



Planning Commission Agenda

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

MARCH 14, 2023
REGULAR MEETING
AGENDA

- I. **CALL TO ORDER:** 7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street
- II. **ANNOUNCEMENTS**
- III. **CONSENT AGENDA**
 - A. **Approval of Minutes**
 1. February 14, 2023, Regular Meeting
 2. February 28, 2023 Study Session
- IV. **PUBLIC FORUM**

Note: To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you wish to discuss an agenda item electronically, please contact PC-publictestimony@ashland.or.us by March 14, 2023 to register to participate via Zoom. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/96755264167>
- V. **UNFINISHED BUSINESS**
 - A. Approval of Findings for PA-T2-2023-00038, 2308 Ashland Street
- VI. **TYPE II PUBLIC HEARINGS**
 - A. **PLANNING ACTION:** PA-T2-2023-00039
SUBJECT PROPERTY: 440 Granite St.
OWNER/APPLICANT: Jordan Willing/Rogue Development Services
DESCRIPTION: A request for planning approval to construct a new single family home on a non-conforming lot. The planning action requires both a Water Resource Protection Zone (WRPZ) Reduction and a Variance to exceed seven-percent lot coverage. **COMPREHENSIVE PLAN DESIGNATION:** WR; **ZONING:** Woodland Residential; **MAP:** 39-1E-16-BB; **TAX LOT:** 1300.
- VII. **OPEN DISCUSSION**
- VIII. **ADJOURNMENT**





Planning Commission Minutes

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February 14, 2023

DRAFT Minutes

I. CALL TO ORDER:

Vice Chair Lisa Verner called the meeting to order at 7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street.

Commissioners Present:

Michael Dawkins
Haywood Norton
Lynn Thompson
Eric Herron
Doug Knauer
Kerry KenCairn
Lisa Verner

Staff Present:

Brandon Goldman, Interim Community Development Director
Aaron Anderson, Senior Planner
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:

Paula Hyatt

II. ANNOUNCEMENTS

Interim Community Development Director Brandon Goldman made the following announcements:

- The City Council approved the first reading of PA-L-2022-00014, regarding the Middle Housing Land Divisions (MHL) ordinance that the Commission had approved at its November 22, 2022 meeting. The Council will have a second reading of the ordinance at its February 21, 2023 meeting.
- The Council will review the Food Truck code amendments that were recommended for approval by the Commission.
- The Council approved an appeal of PA-T2-2022-00037, 165 Water Street, which had been denied without prejudice by the Commission at its April 12, 2022 meeting. The Council approved the appeal with conditions relating to setbacks, and the condition that three of the buildings have a wall-plate height of no greater than 10ft to accommodate maximum ceiling height.
- The Council will review a proposal for a mural on the side of the Elks Lodge building by the artist John Pugh, which was recommended for approval by the Public Arts Commission and the Historic Commission.
- The Butler-Perozzi Fountain in Lithia Park needs to undergo restoration, a process which was approved by the Ashland Parks and Recreation Commission.
- PA-T3-2022-00004, the annexation 1511 Highway 99 North, was appealed to the Land



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Use Board of Appeals (LUBA) by Rogue Advocates.

- The final meeting of the Housing Production Strategy (HPS) ad hoc group resulted in a recommendation to forward the draft HPS to the Commission, the Housing and Human Services Advisory Committee, and the Council. Beth Goodman of ECONorthwest and staff will present the draft HPS to the Commission at its February 28, 2023 meeting.

Commissioner Knauer asked if the points of contention for the 1511 Highway 99 North appeal had been made public yet. Mr. Goldman responded that they are not, and that the applicants had been given 21 days to file as an intervener for the appeal and had not done so. Therefore, the applicant will not participate in the appeal unless they operate in concert with the City attorney. Mr. Goldman added that the City does not typically provide comment on planning actions to LUBA, and that that burden lies with the applicant.

III. **CONSENT AGENDA**

- A. Approval of December 13, 2022 Minutes

**Commissioners Dawkins/Thompson m/s to approve the consent agenda. Voice Vote: all AYES.
Motion passed 6-0.**

IV. **PUBLIC FORUM** – None

V. **TYPE II PUBLIC HEARINGS**

PLANNING ACTION: PA-T2-2023-00038

SUBJECT PROPERTY: 2308 Ashland Street

APPLICANT & OWNER: MCA Architecture / Les Schwab

DESCRIPTION: A request for Site Design Review approval to modernize and expand the existing Les Schwab tire facility. The proposal includes remodeling the existing overhang/work area and replacing it with a vestibule addition and new façade enhancing the Ashland St. Frontage. Additionally, the breezeway between the two main buildings is proposed to be enclosed creating two new Bay doors and warehouse space to the rear. In addition, there is proposed site work to install ADA / Pedestrian access to the intersection of Tolman and Ashland. **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1; **MAP: 39-1E-14-BA;**
TAX LOT: 1100

Ex Parte Contact

No ex parte contact was reported. Commissioner Herron conducted a site visit. Commissioner Dawkins stated that he was part of the planning process when the development was first approved in 1972 and that he is familiar with the site.



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Staff Presentation

Senior Planner Aaron Anderson provided the Commission with a brief presentation on the applicant's proposal to expand and modernize the Les Schwab tire facility, as well as an historical background on the property. He informed the Commission that the proposal included a shadow plan for the potential development of a three-story building in the future. Mr. Anderson detailed how staff had focused on the following three main issues when reviewing the proposal, the first being the location, and quantity of parking. He stated that staff had determined that the applicants had made the case for an exception to parking standards be granted due to the nature of the business and the proposed screening element. Second, staff review the Floor to Area Ratio (FAR), and Mr. Anderson stated that both methods for measuring the FAR show the project would meet the current standard or would come closer into compliance with that same standard. Finally, staff looked at required improvements and pedestrian connectivity, and determined that those improvements would not be possible due to future cross-section of Tolman, which will require an additional right-of-way (ROW) on the opposite side of the street (see attachment #1). However, staff will require that the applicant dedicate 7.5ft of the western portion of the property to enable that development in the future.

Questions of Staff

Commissioner Thompson asked if parking requirements were taken into consideration when staff reviewed the shadow plan, and the potential parking needs of a 30,000 sq. ft. building. Mr. Anderson responded that, with the changes to state law that went into effect on January 1, 2023, that a retail building could be developed that would not have any required-parking impact.

Commissioner Thompson asked how many parking spaces are currently on the site. Mr. Anderson responded that there are 36, and there would be a total of 41 spaces after the expansion. Commissioner Thompson noted that there did not appear to be a substantial analysis justifying an exception to parking requirements. Mr. Anderson responded that the business required additional parking spaces due to the rotation of vehicles on the site as they are serviced and then parked aside to await pickup. Commissioner Thompson inquired if staff's analysis of an exception to exceed parking standards was based on the increase in work bays and stations proposed by the application, and Mr. Anderson responded that it was.

Commission Thompson requested that staff elaborate on the requested exception for a total site-obscuring fence, as required by Ashland Municipal Code 18.2.3.050, which deals specifically with automotive and truck repair sites. Mr. Anderson responded that the installation of a 2ft high hedge is an improvement over the unobscured lot, and would also be better than a 6ft fence along Ashland Street. Mr. Goldman stated that having a clear entryway from the street would increase pedestrian connectivity, while a 6ft fence would undermine that. He added that the City had not required site-obscuring fences for the Oil Stop, or for Ashland Automotive. Mr. Goldman further stated that there is a grade change along Ashland Street, which would be augmented by the proposed 2ft hedge. Mr. Goldman pointed out that the applicant would be moving the bays further back from the public ROW, which will bring the site into greater conformity with the above-referenced code.



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Commissioner Thompson inquired if staff would need to look at proportional improvements if the application did not meet current standards. Mr. Anderson responded that, when considering the improvement to the façade and its relationship to the streetscape, staff believed the application met the proportionality standard. He added that applying the complete proportionality standard to the existing site would be disproportionate to the current site.

Commissioner Thompson asked how staff addressed the expansion of a building that was non-conforming, and addressed the requirement that staff review the proportionality of improvements with the expansion. Mr. Anderson responded that the building footprint would not be increasing, and that he found that the application had met the proportional need of upgrading non-conformities. He added that if this application had omitted certain improvements, such as the pedestrian connectivity or ADA ramp, that additional improvements would be required, but that the application had met that standard.

Commissioner Thompson pointed out that subsection G of AMC 18.4.2.040 would supersede subsections A–D with regards to building orientation. Mr. Anderson responded that her point would be reflected in the Findings.

Commissioner Herron commented that there is a 60ft gap in the hedge and inquired about its purpose. Mr. Anderson responded that the gap will likely correspond with the proposed façade to the showroom, and that the applicant would likely expand upon that during their presentation.

Chair Norton joined the meeting via Zoom at approximately 7:30 p.m. He stated that he had no ex parte contact and had not conducted a site visit.

Applicant Presentation

Frank Rudloff detailed the applicant's main goal is to modernize the existing facility due to shifting operating procedures, as well as how the business merchandizes. These changes would also allow their employees to work indoors, which would also help with employee retention. Fire suppression systems have improved since the building was first developed, so the criteria for fire safety is reflected in the application (see attachment #2).

Mr. Rudloff pointed out that the project site is just outside of the auto-centric area adjacent to the interstate. He stated that there is an intention in the code to make Ashland Street a pedestrian-oriented zone, but that the obscuring fence requirements would undermine that objective. He added that this type of business does not require pedestrian traffic, but that a plaza area will be installed for customers who wish to wait outside while their vehicle is being serviced.

Mr. Rudloff detailed the layout of the site, including the service bays, customer lounge, and support areas. He clarified that the number of service bays would not change, they are just being relocated indoors. Mr. Rudloff stated that the two bays that are being enclosed at the breezeway will be moved



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forward to create some variation in the building when viewed from the street. Mr. Rudloff stated that there will be trees planted along the street frontage, along with the hedge, to obscure vehicles parked on the site, but that the applicants want the building to be visible from the street.

Questions of the Applicant

Commissioner KenCairn remarked that a 2ft high hedge and 2ft rise would not be sufficient coverage from street. She suggested that the hedge be slightly higher than proposed, but be intermittent. Mr. Rudloff replied that there is room for negotiation. Commissioner Thompson commented that a perforated metal screen had been mentioned in the packet. Mr. Rudloff responded that the application presented the screen as a hedge but that it could be either. Commissioner KenCairn commented that a hedge would be preferable.

Commissioner Thompson requested that Mr. Rudloff address the increase in parking. Mr. Rudloff replied that the applicants are proposing the removal of the canopy, which would increase the parking capacity while also allowing vehicular traffic through the site. Mr. Rudloff stated that there are currently 36 parking spaces on the site, and that the applicants were proposing an increase to 41 spaces. Commissioner Thompson asked Mr. Rudloff to identify the new parking spaces being proposed. Mr. Rudloff detailed how some spaces would be removed to accommodate site improvements, but that three spaces would be installed in front of the building, along with several more in front of the showroom. Commissioner Thompson lamented the lack of a statistical analysis of the site's parking requirements to justify the exception to parking code standards. Mr. Rudloff stated that the need for increased parking spaces comes down to the nature of the business, but agreed that an analysis could have been included in the application.

