a quarter of a mile from the annexed area shall be determined and the approval authority may require the construction of bicycle lanes or multi-use paths connecting the annexed area to the likely bicycle destinations after assessing the impact of the development proposed concurrently with the annexation.
 - 3. For pedestrian transportation safe and accessible pedestrian facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side of all streets bordering on the proposed annexed area. Sidewalks shall be provided as required by ordinance on all streets within the annexed area. Where the annexed area is within a quarter of a mile of an existing sidewalk system or a location with demonstrated significant pedestrian activity, the approval authority may require sidewalks, walkways or multi-use paths to be constructed and connect to either or both the existing system and locations with significant pedestrian activity.
 - 4. For transit transportation, should transit service be available to the annexed area, or be likely to be extended to the annexed area in the future based on information from the local public transit provider, the approval authority may require construction of transit facilities, such as bus shelters and bus turn-out lanes.
 - 5. **Timing of Transportation Improvements.** All required transportation improvements shall be constructed and installed in accordance with 18.4.6.030.A.
- F. For all residential annexations, a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints. The owner or owners of the annexed area shall sign an agreement, to be recorded with the county clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing unbuildable lots, parcels, or portions of

the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, slopes greater than 35 percent, or land area dedicated as a public park, shall not be included.

- G.** Except as provided in 18.5.8.050.G.7, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements.
1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein. The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park.
 - a. Ownership units restricted to households earning at or below 120 percent the area median income shall have an equivalency value of 0.75 unit.
 - b. Ownership units restricted to households earning at or below 100 percent the area median income shall have an equivalency value of 1.0 unit.
 - c. Ownership or rental units restricted to households earning at or below 80 percent the area median income shall have an equivalency value of 1.25 unit.
 2. As alternative to providing affordable units per section 18.5.8.050.G.1, above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC 501(3)(c) affordable housing developer or public corporation created under ORS 456.055 to 456.235.
 - a. The land to be transferred shall be located within the project meeting the standards set forth in sections 18.5.8.050.G.5 and 18.5.8.050.G.6.
 - b. All needed public facilities shall be extended to the area or areas proposed for transfer.
 - c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a non-profit 501(C)(3) organization, or public corporation created under ORS 456.055 to 456.235.
 - d. The land to be transferred shall be deed restricted to comply with Ashland’s affordable housing program requirements.
 - e. Transfer of title of buildable land in accordance with this subsection shall exempt the project from the development schedule requirements set forth in 18.5.8.050.G.4.
 3. The affordable units shall be comparable in bedroom mix with the market rate units in the development.
 - a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market-rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market-rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor area based as set forth in Table 18.5.8.050.G.3, or as established by the U.S. Department of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.

Unit Type	Minimum Required Unit Floor Area (Square Feet)
Studio	350
1 Bedroom	500
2 Bedroom	800
3 Bedroom	1,000
4 Bedroom	1,250

4. A development schedule shall be provided that demonstrates that that the affordable housing units per subsection 18.5.8.050.G shall be developed, and made available for occupancy, as follows.
 - a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.
 - b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.
5. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.
 - a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market-rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market-rate units
 - b. Affordable units may differ from market-rate units with regard to floor area, interior finishes and materials, and housing type provided that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.
6. Exceptions to the requirements of 18.5.8.050, subsections G.2 – G.5, above, may be approved by the City Council upon consideration of one or more of the following.
 - a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, then would development meeting the on-site dedication requirement of subsection 18.5.8.050.G.2.
 - b. That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.
 - c. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection 18.5.8.050.G.5, are necessary due to local, State, or Federal Affordable Housing standards or financing limitations.
7. The total number of affordable units described in this section 18.5.8.050.G shall be determined by rounding up fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.

H. One or more of the following standards are met.

1. The annexation proposal shall meet the requirements of subsection 18.5.8.080.B, above.
2. A current or probable danger to public health exists within the proposed area for annexation due to lack of full City sanitary sewer or water services in accordance with the criteria in ORS Chapter 222 or successor state statute.
3. Existing development in the proposed area for annexation has inadequate water or sanitary sewer service, or the service will become inadequate within one year.
4. The proposed area for annexation has existing City water or sanitary sewer service extended, connected, and in use, and a signed consent to annexation agreement has been filed and accepted by the City.
5. The proposed area for annexation is an island surrounded by lands within the city limits.

I. Exceptions and Variances to the Annexation Approval Criteria and Standards. The approval authority may approve exceptions to and variances from the approval criteria and standards in this section using the criteria in section 18.4.6.020.B.1 Exceptions to the Street Design Standards or chapter 18.5.5. Variances.

AMC 18.3.9.040.A Performance Standards Options Subdivision/Outline Plan Approval Criteria & Standards

3. **Approval Criteria for Outline Plan.** *The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met:*
- a. *The development meets all applicable ordinance requirements of the City.*
 - b. *Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.*
 - c. *The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.*
 - d. *The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.*
 - e. *There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.*
 - f. *The proposed density meets the base and bonus density standards established under this chapter.*
 - g. *The development complies with the street standards.*
 - h. *The proposed development meets the common open space standards established under section [18.4.4.070](#). Common open space requirements may be satisfied by public open space in accordance with section [18.4.4.070](#) if approved by the City of Ashland.*
4. **Approval of the Outline Plan.**
- a. *After the City approves an outline plan and adopts any zone change necessary for the development, the developer may then file a final plan in phases or in its entirety.*
 - b. *If an outline plan is phased, 50 percent of the value of the common open space shall be provided in the first phase and all common open space shall be provided when two-thirds of the units are finished.*

AMC 18.5.2.050 Site Design Review Approval Criteria & Standards

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

- A. Underlying Zone.** *The proposal complies with all of the applicable provisions of the underlying zone (part [18.2](#)), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*
- B. Overlay Zones.** *The proposal complies with applicable overlay zone requirements (part [18.3](#)).*
- C. Site Development and Design Standards.** *The proposal complies with the applicable Site Development and Design Standards of part [18.4](#), except as provided by subsection E, below.*
- D. City Facilities.** *The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.*
- E. Exception to the Site Development and Design Standards.** *The approval authority may approve exceptions to the Site Development and Design Standards of part [18.4](#) if the circumstances in either subsection 1, 2, or 3, below, are found to exist.*

1. *There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty;*
2. *There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards; or*
3. *There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of section [18.2.3.090](#). (Ord. 3147 § 9, amended, 11/21/2017)*

AMC 18.4.6.020.B Exception to the Street Design Standards Approval Criteria & Standards

1. **Exception to the Street Design Standards.** *The approval authority may approve exceptions to the standards section in [18.4.6.040](#) Street Design Standards if all of the following circumstances are found to exist.*
 - a. *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.*
 - b. *The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.*
 - i. *For transit facilities and related improvements, access, wait time, and ride experience.*
 - ii. *For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.*
 - iii. *For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.*
 - c. *The exception is the minimum necessary to alleviate the difficulty.*
 - d. *The exception is consistent with the Purpose and Intent of the Street Standards in subsection [18.4.6.040.A](#).*

AMC 18.5.7.040.B Tree Removal Permit Approval Criteria & Standards

1. **Hazard Tree.** *A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*
 - a. *The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part [18.6](#).*
 - b. *The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section [18.5.7.050](#). Such mitigation requirements shall be a condition of approval of the permit.*
2. **Tree That is Not a Hazard.** *A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*
 - a. *The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part [18.4](#) and Physical and Environmental Constraints in part 18.3.10.*
 - b. *Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.*

- c. *Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.*
- d. *Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.*
- e. *The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.*

The proposed development complies with the Street Standards. As evidenced with the attached street cross-sections, Exhibit C7.2, the proposed streets comply with the City's adopted Street Standards and/or are consistent with the existing right-of-way widths and street improvements currently abutting the subject property. The applicants are requesting an exception to the Street Standards for the park row (planting strip) and street trees abutting the travel lanes for a portion of the highway frontage.

Stations 1-16 (North of Land of Paws): An 8-foot curbside sidewalk is proposed. The application explains that there is a large roadside ditch and private property belonging to Anderson Auto body which prevents standard park-row installation, and further notes that this curbside sidewalk will connect to the curbside sidewalk to the north of the subject properties.

Stations 16-23: A 3-foot bike buffer, 6-foot bike lane, 7-½ foot parkrow, and 6-foot sidewalk are proposed along this section of the property frontage.

Stations 23-27: A bus turn-out lane, bus stop and 8-foot curbside sidewalk are proposed along this section of the property frontage. The applicant finds that this is not an exception as curbside sidewalk and transit stops in other locations were not considered as such.

Station 27-34: A 3-foot bike buffer, 6-foot bike lane, and curbside sidewalk are proposed. The application explains that this section is physically constrained by a steep roadside embankment and by the existing railroad trestle, and submittal materials have shown the sidewalk at varying widths in this area, however ODOT has indicated that for a state facility, a 6-foot sidewalk is the minimum acceptable width under the railroad trestle.

Station 34 – Schofield/North Main: A 6-foot bike lane, 7½ -foot parkrow and 6-foot sidewalk are proposed in this section.

d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

Finding:

The proposed development furthers the positive purpose and intent by connecting more than 3,000 feet of incomplete sidewalk system for the City of Ashland. The proposal provides as close to application of the city street standards as possible when considering the numerous encumbrances from factors that the property owner does not have control over.

The proposal increases the feeling of safety and security for the pedestrians, increases opportunities for transit and greater safety for cyclist with lighting, sidewalks, and a new roadside culture. The proposed improvements comply with the standards and specifications of the responsible jurisdiction, the Oregon Dept. of Transportation.

18.5.7 Tree Removal:

B. Tree Removal Permit.

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

Finding:

There are 23 trees greater than six-inches in diameter at breast height (DBH) on or directly adjacent to the property. Of these, three trees are proposed for removal. One is a dead cottonwood tree and two other trees that are living but within the driveway area for the parking lot access.

The trees proposed for removal were carefully considered but their location was not conducive to retaining the trees.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

Finding:

The removal of the three trees will not have impacts on erosion, soil stability, flow of surface waters, and protection of adjacent trees or existing windbreaks. One tree is a dead cottonwood. The other two trees are near the residence that will be negatively impacted by the construction.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

Finding:

There are a significant number of deciduous and conifer trees within 200-feet of the property. The removal of the three trees will not have a negative impact on the densities, sizes, canopies or species diversity.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

Finding:

The proposal complies with residential densities. The removed trees have no significant environmental benefits that will not be achieved in the near future with the proposed replacement trees.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Finding:

Numerous mitigation trees are proposed to be planted throughout the project site. There are two living trees proposed for removal. They will be substantially mitigated.

Proposal No. 4

FINDINGS OF FACT ADDRESSING THE ASHLAND MUNICIPAL CODE CRITERIA

4. Performance Standards Option Subdivision Review

The application includes a Performance Standards Subdivision for a 12 Lot, Subdivision on the land that would consist of the open space elements, driveways, parking areas and apartment building lots. The development area would be further divided into pad lots. This adjustment assists in financing the development and particularly delineate the affordable housing lots, so they are on their own legal lots of record.

The proposed development is consistent with the standards for Performance Standards Subdivisions and the proposal stresses, energy efficiency, architectural creativity, uses the natural features of the landscape to their advantage and provides for an efficient land use and reduces the development impacts on the environment.

AMC 18.3.9.040 Review Procedures and Criteria

Applicable: Section

A. Outline Plan

3. Approval Criteria for Outline Plan: The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

- a. The development meets all applicable ordinance requirements of the City. Unless otherwise noted herein, the applicants find the proposed subdivision meets all applicable ordinance requirements of the City of Ashland.

Finding:

As allowed in AMC 18.3.9.030.D.1 and 3, the Performance Standards are applicable. The property is outside of the PSO-Overlay.

1. The property is more than two acres and is more than 200 feet in average width
2. The property is zoned R-2.

The proposed development complies with all applicable ordinance requirements of the city. The proposed development lots exceed minimum lot areas, and dimensions. The proposed development of the Grand Terrace Subdivision complies with the lot coverages, access standards and adequate legal provisions for the perpetual upkeep and maintenance of the common area elements will be provided through the creation of a Property Owner's Association with CC&Rs.



DRAWN BY:
IC/KK

SCALE: 1" = 100'-0"
WHEN PRINTED ON 11X17

GRAND TERRACE
HIGHWAY 99
ASHLAND, OR 97520

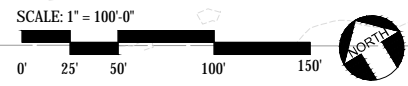
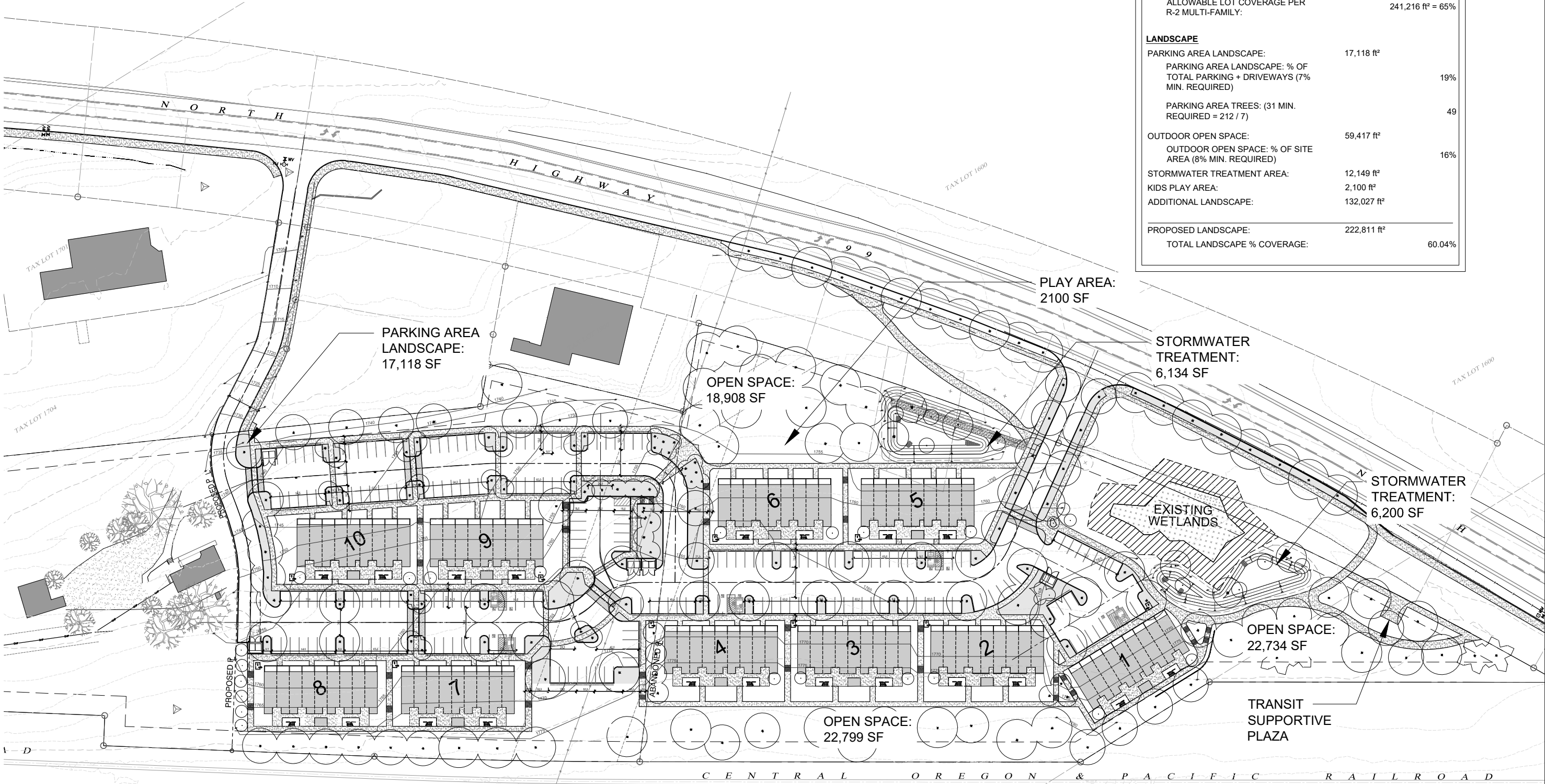
JOB NO. 2155
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LANDSCAPE
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ISSUE DATE:
03.31.22