Commissioner Herron requested that the applicant identify handicap parking spaces on the lot, and also proposed that the Commission impose the installation of a continuous hedge. Mr. Rudloff stated that the intent was for spaces 1-2, and possibly space three, to be handicap accessible spaces. Chair Norton stated that if the applicants are required to install two handicap spaces, which would each require two parking spaces to accommodate, then the applicants would only be increasing their parking by one space, and the applicants would be near the point where they would not need an exception. Mr. Goldman responded that he would review the Building department code requirements, but that the applicants would be required to provide the requisite ADA parking spaces regardless. He commented that the Commission could require that spaces 1-3 be designated as handicap spaces as a condition of approval, provided the spaces qualify under the Building code. Mr. Goldman added that the ADA accessible parking would only require additional parking space if they were perpendicular to the building rather than parallel. Commissioner KenCairn remarked that only spaces one and three would qualify as ADA accessible parking spaces.

Vice Chair Verner closed the Public Hearing and Public Record at 8:04 p.m.



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Deliberation and Decision

Commissioner Knauer inquired if the minimum parking requirement changes that went into effect on January 1, 2023 also affected commercial buildings. He added that this type of business is not explicitly defined by the code, and requested clarification on the calculations used to determine a business' parking requirements under the new guidelines. Mr. Goldman responded that the parking requirement changes affected both residential and commercial buildings, and that it is based on the square footage of use. He added that the new guidelines impose a maximum number of parking spaces based on a business' square footage of use, which the proposal would exceed. Mr. Anderson stated that the calculated parking demand for the site is 38 spaces, but that the applicant's calculations for its business model places that number at 43, of which they are only asking for 41. Commissioner Knauer pointed out that the Albertson's and Shop 'N Kart grocery stores have extensive parking lots, and asked why the extra spaces on the subject site would not be acceptable. Commissioner Thompson stated that it is incumbent upon the applicant to successfully argue that their business constitutes a unique or unusual aspect of the proposed use. Commissioners Knauer and KenCairn stated that the business does constitute a unique use of the site.

Commissioner KenCairn agreed with Commissioner Herron that the hedge should run continuously around the site. Commissioner Knauer concurred.

Commissioner Dawkins expressed disappointment with the lack of a landscape plan in the application, and that the ponderosa pine trees currently on the site should be removed. He conceded that it was too late to require a landscape plan as part of the application, but suggested that the applicant be required to make the current landscape more amenable to the power lines along the street. Commissioner KenCairn agreed. Commissioner Thompson asked if the trees shown in the applicant's presentation were part of the proposed landscape, and Mr. Rudloff responded that the presentation depicted existing trees.

Vice Chair Verner reopened the public hearing at 8:15 p.m.

Mr. Rudloff responded that the presentation depicted existing trees.

Commissioner KenCairn remarked that applicants should be required to specifically identify what is being proposed, citing the confusion over whether a hedge or fence was being proposed. Chair Norton pointed out that an entirely new development would have been required to submit a landscape plan, but that the proposed hedge is not part of a landscaping plan, and is instead there to fulfill the fence requirement. Therefore, the applicants are not required to submit a landscape plan. Commissioner KenCairn reiterated that applicants should be clear on what they are proposing.

Vice Chair Verner closed the Public Hearing at 8:17 p.m.

Commissioner Herron asked staff why a hedge was not proposed along the Tolman Creek Road side. Mr. Anderson responded that the applicant had not proposed one. He stated that staff spoke with



Planning Commission Minutes

the applicant at their pre-application conference about the proportionality of non-conformities, and that the applicant returned with this proposal. Vice Chair Verner pointed out that staff had requested a dedication of the ROW along Tolman Creek Road, and that it did not make sense to require landscaping along there if it was going to be removed in the future. Commissioner KenCairn agreed. Commissioner Thompson asked if the hedge is part of the proportionality analysis, or whether it is a separate requirement. Commissioner KenCairn stated that pedestrians should not be looking directly at parked cars on the site. Commissioner Thompson responded that the proportionality comes down to the non-conformity of the site, and that any proposed improvements might need proportional upgrades to the landscaping. Commissioner Herron commented that the new parking spaces proposed along Ashland Street necessitate the inclusion of a sight-obscuring barrier. Commissioner KenCairn agreed, but stated that she does not want a 6ft tall fence along the street.

Chair Norton stated that the precedent for not requiring sight-obscuring fences at the Oil Spot or Ashland Automotive is not justification to not require one here. Regarding parking the parking exception, he cited the applicant's designation of their business as vehicle-centric, but that the code is unclear on what constitutes a vehicle-centric business. He suggested that the code should be clarified in the future.

Commissioner Thompson reiterated that an exception is not required under subsection G of AMC 18.4.2.040 for the sites circulation between the building and the street.

Vice Chair Verner stated that the hedge should be a minimum of 3ft tall. Commissioner KenCairn agreed, stating that the hedge should be a type of evergreen, to be approved by staff, and be a minimum of 3ft tall.

Commissioner Herron reminded the Commission that there were additional conditions suggested by staff.

Commissioner KenCairn/Dawkins m/s to approve the application with conditions of approval recommended by staff, and removal of the two ponderosa pine trees to be replaced with street-trees from the Ashland Street-Tree list, and a continuous 3ft tall, sight-obscuring, and evergreen hedge along the whole frontage of Ashland Street. Roll Call Vote: All AYES. Motion passed 7-0.

VI. ADJOURNMENT

Meeting adjourned at 8:30 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



Les Schwab

PLANNING COMMISSION

FEB 14, 2023

1



2308 Ashland St.
PA-T2-2023-000338

A request for Site Design Review approval to modernize and expand the existing Les Schwab tire facility.

2

2308 Ashland St. PA-T2-2023-000338



Zoning and vicinity map



2308 Ashland St. PA-T2-2023-000338



Project Site



2308 Ashland St. Background

1972 the Original Tire Center was built.

1980 a CUP for an alignment center, truck service canopy and a 2,500 sq. ft. warehouse were added

2000 there was an application to build a new “2,000 sq. ft. truck canopy a new 5,700 sq. ft. building.” The application was ultimately denied due to concerns with the streetscape.

2005 a revised application for a 4,300 square foot building in the southeast corner of the subject properties