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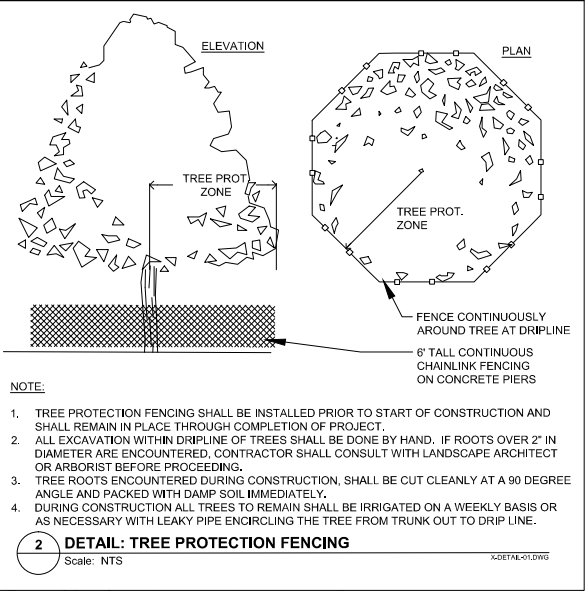
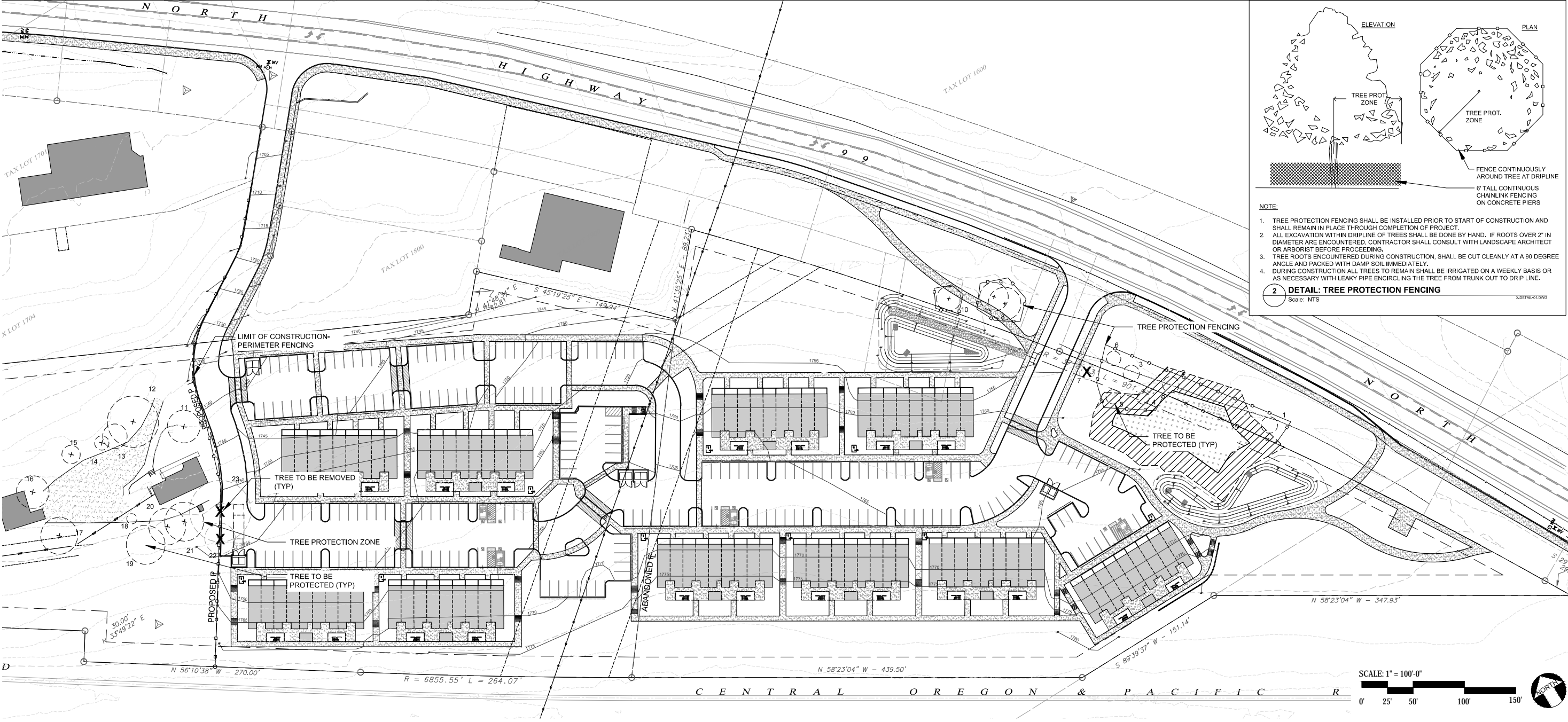
LOT COVERAGE	
MAP & TAX LOT NUMBER:	381E32 1700 & 1702
PROPOSED LOT SIZE:	371,103 ft ² = 8.52 Ac
IMPERVIOUS COVERAGE	
TOTAL STRUCTURE AREA COVERAGE: = (6,251.5 ft ² * 10)	62,515 ft ²
PARKING SPACES: = (162 ft ² * 212)	34,344 ft ²
DRIVEWAYS:	55,532 ft ²
SIDEWALKS:	3,533 ft ²
PROPOSED TOTAL LOT COVERAGE:	148,292 ft ²
TOTAL % COVERAGE:	39.96%
ALLOWABLE LOT COVERAGE PER R-2 MULTI-FAMILY:	241,216 ft ² = 65%
LANDSCAPE	
PARKING AREA LANDSCAPE:	17,118 ft ²
PARKING AREA LANDSCAPE: % OF TOTAL PARKING + DRIVEWAYS (7% MIN. REQUIRED)	19%
PARKING AREA TREES: (31 MIN. REQUIRED = 212 / 7)	49
OUTDOOR OPEN SPACE:	59,417 ft ²
OUTDOOR OPEN SPACE: % OF SITE AREA (8% MIN. REQUIRED)	16%
STORMWATER TREATMENT AREA:	12,149 ft ²
KIDS PLAY AREA:	2,100 ft ²
ADDITIONAL LANDSCAPE:	132,027 ft ²
PROPOSED LANDSCAPE:	222,811 ft ²
TOTAL LANDSCAPE % COVERAGE:	60.04%



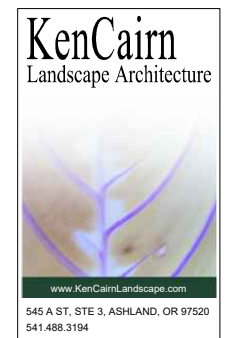
#	Species	DBH (Inches)	Height (Feet)	Crown Radius (Feet)	Tree Protection Zone Radius (Feet)	Tolerance to Construction	Condition	Notes
1	Populus sp.	8" (x2)	30'	10'	8'	Poor	FAIR	
2	Populus sp.	8"	30'	5'	8'	Poor	FAIR	
3	Populus sp.	8"	30'	5'	8'	Poor	FAIR	
4	Populus sp.	6"	30'	5'	6'	Poor	FAIR	
5	Populus sp.	7" (x2)	30'	5'	7'	Poor	FAIR	
6	Populus sp.	7"	30'	5'	7'	Poor	FAIR	
7	Populus sp.	18"	30'	5'	18'	Poor	DEAD	REMOVE
8	Populus sp.	16"	40'	10'	16'	Poor	FAIR	
9	Populus sp.	14"	40'	10'	14'	Poor	FAIR	
10	Populus sp.	12"	40'	10'	12'	Poor	FAIR	
11	Acer negundo	21"	20'	10'	16'	Good	GOOD	
12	Fraxinus sp.	33"	50'	25'	25'	Good	GOOD	
13	Acer platanoides	16"	25'	15'	12'	Moderate-Good	GOOD	
14	Acer platanoides	9"	25'	15'	7'	Moderate-Good	GOOD	
15	Calocedrus decurrens	12"	40'	10'	9'	Moderate	GOOD	
16	Calocedrus decurrens	21"	60'	15'	16'	Moderate	GOOD	
17	Juglans regia	18"	25'	15'	18'	Poor-Moderate	GOOD	
18	Malus domestica	6"	15'	15'	5'	Good	GOOD	
19	Ulmus crassifolia	25"	50'	20'	19'	Good	GOOD	
20	Ulmus crassifolia	25"	50'	20'	19'	Good	GOOD	
21	Ulmus crassifolia	24"	50'	20'	18'	Good	GOOD	
22	Pinus ponderosa	18"	60'	10'	14'	Good	GOOD	REMOVE
23	Ulmus crassifolia	30"	50'	20'	23'	Good	GOOD	REMOVE

THE TREE PROTECTION ZONE FOR EACH TREE IS BASED ON THE GUIDELINES ESTABLISHED BY:
 Matheny, N. & Clark, J. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. p. 72.

- ### TREE PROTECTION AND REMOVAL NOTES
- PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
 - FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6" TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED. THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
 - CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES.
 - ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
 - NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
 - NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED CONSTRUCTION CLEARANCE.
 - ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
 - IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
 - WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS. HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
 - MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
 - QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER. DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK, THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
 - WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
 - EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
 - BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
 - ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
 - IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6 INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6 INCH DEPTH.
 - SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
 - NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
 - MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
 - DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
 - REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
 - EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
 - AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAE PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCOAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 476-3985.



- NOTE:**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGH COMPLETION OF PROJECT.
 - ALL EXCAVATION WITHIN DRIPLINE OF TREES SHALL BE DONE BY HAND. IF ROOTS OVER 2" IN DIAMETER ARE ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT OR ARBORIST BEFORE PROCEEDING.
 - TREE ROOTS ENCOUNTERED DURING CONSTRUCTION, SHALL BE CUT CLEANLY AT A 90 DEGREE ANGLE AND PACKED WITH DAMP SOIL IMMEDIATELY.
 - DURING CONSTRUCTION ALL TREES TO REMAIN SHALL BE IRRIGATED ON A WEEKLY BASIS OR AS NECESSARY WITH LEAKY PIPE ENCRICLING THE TREE FROM TRUNK OUT TO DRIP LINE.
- 2 DETAIL: TREE PROTECTION FENCING**
 Scale: NTS



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SCALE: 1" = 100'-0"
WHEN PRINTED ON 11X17

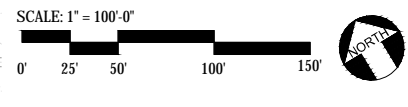
GRAND TERRACE
HIGHWAY 99
ASHLAND, OR 97520

JOB NO. 2155
 REVISION DATE

TREE PROTECTION PLAN

ISSUE DATE:
03.31.22

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GRAND TERRACE
HIGHWAY 99
ASHLAND, OR 97520

JOB NO. 2155
REVISION DATE

PLANTING
PLAN

ISSUE DATE:
03.31.22

L 3.0

RVSS PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
Alnr	Alnus rubra	Red Alder	
Crad	Crataegus douglasii	Black Hawthorne	
Sall	Salix lucida	Pacific Willow	
SHRUBS			
Amp	Amelanchier alnifolia var. pumila	Dwarf Serviceberry	
Cors	Cornus sericea	Red Twig Dogwood	
Mahr	Mahonia repens	Creeping Oregon Grape	
Phyc	Physocarpus capitatus	Pacific Ninebark	
Rubp	Rubus parviflorus	Thimbleberry	
Spid	Spirea douglasii	Western Spirea	
Syma	Symphoricarpos albus	Common Snowberry	
GROUND COVER			
[Symbol]	WETLAND SEED MIX		
[Symbol]	Elymus glaucus	Blue Wildrye	16.66% OF EACH, PLUGS OR HYDROSEED
[Symbol]	Festuca rubra rubra	Native Red Fescue	
[Symbol]	Hordeum brachyantherum	Meadow Barley	
[Symbol]	Glyceria occidentalis	Northwestern Mannagrass	
[Symbol]	Beckmannia syzigachne	American Sloughgrass	
[Symbol]	Dechampsia caespitosa	Tufted Hairgrass	

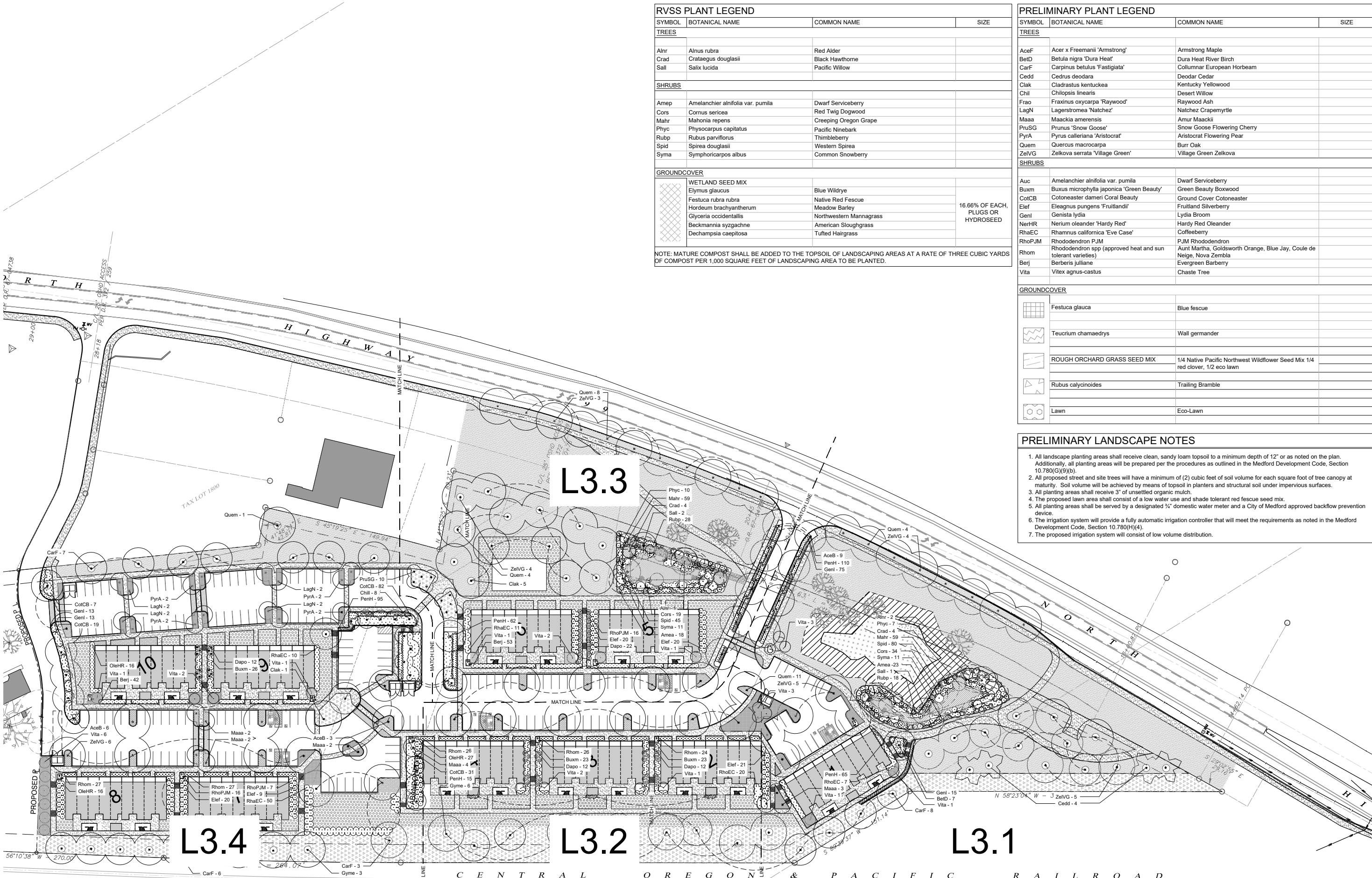
NOTE: MATURE COMPOST SHALL BE ADDED TO THE TOPSOIL OF LANDSCAPING AREAS AT A RATE OF THREE CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPING AREA TO BE PLANTED.