2017 a pre-application was conducted but did not go forward



2308 Ashland St. PA-T2-2023-000338



Project Site



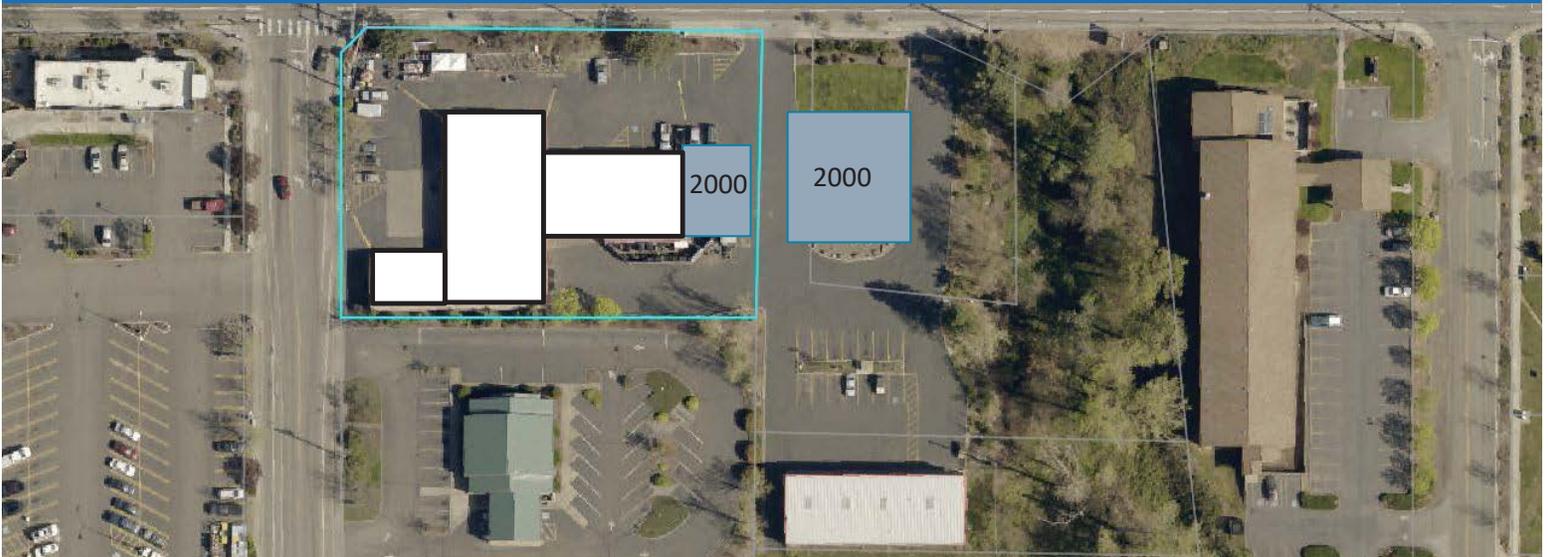
2308 Ashland St. PA-T2-2023-000338



Project Site



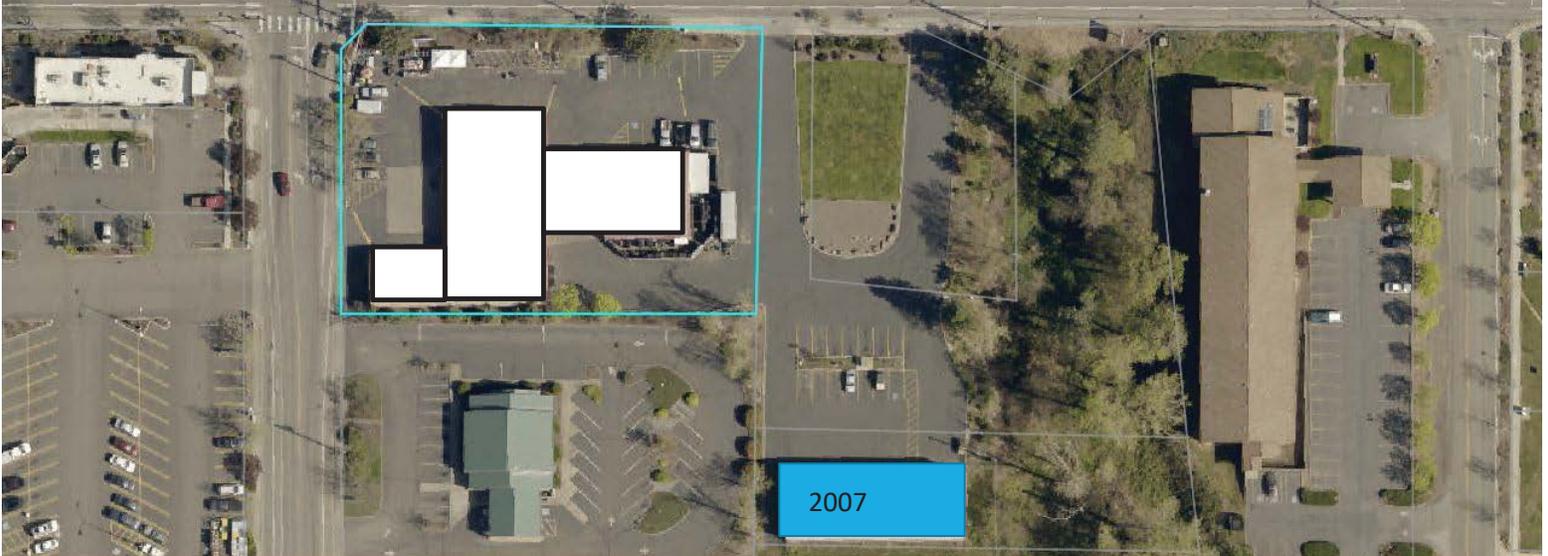
2308 Ashland St. PA-T2-2023-000338



Project Site – 2000 proposal



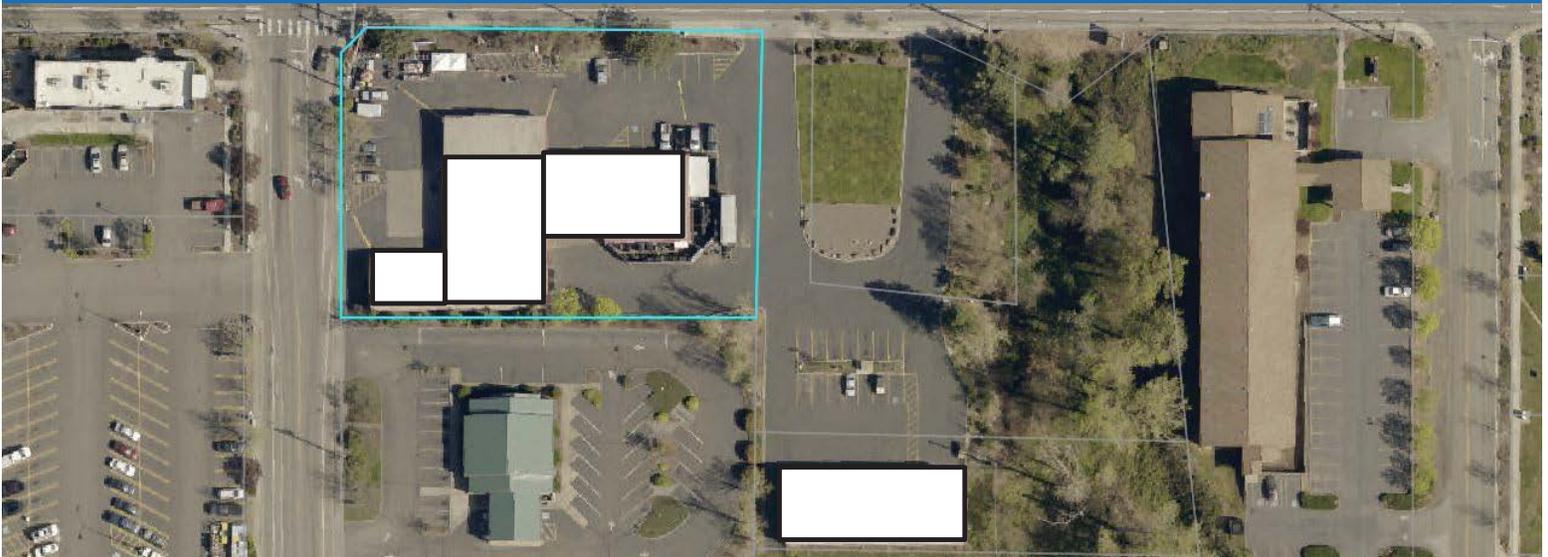
2308 Ashland St. PA-T2-2023-000338



Project Site – 2007 Alignment center



2308 Ashland St. PA-T2-2023-000338



Project Site – present proposal

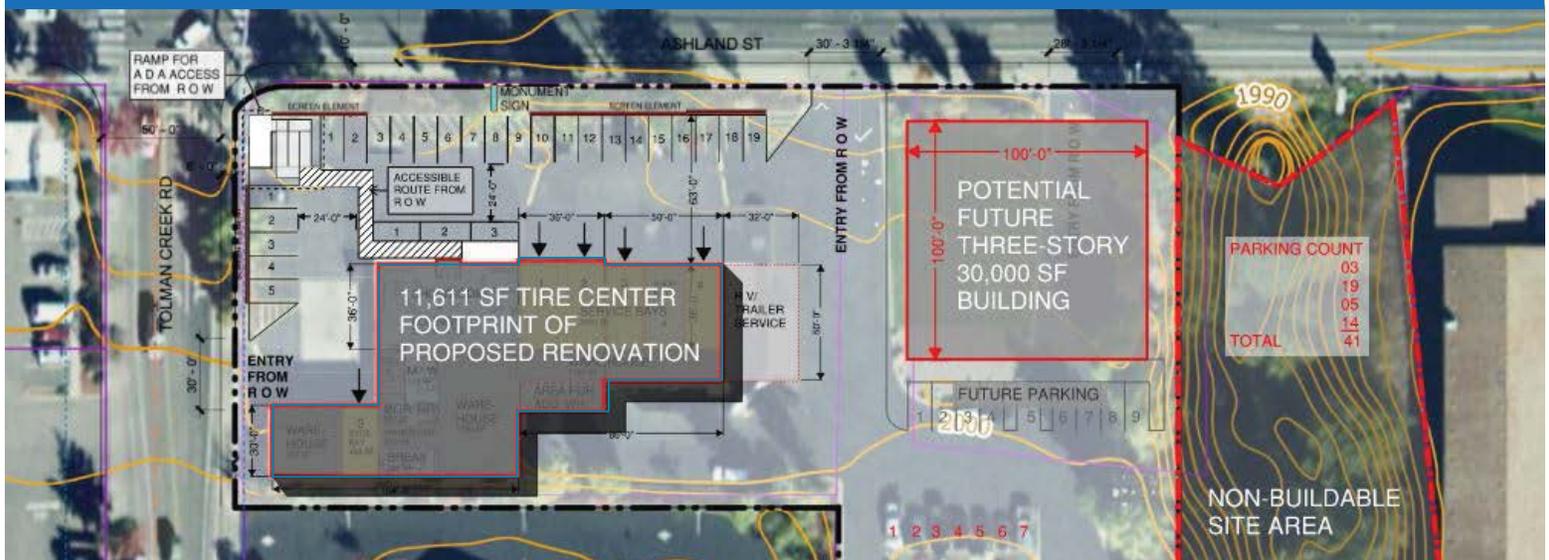


2308 Ashland St. PA-T2-2023-000338

The proposal includes remodeling the existing overhang/work area and replacing it with a vestibule addition and new façade enhancing the Ashland St. Frontage. Additionally, the breezeway between the two main buildings is proposed to enclose existing space creating two new service bays and additional warehouse space to the rear.