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AceF	Acer x Freemanii 'Armstrong'	Armstrong Maple	
BetD	Betula nigra 'Dura Heat'	Dura Heat River Birch	
CarF	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	
Cedd	Cedrus deodara	Deodar Cedar	
Clak	Cladrastus kentuckea	Kentucky Yellowwood	
Chil	Chilopsis linearis	Desert Willow	
Frac	Fraxinus oxycarpa 'Raywood'	Raywood Ash	
LagN	Lagerstromia 'Natchez'	Natchez Crapemyrtle	
Maaa	Maackia amerenensis	Amur Maackii	
PruSG	Prunus 'Snow Goose'	Snow Goose Flowering Cherry	
PyrA	Pyrus callieriana 'Aristocrat'	Aristocrat Flowering Pear	
Quem	Quercus macrocarpa	Burr Oak	
ZelVG	Zelkova serrata 'Village Green'	Village Green Zelkova	
SHRUBS			
Auc	Amelanchier alnifolia var. pumila	Dwarf Serviceberry	
Buxm	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	
CotCB	Cotoneaster dameri Coral Beauty	Ground Cover Cotoneaster	
Elef	Eleagnus pungens 'Fruitlandii'	Fruitland Silverberry	
Genl	Genista lydia	Lydia Broom	
NerHR	Nerium oleander 'Hardy Red'	Hardy Red Oleander	
RhaEC	Rhamnus californica 'Eve Case'	Coffeeferry	
RhoPJM	Rhododendron PJM	PJM Rhododendron	
Rhom	Rhododendron spp (approved heat and sun tolerant varieties)	Aunt Martha, Goldsworth Orange, Blue Jay, Coule de Neige, Nova Zembla	
Berj	Berberis juliflora	Evergreen Barberry	
Vita	Vitex agnus-castus	Chaste Tree	
GROUND COVER			
[Symbol]	Festuca glauca	Blue fescue	
[Symbol]	Teucrium chamaedrys	Wall germander	
[Symbol]	ROUGH ORCHARD GRASS SEED MIX	1/4 Native Pacific Northwest Wildflower Seed Mix 1/4 red clover, 1/2 eco lawn	
[Symbol]	Rubus calycinoideus	Trailing Bramble	
[Symbol]	Lawn	Eco-Lawn	

PRELIMINARY LANDSCAPE NOTES

- All landscape planting areas shall receive clean, sandy loam topsoil to a minimum depth of 12" or as noted on the plan. Additionally, all planting areas will be prepared per the procedures as outlined in the Medford Development Code, Section 10.780(G)(9)(b).
- All proposed street and site trees will have a minimum of (2) cubic feet of soil volume for each square foot of tree canopy at maturity. Soil volume will be achieved by means of topsoil in planters and structural soil under impervious surfaces.
- All planting areas shall receive 3" of unsettled organic mulch.
- The proposed lawn area shall consist of a low water use and shade tolerant red fescue seed mix.
- All planting areas shall be served by a designated 3/4" domestic water meter and a City of Medford approved backflow prevention device.
- The irrigation system will provide a fully automatic irrigation controller that will meet the requirements as noted in the Medford Development Code, Section 10.780(H)(4).
- The proposed irrigation system will consist of low volume distribution.





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SCALE
1" = 40'-0"
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GRAND TERRACE
HIGHWAY 99
ASHLAND, OR 97520

JOB NO. 2155
REVISION DATE

PLANTING PLAN EAST

ISSUE DATE:
03.31.22

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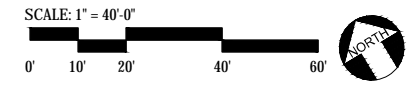
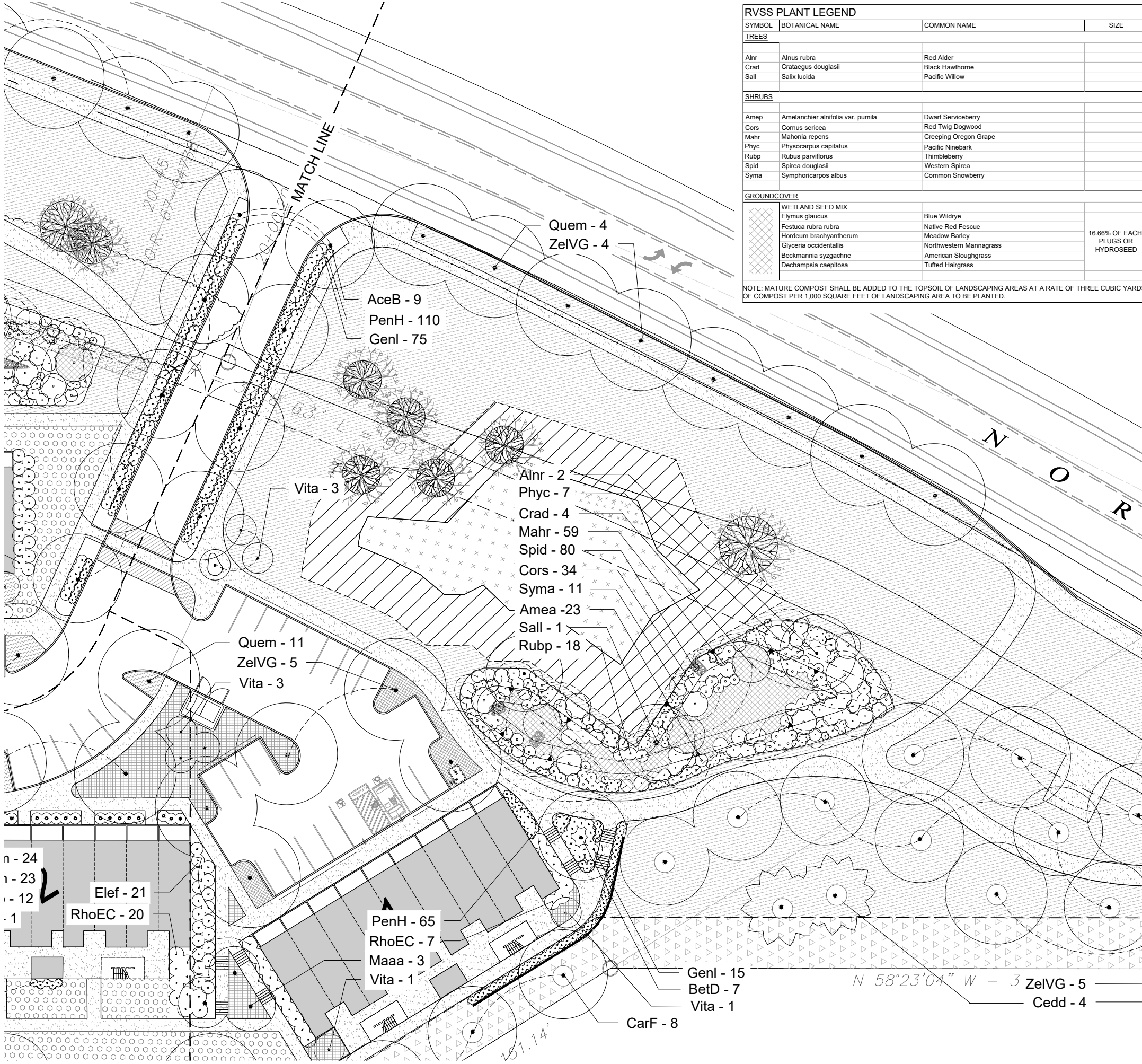
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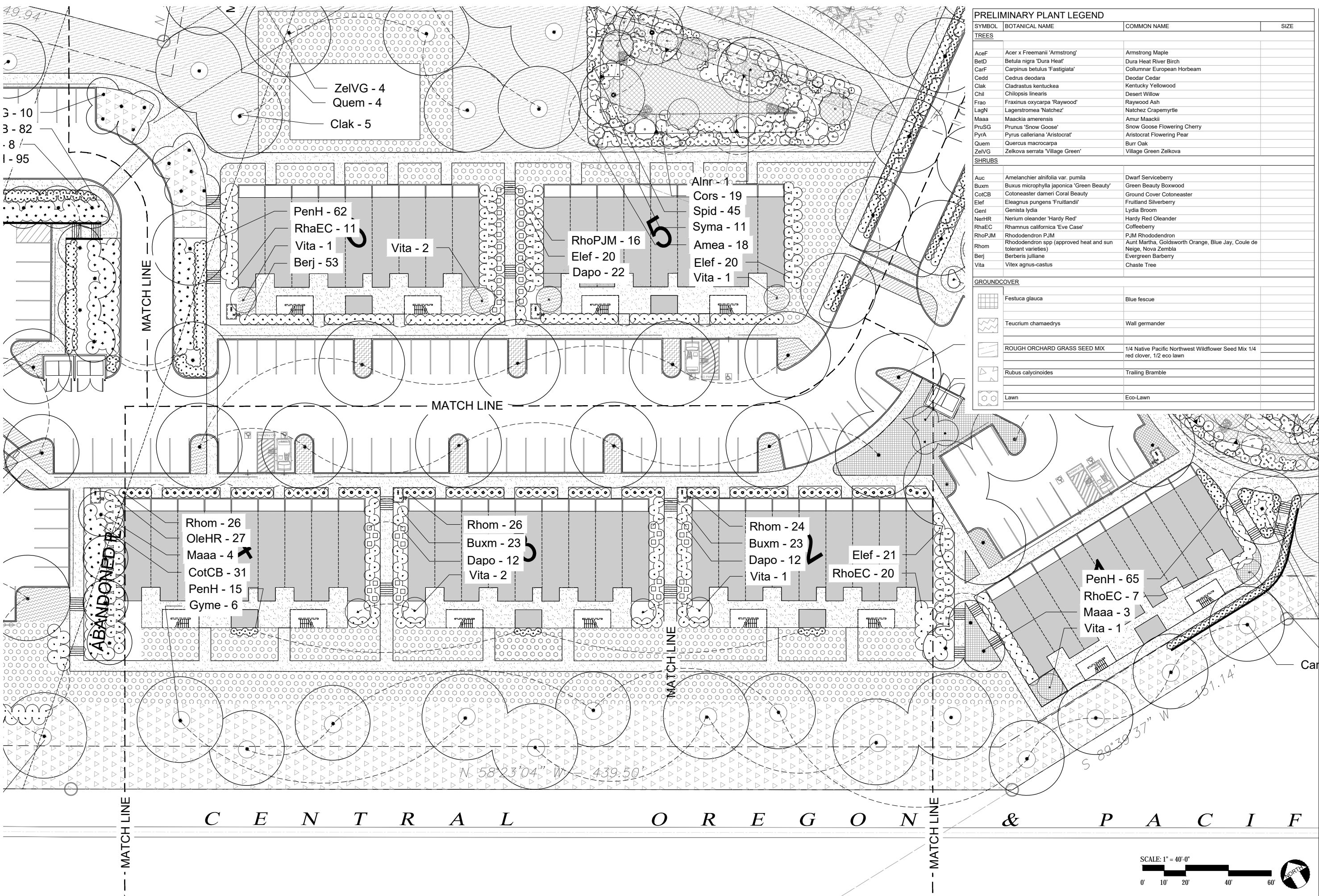
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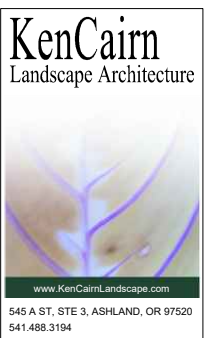
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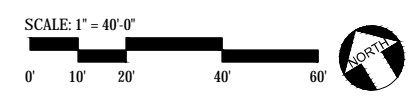
GRAND TERRACE
HIGHWAY 99
ASHLAND, OR 97520