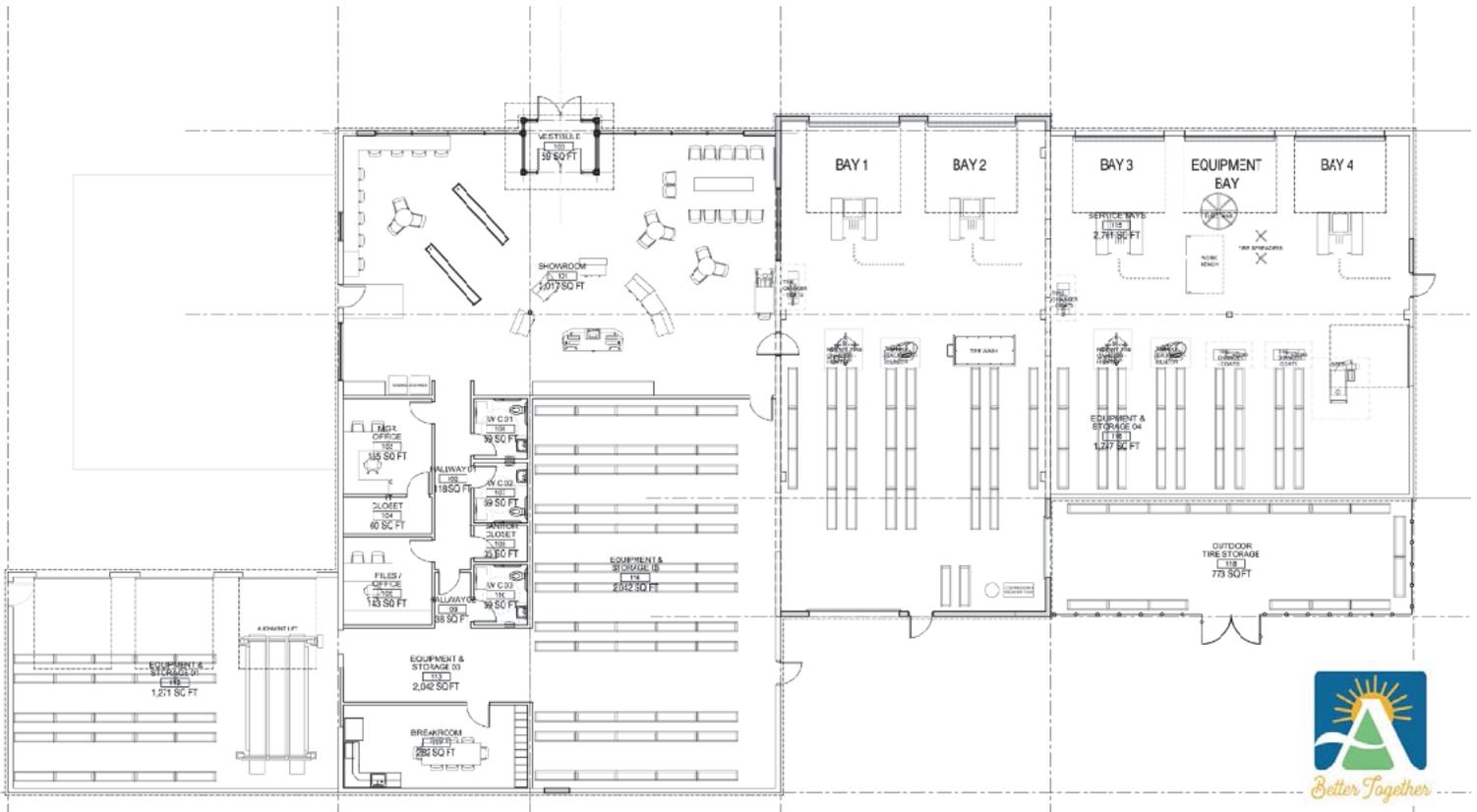
2308 Ashland St. PA-T2-2023-000338



Project Site

Including shadow plan





2308 Ashland St. PA-T2-2023-000338



Project Site
Including shadow plan



2308 Ashland St. PA-T2-2023-000338

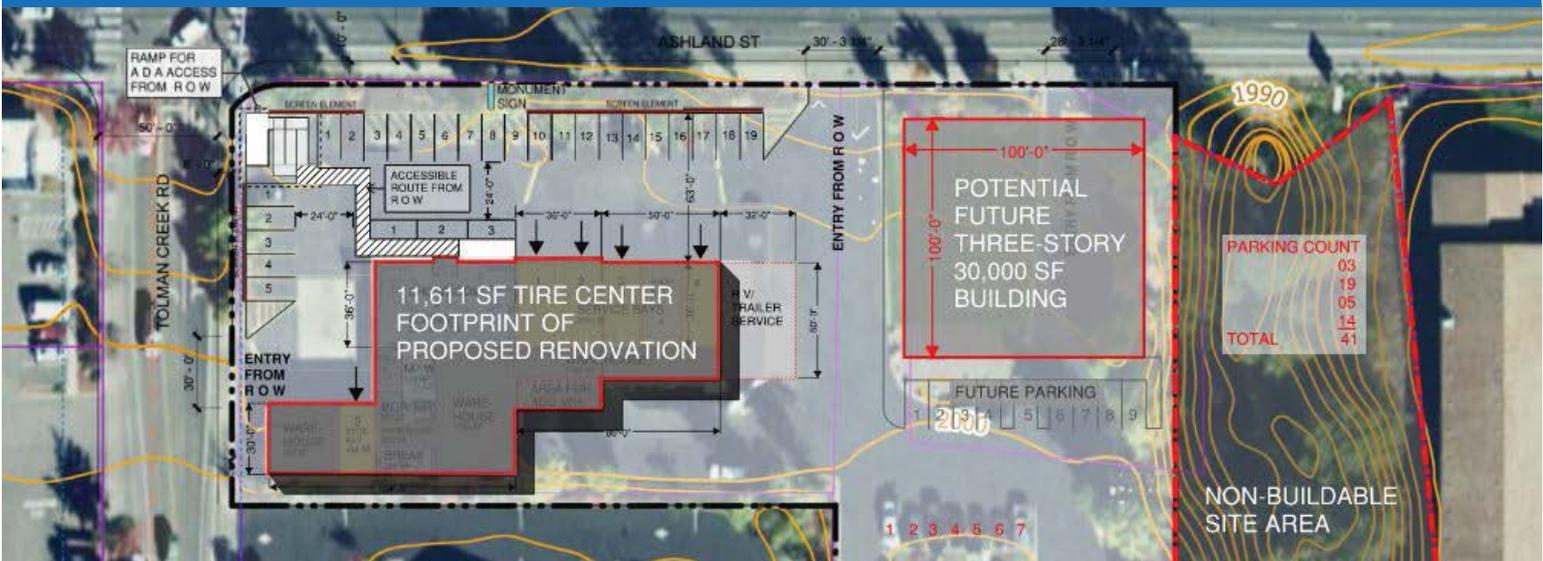


Project Site

Including shadow plan



2308 Ashland St. PA-T2-2023-000338



Project Site

Including shadow plan



2308 Ashland St. PA-T2-2023-000338

Staff's Main Focus of the application are exceptions to certain Site Design Review Standards.

- Location and Quantity of parking
- Floor to Area Ratio – Shadow plan
- Proportional improvements / Pedestrian connectivity (ROW dedication)



2308 Ashland St. Parking between the ROW and building

- Auto-centric business at a logical vehicle nexus to the interstate
- Need for staging of vehicles being left all day
- Some customers will come in two cars
- Proposed screening element to mitigate views



2308 Ashland St. Floor to Area Ratio – Shadow plan

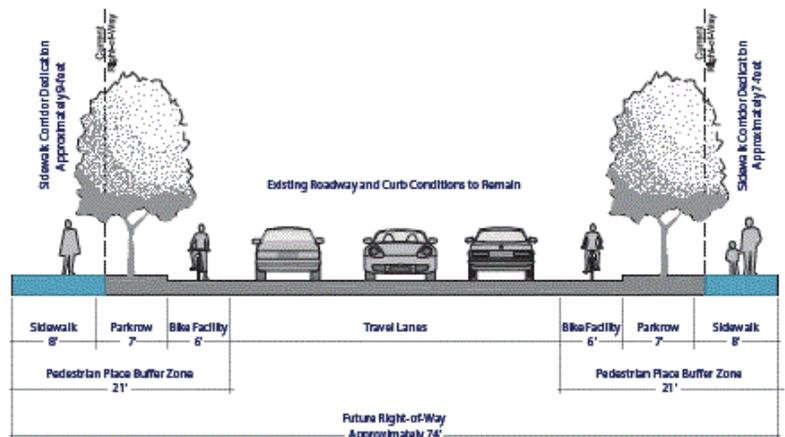
Shadow plans are allowed on projects in excess of 0.5 Ac.

Shadow Plan. A schematic or conceptual design for future land development when a lot could be developed at a higher intensity. A shadow plan demonstrates **that the proposed development will not impede the future use of the lot to be fully developed** to the required building intensity standards (i.e., Floor Area Ratio), and that the proposed development has been planned to prevent piecemeal and uncoordinated development.



2308 Ashland St. ROW dedication

Because the Improvements can not be installed due to the need for ROW dedication on the opposite side at this time the city only requires dedication of the western 7.5-feet.



Tolman Creek Road Future Improvements
Section A – Looking North



Timeline

SUBMITTAL DATE:	January 6, 2023
DEEMED COMPLETE DATE:	January 19, 2023
PUBLIC HEARING:	February 14, 2023
ADOPTION OF FINDINGS*:	March 14, 2023
120-DAY DEADLINE:	May 19, 2023

The applicant's hope to begin construction as soon as possible to mesh with the seasonality of their business.

QUESTIONS?



ASHLAND TIRE CENTER #203
MODERNIZATION PROJECT
2308 ASHLAND STREET



PLANNING COMMISSION PRESENTATION
FEBRUARY 14, 2023

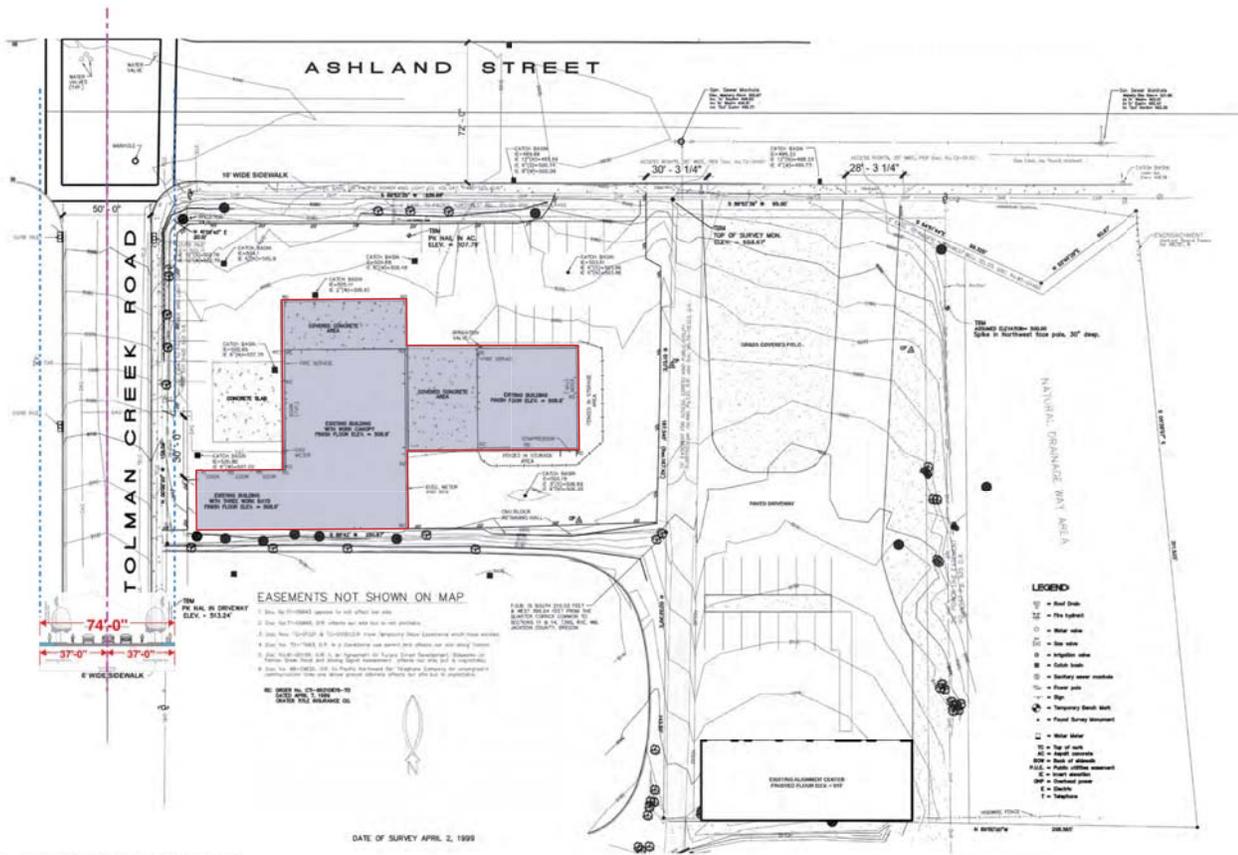


SITE MAP
LES SCHWAB - 2308 ASHLAND ST
10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE



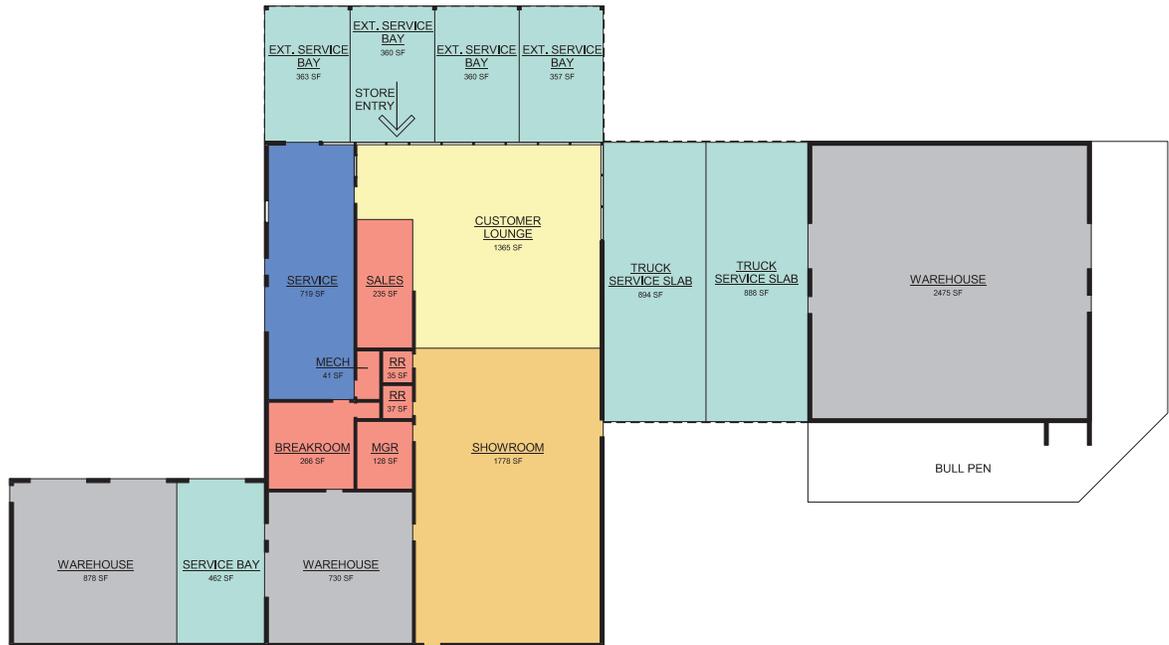
MCA
ARCHITECTS



SITE ANALYSIS MAP

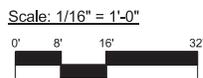
LES SCHWAB - 2308 ASHLAND ST
10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE



- Warehouse
- Service Bays
- Service Equipment
- Office, Storage, etc.
- Showroom
- Customer Lounge
- Circulation Space
- Overhead Canopy/Mezzanine

EXISTING PLAN
LES SCHWAB - 2308 ASHLAND ST
10/10/2022



LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE



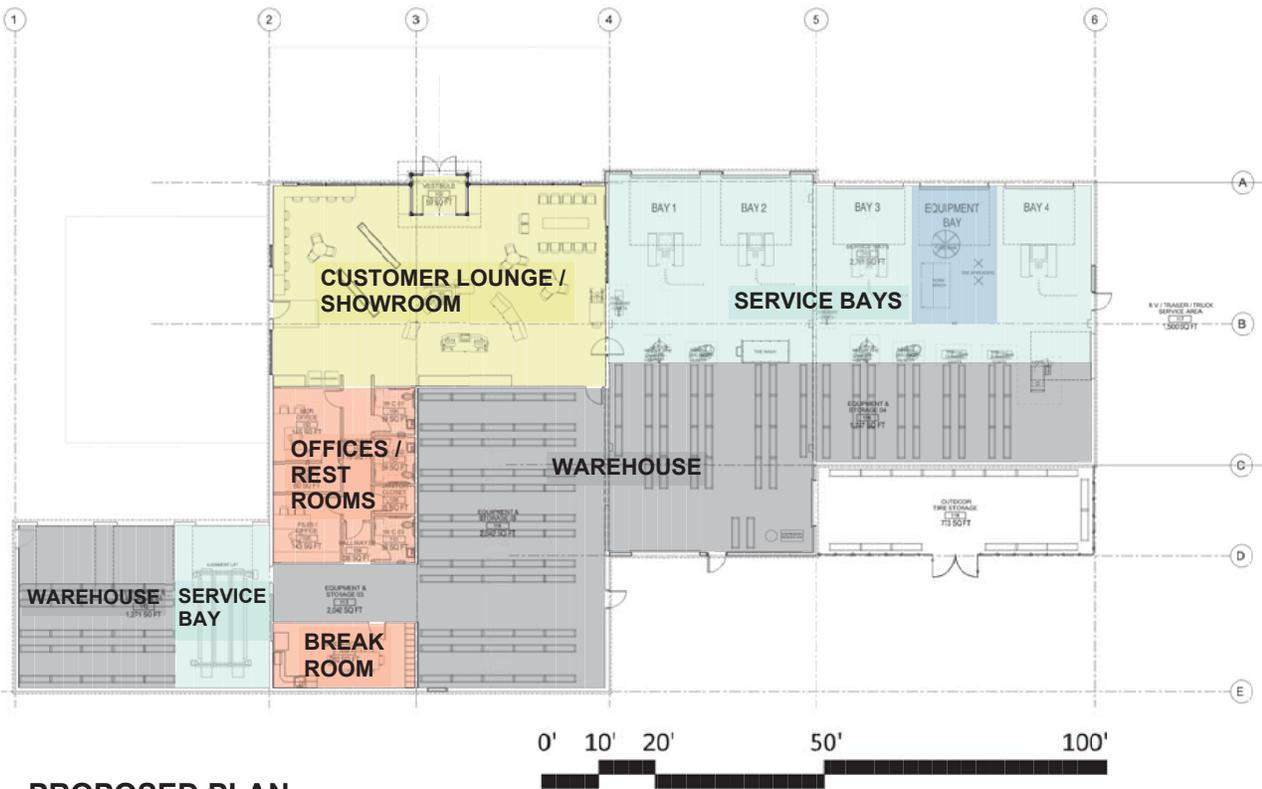


LES SCHWAB TIRE CENTER #203
2308 ASHLAND STREET
ASHLAND, OR 97520

FIRST_FLOOR_PLAN

PROJECT NO: 22-825
DATE: 01/04/23
DRAWN BY: KK CHECKED BY: KK

A-101



PROPOSED PLAN

1 FIRST FLOOR PLAN
A-101 1/8" = 1'-0"

01.04.23



LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 2



BUILDING FACADE MOCK-UP STREET ELEVATIONS

LES SCHWAB - 2308 ASHLAND ST
10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE





LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 9

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 9

LAND USE SUBMITTAL DOCUMENTATION - 02-14-23 - EXHIBIT 3-ALT - VIEWS



EXAMPLE PROTOTYPE STORE

LES SCHWAB - 2308 ASHLAND ST

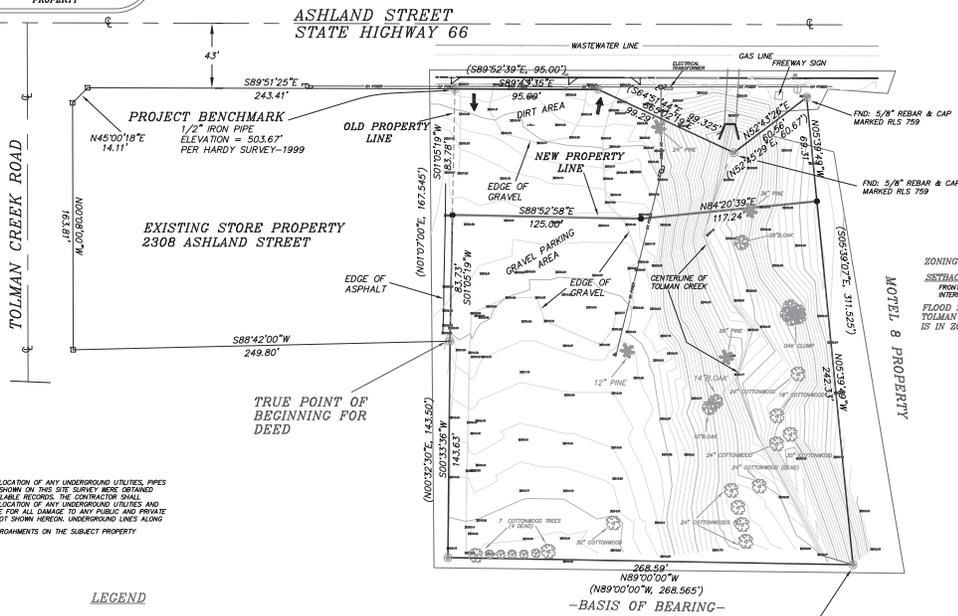
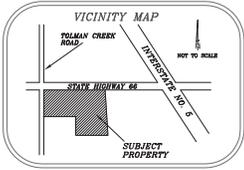
10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE



**TOPOGRAPHIC SURVEY IN
NORTHWEST 1/4 OF SECTION 14, T39S, R1E, W.M.
ASHLAND, JACKSON COUNTY, OREGON
FEBRUARY 1, 2005**

SCALE 1"=60'
0' 20' 40' 60' 100'



UTILITY SUPPLIER LIST

POWER	CITY OF ASHLAND ELECTRIC COMPANY 201 N. MADRAS AVE. ASHLAND, OREGON 97520 (503) 488-3527	GAS	ASTORIA UTILITIES 500 BLOOMINGDALE DRIVE ASTORIA, OREGON 97103 (503) 722-0281
TELEPHONE	OREGON TELECOMMUNICATIONS 1-800-344-1111	SEWER	CITY OF ASHLAND SEWER DEPARTMENT 1365 OAK STREET ASHLAND, OREGON 97520 (503) 488-3524
		SAWYER & STONE	CITY OF ASHLAND SAWYER & STONE DEPARTMENT 1365 OAK STREET ASHLAND, OREGON 97520 (503) 488-3527

ZONING - C-1 (COMMERCIAL)
SETBACKS
FRONT YARD - 5 FEET
INTERIOR YARD - 5 FEET
FLOOD ZONE - THIS PORTION OF THE PROPERTY WITH THE BANKS OF TOLMAN CREEK IS IN ZONE "A" AND THE BALANCE OF THE PROPERTY IS IN ZONE "C". PER FIRM MAP 410090 0003B

NOTE:
1. THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SITE SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY PUBLIC AND PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. UNDERGROUND LINES ALONG 2. THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY

LEGEND

- - CORNERS FOUND - 1/2" IRON PIPE WITH YELLOW PLASTIC CAP MARKED "SWAN L.S. 759" (UNLESS NOTED)
- - CORNERS SET - 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "D.W. BAKER PLUS 1978" (UNLESS NOTED)
- CALCULATED POINT (NOT SET)
- () - RECORD BEARING AND DISTANCE PER SURVEY NO. 7699
- PROPERTY BOUNDARY
- NO PARKING SIGN (UNLESS NOTED)
- WOODEN POWER POLE
- - POWER POLE ANCHOR
- - COTTONWOOD OR BLACK OAK TREE
- - PINE TREE
- - TELEPHONE PEDESTAL
- - CATCH BASIN
- ON POWER
- OVERHEAD POWER LINE
- ELECTRICAL TRANSFORMER

**ALTA/ACSM SURVEY IN
NE 1/4 OF THE NW 1/4 OF SECTION 14, T39S, R1E, W.M.
ASHLAND, JACKSON COUNTY, OREGON**

CLIENT: LES SCHWAB TIRE CENTERS OF PORTLAND, INC.
DRAWN BY: DMB
DATE: 2/20/05
FILE: SCHWAB/ASHLAND
BAKER AND ASSOCIATES, SURVEYORS
1365 OAK STREET - SUITE 3
EUGENE, OREGON (541) 343-7243

LES SCHWAB TIRE CENTERS OF OREGON
646 NORTH MADRAS HIGHWAY
PRINEVILLE, OREGON 97754

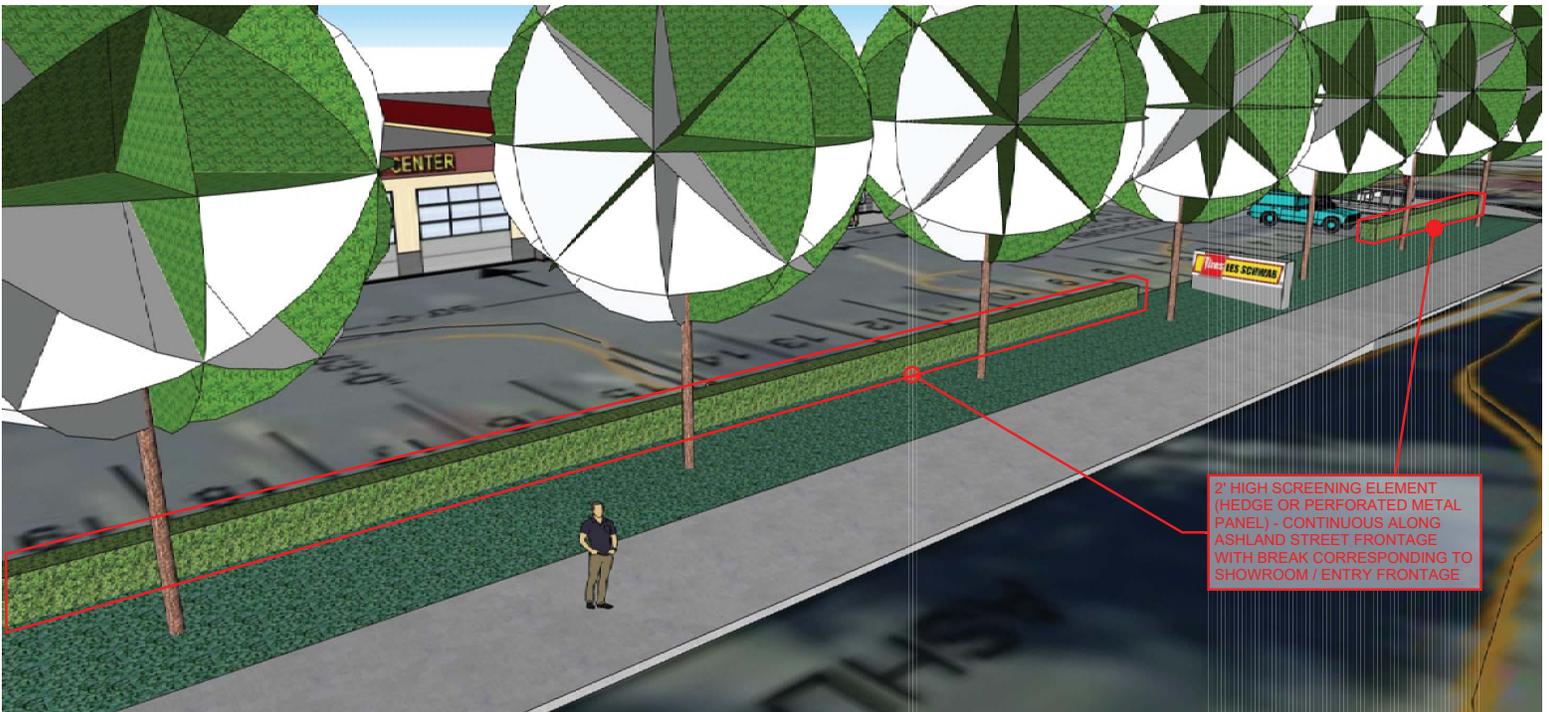
BAKDF AND ASSOCIATES SURVEYORS, INC.
1365 OAK STREET SUITE 3
EUGENE, OREGON 97401
PHONE (541) 343-7243