JOB NO. 2155
REVISION DATE

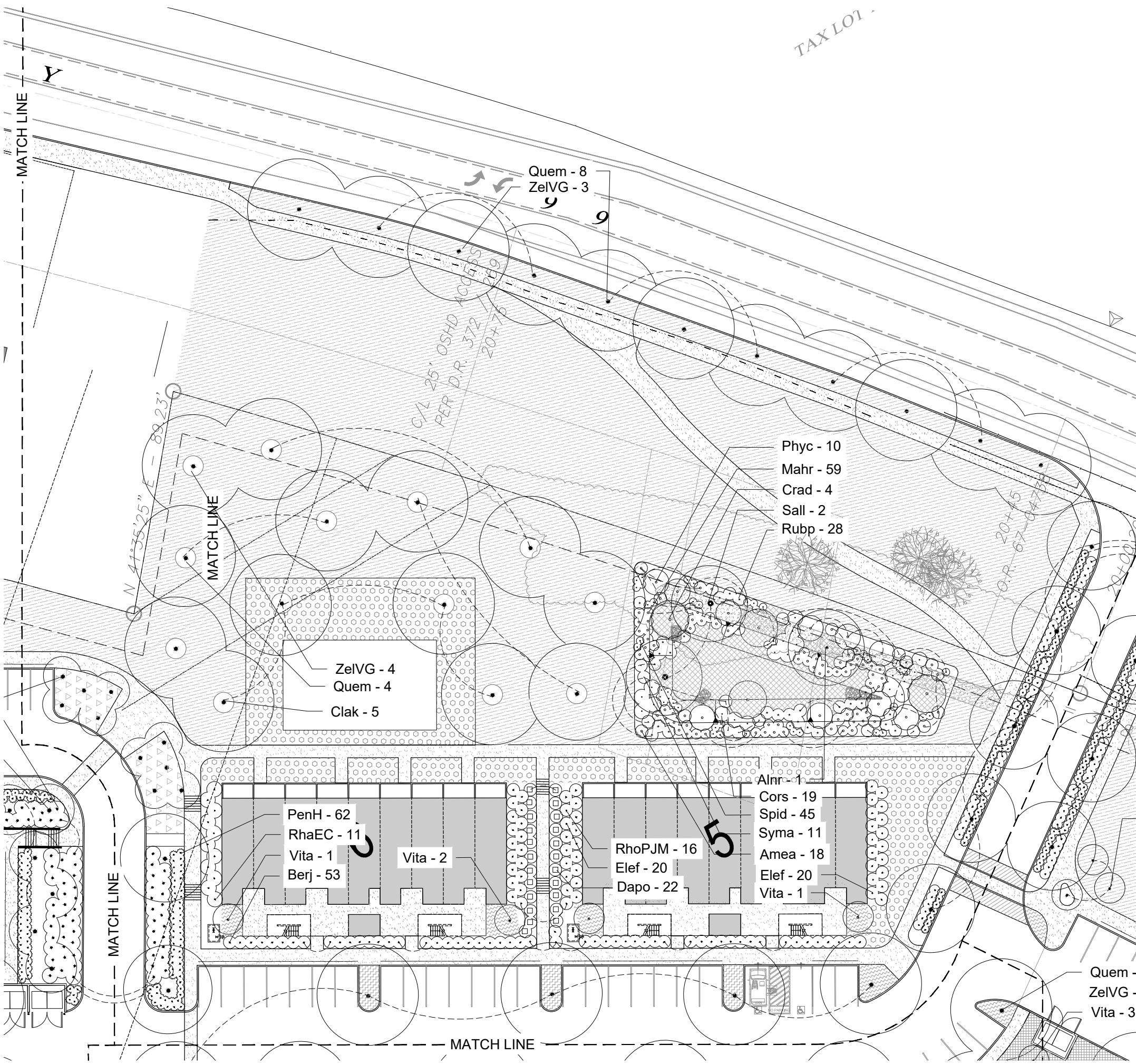
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C E N T R A L O R E G O N & P A C I F