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 1

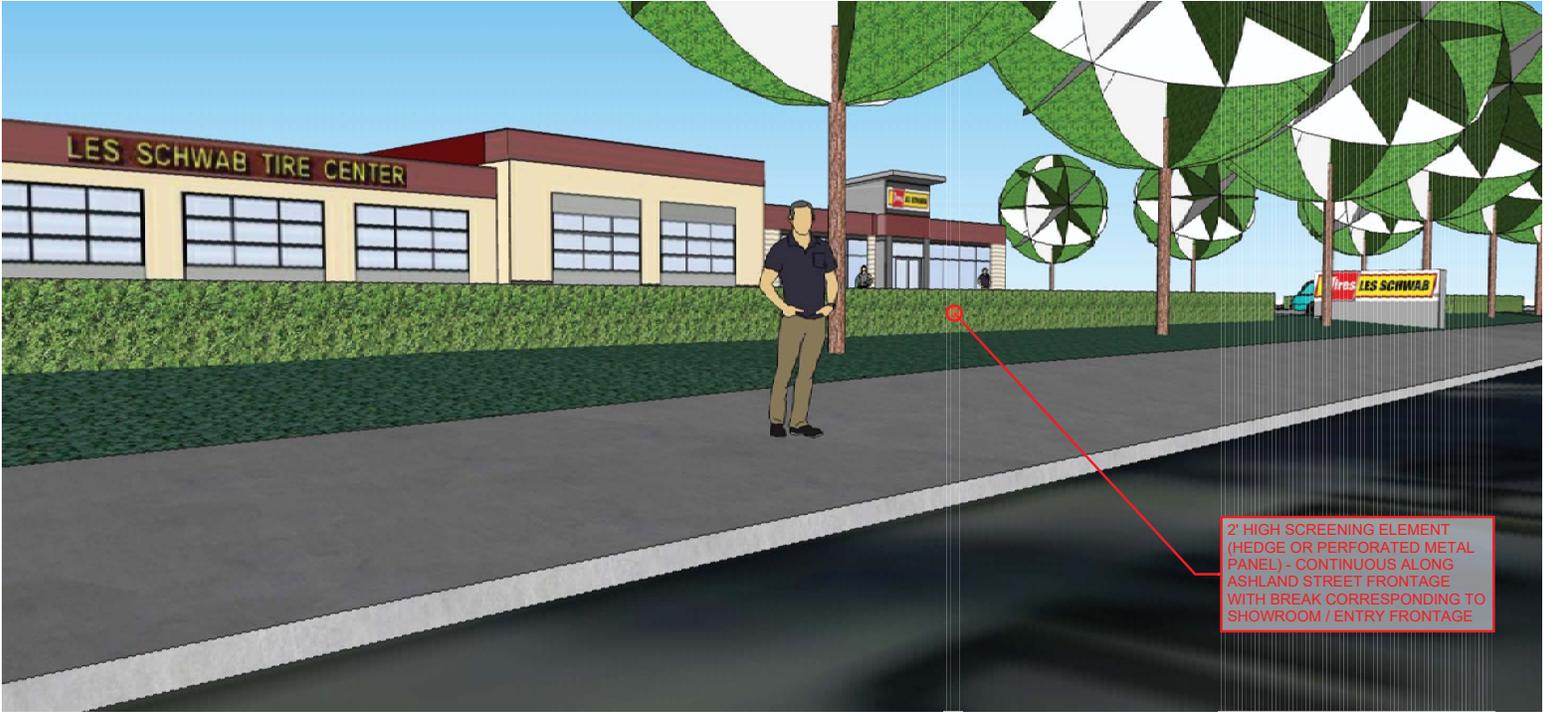
LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 2

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 3

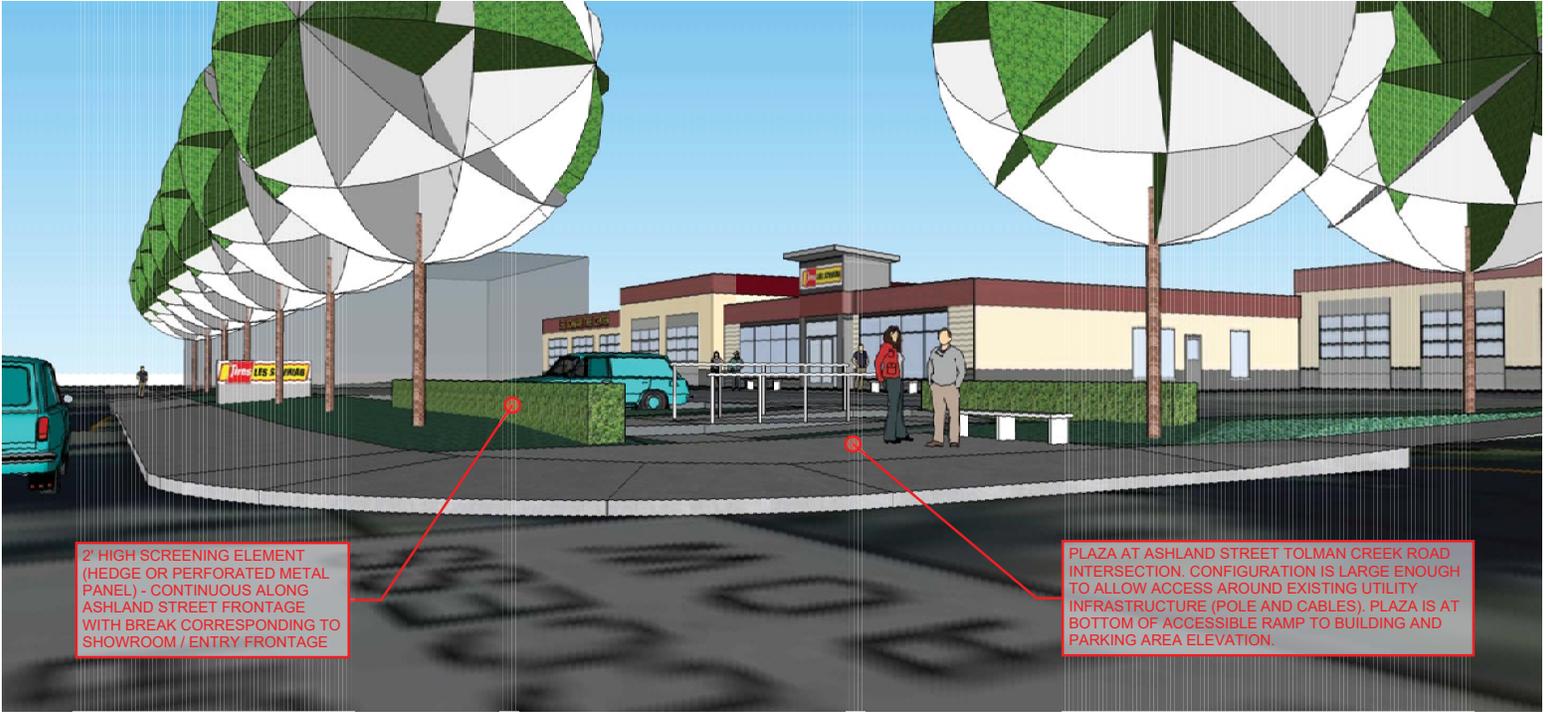
LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 4

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

PLAZA AT ASHLAND STREET TOLMAN CREEK ROAD INTERSECTION. CONFIGURATION IS LARGE ENOUGH TO ALLOW ACCESS AROUND EXISTING UTILITY INFRASTRUCTURE (POLE AND CABLES), PLAZA IS AT BOTTOM OF ACCESSIBLE RAMP TO BUILDING AND PARKING AREA ELEVATION.

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 5

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

ACCESSIBLE RAMP FROM PLAZA AT STREET SIDEWALK ELEVATION AT CORNER TO BUILDING AND PARKING AREA ELEVATION.

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 6

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS

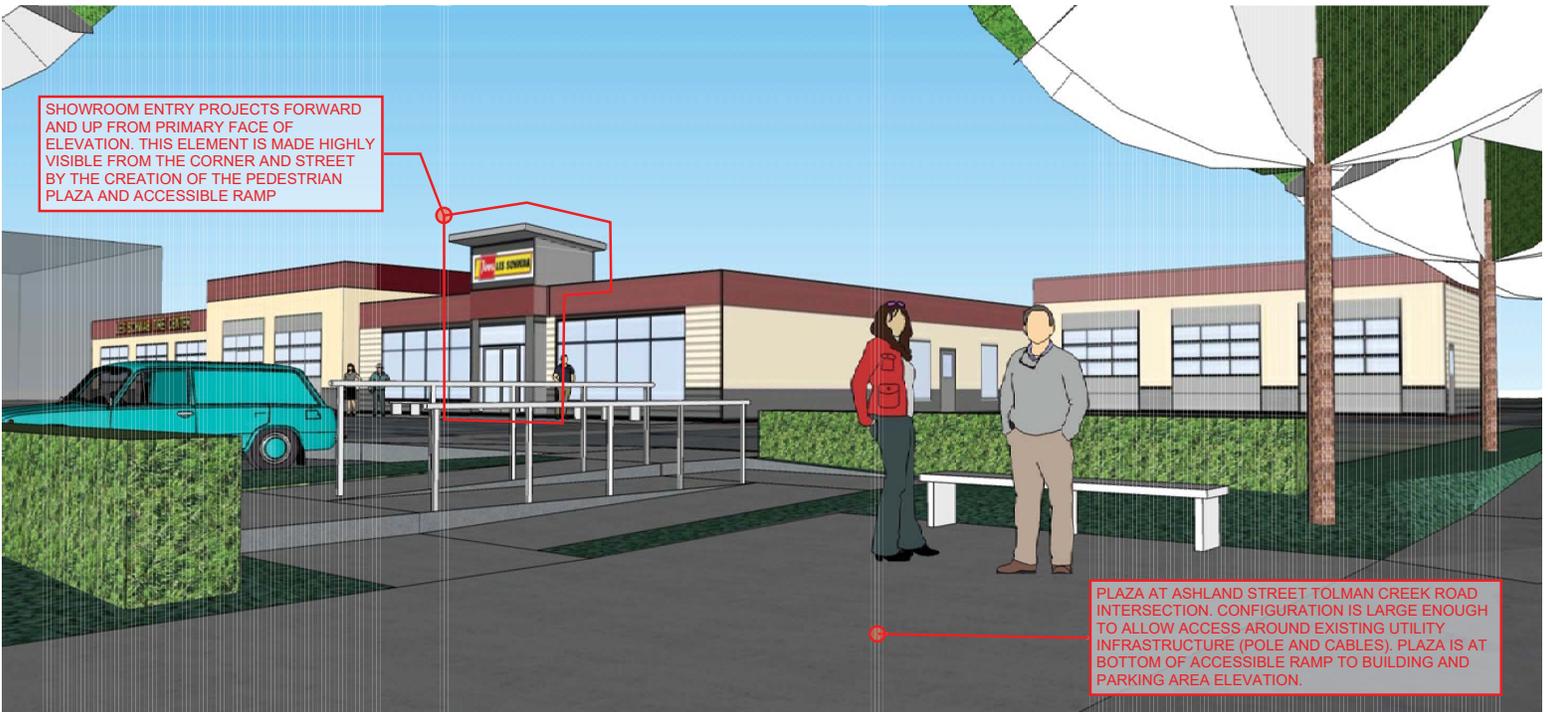


2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 7

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



SHOWROOM ENTRY PROJECTS FORWARD AND UP FROM PRIMARY FACE OF ELEVATION. THIS ELEMENT IS MADE HIGHLY VISIBLE FROM THE CORNER AND STREET BY THE CREATION OF THE PEDESTRIAN PLAZA AND ACCESSIBLE RAMP

PLAZA AT ASHLAND STREET TOLMAN CREEK ROAD INTERSECTION. CONFIGURATION IS LARGE ENOUGH TO ALLOW ACCESS AROUND EXISTING UTILITY INFRASTRUCTURE (POLE AND CABLES). PLAZA IS AT BOTTOM OF ACCESSIBLE RAMP TO BUILDING AND PARKING AREA ELEVATION.

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 8

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 8

LAND USE SUBMITTAL DOCUMENTATION - 02-14-23 - EXHIBIT 3-ALT - VIEWS



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 9

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



SHOWROOM ENTRY PROJECTS FORWARD AND UP FROM PRIMARY FACE OF ELEVATION. THIS ELEMENT IS MADE HIGHLY VISIBLE FROM THE CORNER AND STREET BY THE CREATION OF THE PEDESTRIAN PLAZA AND ACCESSIBLE RAMP

8" PROJECTING EYEBROW ABOVE STOREFRONT GLAZING, TYPICAL AT ASHLAND STREET ELEVATION

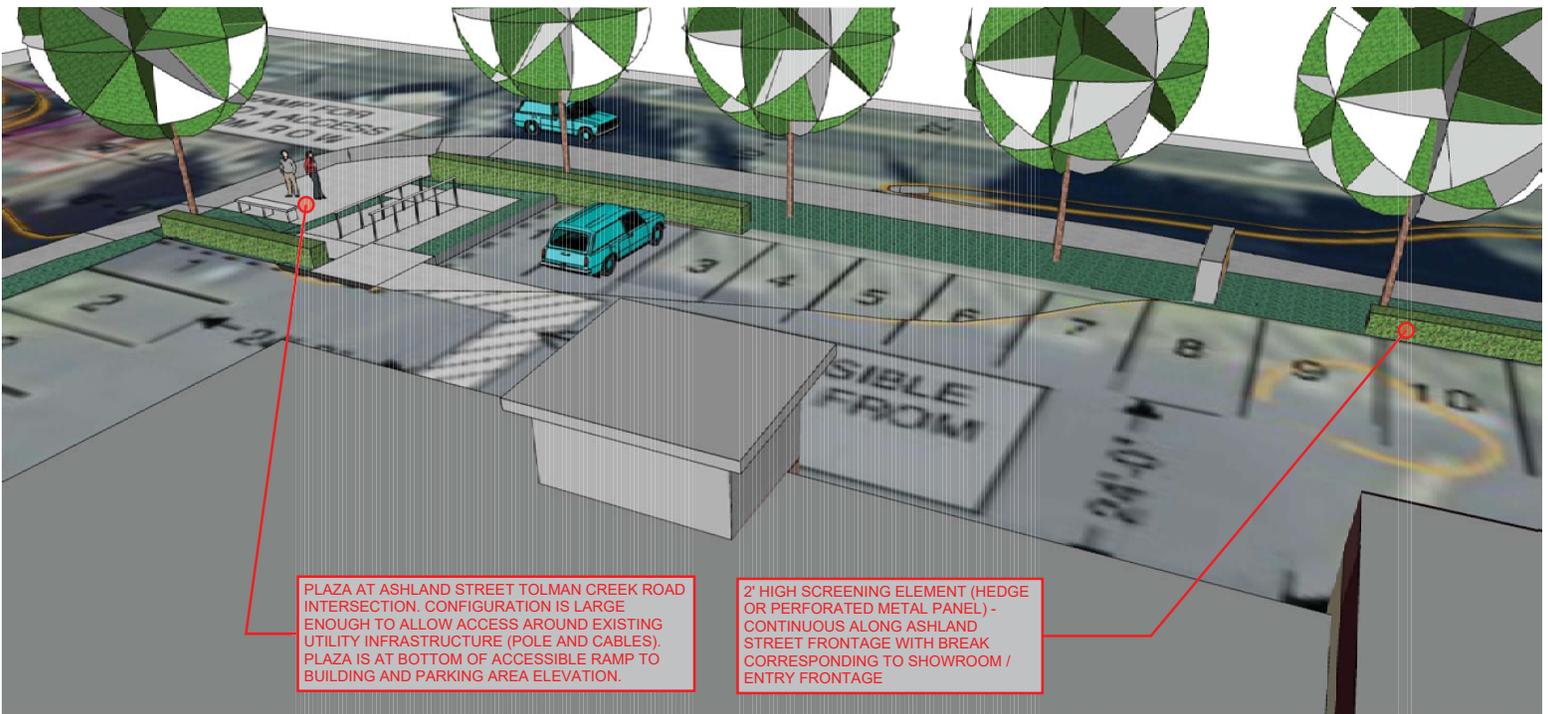
2'-0" PROJECTING EYEBROW ABOVE ENTRY

PLAZA / SIDEWALK AREA IN FRONT OF SHOWROOM / ENTRY

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 9

LAND USE SUBMITTAL DOCUMENTATION - 02-14-23 - EXHIBIT 3-ALT - VIEWS



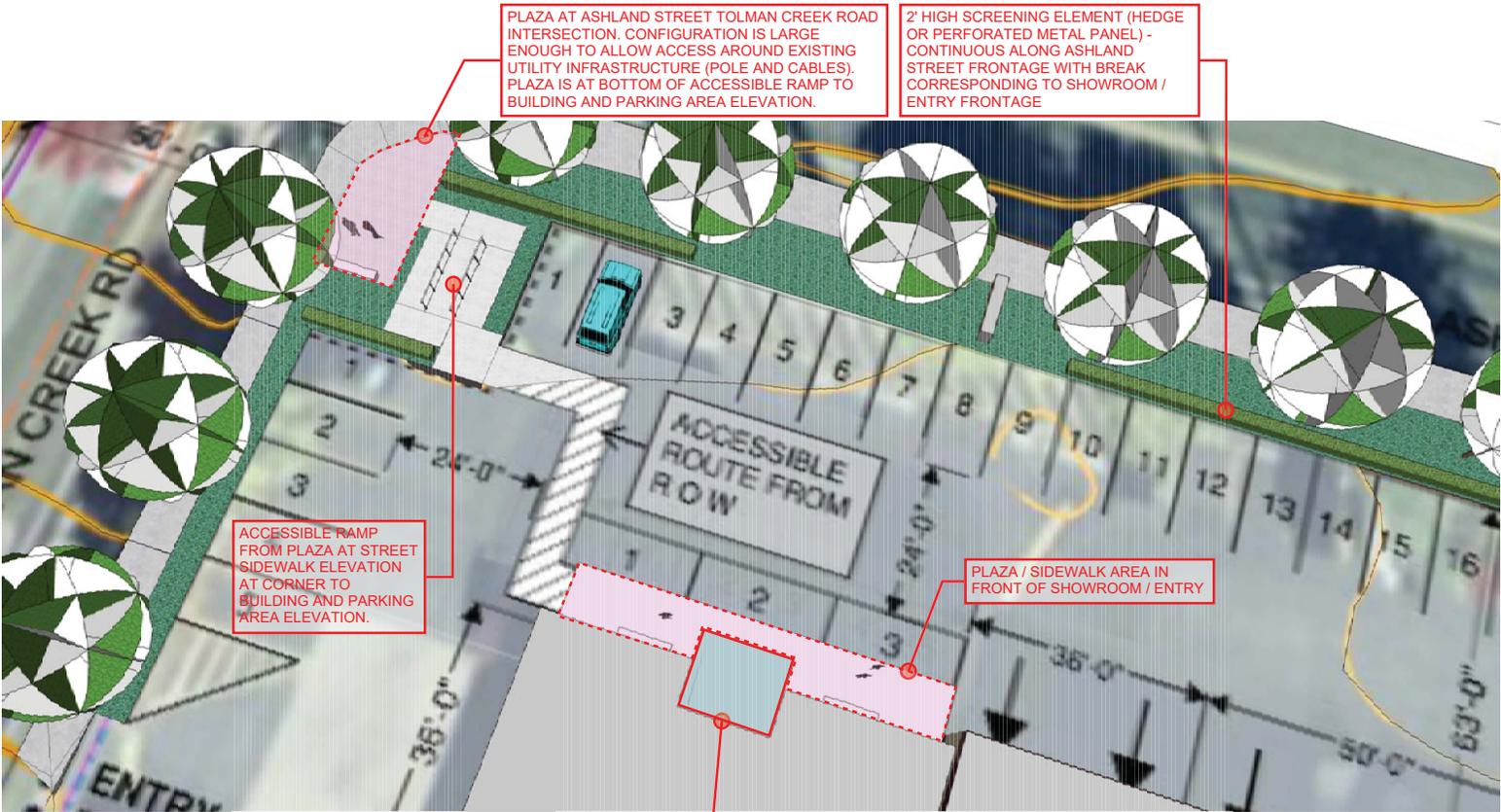
PLAZA AT ASHLAND STREET TOLMAN CREEK ROAD INTERSECTION. CONFIGURATION IS LARGE ENOUGH TO ALLOW ACCESS AROUND EXISTING UTILITY INFRASTRUCTURE (POLE AND CABLES). PLAZA IS AT BOTTOM OF ACCESSIBLE RAMP TO BUILDING AND PARKING AREA ELEVATION.