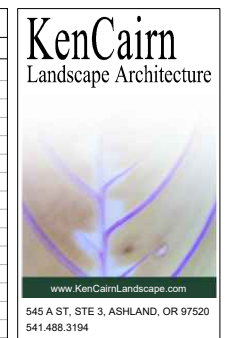


TAX LOT

PRELIMINARY PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AceF	Acer x Freemanii 'Armstrong'	Armstrong Maple	
BetD	Betula nigra 'Dura Heat'	Dura Heat River Birch	
CarF	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	
Cedd	Cedrus deodara	Deodar Cedar	
Clak	Cladrastus kentuckea	Kentucky Yellowwood	
Chil	Chilopsis linearis	Desert Willow	
Frac	Fraxinus oxycarpa 'Raywood'	Raywood Ash	
LagN	Lagerstromea 'Natchez'	Natchez Crapemyrtle	
Maaa	Maackia amerenis	Amur Maackii	
PruSG	Prunus 'Snow Goose'	Snow Goose Flowering Cherry	
PyrA	Pyrus callieriana 'Aristocrat'	Aristocrat Flowering Pear	
Quem	Quercus macrocarpa	Burr Oak	
ZelVG	Zelkova serrata 'Village Green'	Village Green Zelkova	
SHRUBS			
Auc	Amelanchier alnifolia var. pumila	Dwarf Serviceberry	
Buxm	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	
CotCB	Cotoneaster dameri 'Coral Beauty'	Ground Cover Cotoneaster	
Elef	Eleagnus pungens 'Fruitlandii'	Fruitland Silverberry	
Genl	Genista lydia	Lydia Broom	
NerHR	Nerium oleander 'Hardy Red'	Hardy Red Oleander	
RhaEC	Rhamnus californica 'Eve Case'	Coffeeferry	
RhoPJM	Rhododendron PJM	PJM Rhododendron	
Rhom	Rhododendron spp (approved heat and sun tolerant varieties)	Aunt Martha, Goldsworth Orange, Blue Jay, Coule de Neige, Nova Zembla	
Berj	Berberis juliane	Evergreen Barberry	
Vita	Vitex agnus-castus	Chaste Tree	
GROUND COVER			
[Symbol]	Festuca glauca	Blue fescue	
[Symbol]	Teucrium chamaedrys	Wall germander	
[Symbol]	ROUGH ORCHARD GRASS SEED MIX	1/4 Native Pacific Northwest Wildflower Seed Mix 1/4 red clover, 1/2 eco lawn	
[Symbol]	Rubus calycinoides	Trailing Bramble	
[Symbol]	Lawn	Eco-Lawn	

RVSS PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
Alnr	Alnus rubra	Red Alder	
Crad	Crataegus douglasii	Black Hawthorne	
Sall	Salix lucida	Pacific Willow	
SHRUBS			
Amp	Amelanchier alnifolia var. pumila	Dwarf Serviceberry	
Cors	Cornus sericea	Red Twig Dogwood	
Mahr	Mahonia repens	Creeping Oregon Grape	
Phyc	Physocarpus capitatus	Pacific Ninebark	
Rubp	Rubus parviflorus	Thimbleberry	
Spid	Spiraea douglasii	Western Spiraea	
Syma	Symphoricarpos albus	Common Snowberry	
GROUND COVER			
[Symbol]	WETLAND SEED MIX		
[Symbol]	Elymus glaucus	Blue Wildrye	
[Symbol]	Festuca rubra rubra	Native Red Fescue	
[Symbol]	Hordeum brachyantherum	Meadow Barley	
[Symbol]	Glyceria occidentalis	Northwestern Mannagrass	
[Symbol]	Beckmannia syzigachne	American Sloughgrass	
[Symbol]	Dechampsia caespitosa	Tufted Hairgrass	
			16.66% OF EACH, PLUGS OR HYDROSEED

NOTE: MATURE COMPOST SHALL BE ADDED TO THE TOPSOIL OF LANDSCAPING AREAS AT A RATE OF THREE CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPING AREA TO BE PLANTED.



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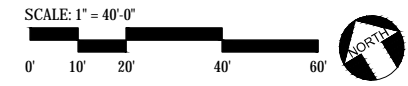
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FIRE PREVENTION & CONTROL PLAN NOTES:

- ASHLAND FIRE & RESCUE
CONTACT: RALPH SARTAIN 541-552-2229
RALPH.SARTAIN@ASHLAND.OR.US
- 1. FIRE DEPARTMENT COMMENTS ARE BASED UPON THE 2019 OREGON FIRE CODE AS ADOPTED BY THE ASHLAND MUNICIPAL CODE, AND ASHLAND LAND USE LAWS:
- 2. ALL SITE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING:
- 3. ADDRESSING - BUILDING NUMBERS OR ADDRESSES MUST BE AT LEAST 4 INCHES TALL, BE OF A COLOR THAT IS IN CONTRAST TO ITS BACKGROUND AND SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ADDITIONAL DIRECTIONAL SIGNAGE MAY BE NECESSARY TO GUIDE EMERGENCY RESPONDERS DOWN A DRIVEWAY, PATH OR THROUGH A GATE. ALL PREMISES IDENTIFICATION, STREET SIGNS AND BUILDING NUMBERS, MUST BE IN PLACE WITH TEMPORARY SIGNS WHEN CONSTRUCTION BEGINS AND PERMANENT SIGNAGE PRIOR TO ISSUANCE OF ANY OCCUPANCY. OFC 505
- 4. FIRE APPARATUS ACCESS APPROACH - THE ANGLE OF APPROACH AT THE POINT WHERE THE PUBLIC ROAD TRANSITIONS TO THE PRIVATE FIRE APPARATUS ACCESS ROAD MUST MEET THE CITY OF ASHLAND ENGINEERING DEPARTMENT SPECIFICATIONS. OFC 503.2.8
- 5. FIRE APPARATUS ACCESS - SINGLE RESIDENTIAL LOT-IF THE FURTHEST POINT ON THE STRUCTURE IS GREATER THAN 150' FROM THE STREET, THE ENTIRE LENGTH OF THE PRIVATE DRIVE OR STREET MUST MEET FIRE APPARATUS ACCESS. FIRE APPARATUS ACCESS SHALL BE 15 FEET CLEAR WIDTH, WITH THE CENTER 12 FEET BEING

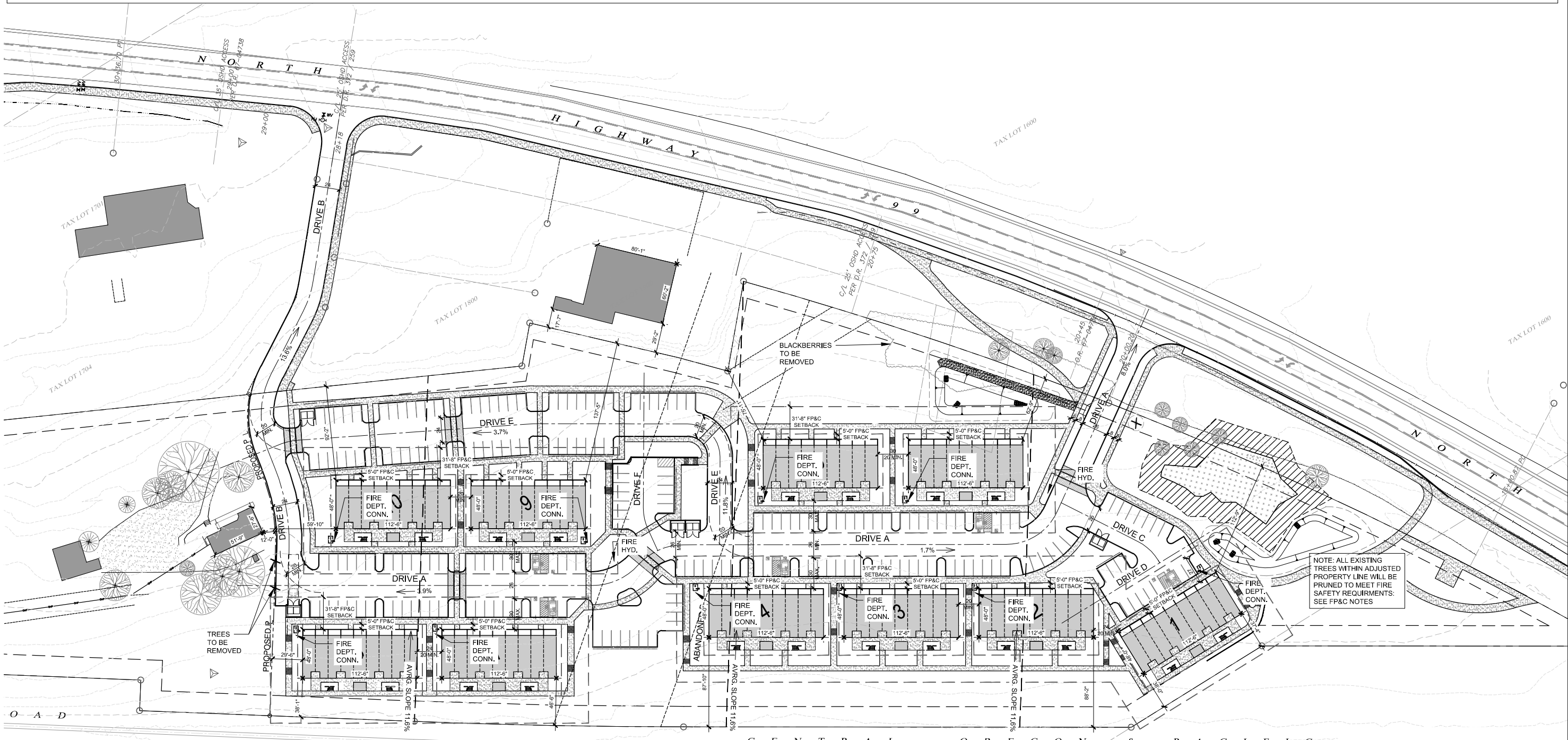
- 6. CONSTRUCTED OF AN ALL-WEATHER DRIVING SURFACE. FIRE APPARATUS ACCESS MUST SUPPORT 60,000 POUNDS, NO PARKING, HAVE A MAXIMUM SLOPE OF 10 PERCENT, AND HAVE VERTICAL CLEARANCE OF 13' 6". WITH THE INSTALLATION OF FIRE SPRINKLERS, 200' OF THE DRIVEWAY IS ALLOWED TO HAVE AN 18 PERCENT SLOPE. INSIDE TURNING RADIUS IS AT LEAST 20 FEET AND OUTSIDE TURNING RADIUS IS AT LEAST 40 FEET AND MUST BE INDICATED ON SITE PLANS SUBMITTED FOR BUILDING PERMITS. FIRE APPARATUS ACCESS IS REQUIRED TO BE SIGNED AS "NO PARKING-FIRE LANE". FINAL PLAT NEEDS TO INDICATE THAT THE PRIVATE DRIVE IS FIRE APPARATUS ACCESS AND MUST STATE THAT IT CANNOT BE MODIFIED WITHOUT APPROVAL OF ASHLAND FIRE & RESCUE.
- 6. FIREFIGHTER ACCESS PATHWAY - AN APPROVED FOOTPATH AROUND THE STRUCTURE IS REQUIRED SO THAT ALL EXTERIOR PORTIONS OF THE STRUCTURE CAN BE REACHED WITH THE FIRE HOSE. ANY CHANGES IN ELEVATION GREATER THAN TWO FEET IN HEIGHT (SUCH AS RETAINING WALLS) REQUIRE STAIRS. THE STAIRS SHALL BE AN ALL-WEATHER SURFACE AND MEET THE REQUIREMENTS AS SPECIFIED IN THE OREGON STRUCTURAL SPECIALTY CODE. OFC 503.1.1
- 7. FIRE HYDRANT DISTANCE TO STRUCTURES - HYDRANT DISTANCE IS MEASURED FROM THE HYDRANT, ALONG A DRIVING SURFACE, TO THE APPROVED FIRE APPARATUS OPERATING LOCATION. HYDRANT DISTANCE SHALL NOT EXCEED 300 FEET. HYDRANT DISTANCE CAN BE INCREASED TO 600 FEET IF APPROVED FIRE SPRINKLER SYSTEMS ARE INSTALLED.
- 8. FIRE HYDRANTS CLEARANCE - HYDRANTS MUST HAVE 3 FEET OF CLEARANCE EXTENDING FROM THE CENTER NUT OF THE HYDRANT ALL THE WAY AROUND. FENCES, LANDSCAPING AND OTHER ITEMS MAY NOT OBSTRUCT THE HYDRANT FROM CLEAR VIEW. HYDRANTS

- 9. MUST BE SHOWN ON SITE PLAN WHEN SUBMITTING FOR BUILDING PERMITS.
- 9. FIRE SPRINKLER SYSTEM - IF ACCESS TO SITE EXCEEDS 10 % THE INSTALLATION OF A RESIDENTIAL SYSTEM WILL BE REQUIRED. THE INSTALLATION OF A FIRE SPRINKLER SYSTEM MAY BE AN ACCEPTABLE MEANS TO MITIGATE DEFICIENCIES RELATED TO OTHER FIRE REQUIREMENTS SUCH AS FIRE FLOW, HOSE REACH, FIRE LANE WIDTH, FIRE APPARATUS TURN-AROUND, DISTANCE TO FIRE HYDRANTS, AND FIRE DEPARTMENT WORK AREAS. OFC 503.1.1

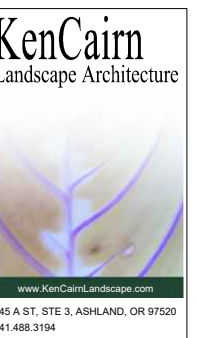
TREE PRUNING FOR FIRE PREVENTION NOTES:

- 1. ENTIRE PROPERTY TO BE INCLUDED FOR PRUNING & TREE REMOVAL. REFER TO TREE PROTECTION PLAN FOR SIZE & SPECIES.
- 2. EXISTING TREES ON THE CITY OF ASHLAND'S PROHIBITED FLAMMABLE PLANT LIST SHALL BE PRUNED TO ACHIEVE CLEARANCE AS FOLLOWS:
 - 1.A. 10 FT ABOVE THE ROOF OF A NEW BUILDING
 - 1.B. 10 FT FROM THE FURTHEST EXTENSION OF A NEW BUILDING
 - 1.C. MAINTAIN A GROUND CLEARANCE OF 8 FT OR ONE-THIRD OF THE TREE HEIGHT, WHICHEVER IS LESS
 - 1.D. SEPARATE TREE CANOPIES BY AT LEAST 10 FT AT MATURE SIZE UNLESS MARKED ON THE PLAN AS A GROUP OF TREES.
 - 1.E. CANOPY SPACING REQUIREMENTS DO NOT APPLY TO SIGNIFICANT TREES

- 3. EXISTING TREES NOT ON THE CITY OF ASHLAND'S PROHIBITED FLAMMABLE PLANT LIST SHALL BE PRUNED TO ACHIEVE CLEARANCE AS FOLLOWS:
 - 2.A. 10 FT HORIZONTAL CLEARANCE FROM A CHIMNEY OUTLET
 - 2.B. PRUNE TREE LIMBS SO THEY DO NOT TOUCH ANY PART OF A PROPOSED STRUCTURE
- 4. REMOVE ALL DEAD OR DYING VEGETATION
- 5. CHAIN SAW WORK & ALL TREE AND VEGETATION REMOVAL WILL OCCUR AFTER PERMITTING & WILL NOT OCCUR DURING ODF SHUTDOWN TIMES.
- 6. ALL TREE PRUNING & TREE REMOVAL FOR PURPOSES OF FIRE PREVENTION WILL BE DONE BY GAS-POWERED CHAIN SAWS AND CHIPPED. ALL CHIPPED MATERIAL WILL BE SPREAD OUTSIDE OF THE GENERAL FUEL MODIFICATION AREA SETBACK OF PROPOSED BUILDINGS OR HAULED OFF.



NOTE: ALL EXISTING TREES WITHIN ADJUSTED PROPERTY LINE WILL BE PRUNED TO MEET FIRE SAFETY REQUIREMENTS. SEE FP&C NOTES



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