2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 10

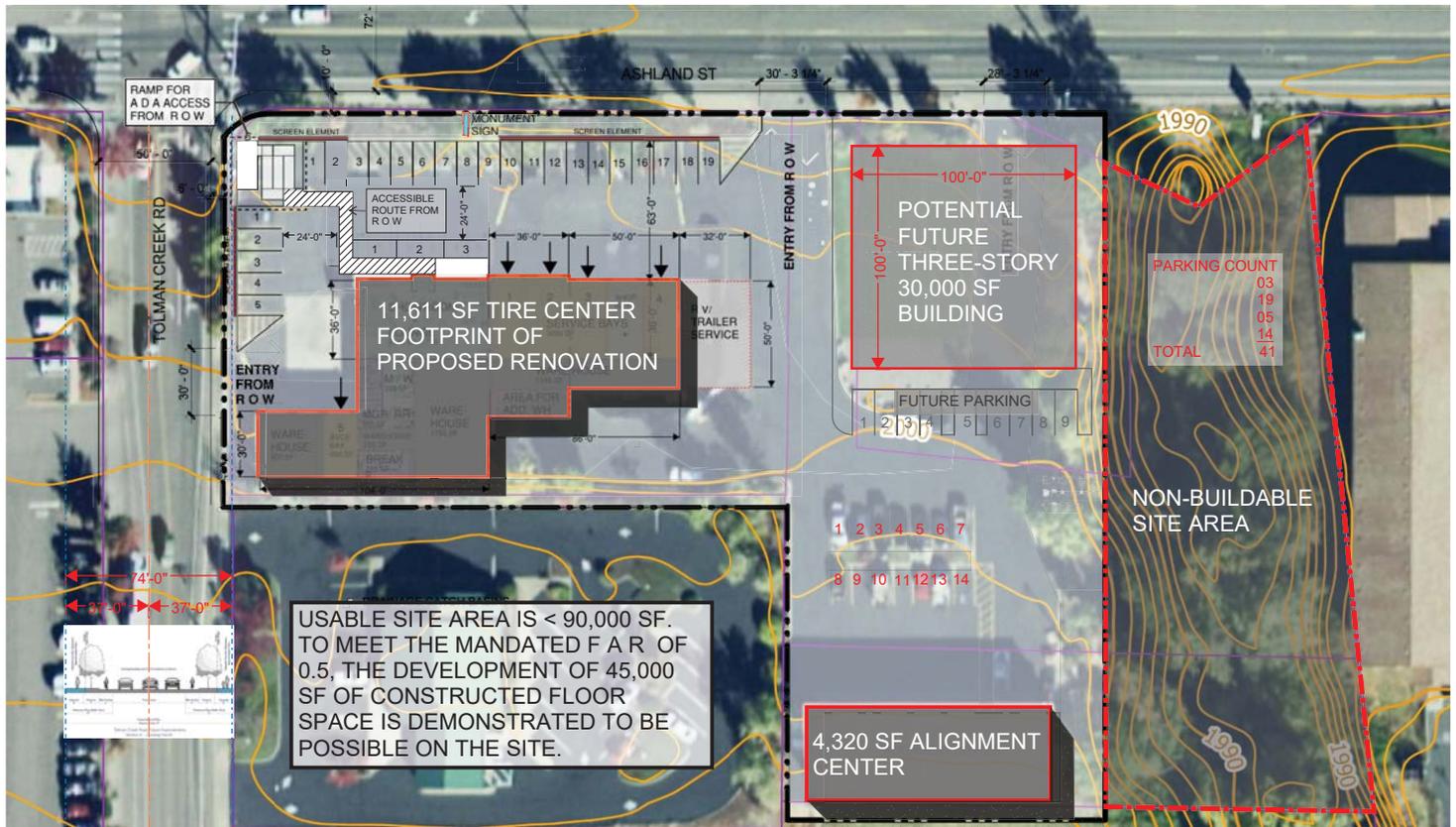
LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



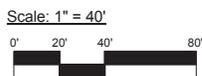
LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 11

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEWS



PROPOSED SITE PLAN
LES SCHWAB - 2308 ASHLAND ST



LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 4 - SHADOW PLAN



Planning Commission Minutes

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

February 28, 2023

DRAFT Minutes

I. CALL TO ORDER:

Vice Chair Lisa Verner called the meeting to order at 7:01 p.m. via Zoom.

Commissioners Present:

Michael Dawkins
Haywood Norton
Eric Herron
Doug Knauer
Kerry KenCairn
Lisa Verner

Staff Present:

Brandon Goldman, Interim Community Development Director
Michael Sullivan, Executive Assistant

Absent Members:

Lynn Thompson

Council Liaison:

Paula Hyatt

II. ANNOUNCEMENTS

Interim Community Development Director Brandon Goldman made the following announcements:

- The City Council approved the first reading of the Food Truck ordinance that was recommended for approval by the Planning Commission. It will go to the Council for a second reading and final approval on March 7, 2023.
- The City is hosting an economic roundtable with a number of large employers on March 6, 2023. The Oregon Employment Department will also be in attendance to provide background on regional economic issues. It will be televised as a study session by the Council.

III. PUBLIC FORUM – None

IV. DISCUSSION ITEMS

A. Ashland Housing Production Strategy Update, presentation by ECONorthwest

Mr. Goldman introduced Beth Goodman of ECONorthwest, and related how she had presented before the Commission at its April 12, 2022 meeting on the Housing Production Strategy (HPS), and the Housing Capacity Analysis (HCA). ECONorthwest assisted the City in identifying potential strategies that could be implemented to enable the City to acquire an appropriate mix of housing





Planning Commission Minutes

within the community. Mr. Goldman informed the Commission that the City received a grant from the Department of Land Conservation and Development (DLCD) to undertake the HPS with ECONorthwest. The City also established an HPS Advisory Group, of which Commissioners KenCairn and Verner are members. Over the course of five meetings between April, 2022 and January, 2023 the HPS Advisory Group developed a report based on the information gathered, and on January 25, 2023 they recommended approval of the HPS. On February 23, 2023, the Housing and Human Services Advisory Committee (HHSAC) reviewed ECONorthwest's findings, and they unanimously recommended approval of the HPS. Mr. Goldman reminded the Commission that this meeting is a study session, and that they will not be voting on this item until their meeting on April 11, 2023.

Ms. Goodman began by detailing the scope the meeting's discussion, including funding sources, partners and adoption, and any questions or suggestions the Commission might have. She explained that the HPS was built on the HCA, and is an eight-year action plan that identifies near and long term goals to support the development of needed housing, particularly low- and middle-income housing. Ms. Goodman informed the Commission that the HHSAC prioritized a number of potential strategies to achieve this goal before recommending that the City adopt the HPS. The Council provided input to ECONorthwest regarding potential strategies back in August, 2022, which the HPS now includes. Ms. Goodman detailed feedback that her group received from local developers, who were able to prioritize potential strategies and also provide suggestions to the HPS (see attachment).

Ms. Goodman outlined the City's obligations following the adoption of the HPS, including a commitment to the implementation of strategies identified in the final HPS, and regular updates to the DLCD regarding their effectiveness. She added that the City can adopt strategies not outlined in the HPS, and would not be required to provide updates to the DLCD regarding those strategies.

Ms. Goodman discussed the Commission's role during the HPS process, specifically working with City staff to change Ashland's code enabling the development of needed housing. She then detailed ECONorthwest's strategic approach to achieving that goal, and listed a number of primary and secondary focus initiatives that could be implemented by the City:

- A. Evaluate participating in or establishing a land bank
- B. Evaluate opportunities to participate in a land trust
- C. Host educational events with the Housing and Human Services Advisory Committee
- D. Develop an equitable housing plan
- E. Disallow SFD in High Density R-3 Zones
- F. Evaluate increasing allowances for residential dwellings in commercial and employment zones
- G. Maintain quality and support development of a new manufactured home park
- H. Increase development capacity of MFR dwellings
- I. Implement the Multiple Unit Property Tax Exemption (MUPTEx) to support multifamily or affordable housing



Planning Commission Minutes

- J. Preserve and improve existing low-cost, unregulated, rental housing
- K. Work with partners to support development of additional permanent supportive housing
- L. Evaluate opportunities to improve energy efficiency and reduce GHG emissions during housing development
- M. Establish a Construction Excise Tax
- N. Evaluate using Urban Renewal
- O. Identify additional funds to support the Affordable Housing Trust Fund

Vice Chair Verner inquired how action E would work with the Climate-Friendly Area (CFA) guidelines handed down by the state. Ms. Goodman responded that there should be no issue integrating both rulesets into the City's housing code, as a SFD would not be suitable for an area designated as a CFA. Mr. Goldman added that CFAs would be geographically specific, and that there some R-3 Zones would remain outside of CFA areas, which would be affected by action E.

Commissioner Knauer requested elaboration on the rehabilitation of manufactured homes in the City referenced in action G. Mr. Goldman related an instance where the City engaged in a weatherization program using a Community Development Block Grant in order to lower utility costs for tenants of manufactured homes. Ms. Goodman added that there is more state and federal funding for rehabilitation and weatherization of affordable housing.

Vice Chair Verner remarked that action C would be a low-impact project and was surprised at its inclusion on the list of initiatives. Ms. Goodman responded that the HHSAC felt that this action was necessary, but that it would not result in affordable housing inherently. She added that the education of residents on the importance of affordable housing can be impactful. Mr. Goldman commented that the HHSAC felt it was important to include, but ranked it lowest on their list of priorities. Vice Chair Verner asked if the City would get HPS credit for meetings that have already occurred. Mr. Goldman responded that meeting credits would be geared more towards public outreach events rather than commission meetings. He listed several educational events that the City had held in the past, such as the annual Rent-Burden Forum, stating that similar events would be reported to the DLCD in the City's progress reports. Ms. Goodman stated that the City could also engage more with the underserved part of the community as part of the HPS. She added that the City would ideally be able to get credit for meetings and outreach events that are already planned, but that it should also focus on increasing those opportunities.

Commissioner Knauer inquired how action L would apply to affordable housing, and remarked that incorporating efficient energy systems to affordable units could increase housing costs for those who are already income-burdened. Mr. Goldman responded that Councilor Bob Kaplan had suggested that the HPS look at opportunities to promote incentives for existing and new housing. The HHSAC agreed, but it was rated low on their priority list. Councilor Kaplan had requested that the timeline for these incentives be accelerated, because the dividends for energy efficient housing is not limited to the HPS. Mr. Goldman informed the Commission that the timeline for any of the



Planning Commission Minutes

initiatives can be accelerated or prioritized at the City's discretion. Ms. Goodman noted that the term "Housing Production Strategy" is a misnomer, as it is also about preserving existing housing and making it more affordable. Costs of heating and electricity are factored into the HPS, which is why incorporating energy efficient systems was included as a strategy to lower housing costs.

Commissioner Verner asked why the City had been given a strict timeline to implement various actions. Ms. Goodman responded that the administrative rules for the HPS require that each action be given a deadline year in order for the DLCD to review the City's implementation of its selected strategies. Ninety days after a missed deadline the City will be required to submit a report to the DLCD informing why the timeline was not able to be met, such as the City determining that the initiative was unviable, or simply delayed. Ms. Goodman remarked that the HHSAC had suggested that the timeline be more compressed, but that one of the reasons the timeline is spread out is due to the City's limited staff capacity. Mr. Goldman added that the Council and Commission would also have a difficult time accommodating a more expedited timeline.

Chair Norton stated that the shortage of land within the City contributed to rising land prices. He suggested that the City may need to be more willing to bend environmental guidelines and restrictions within the city limits to increase housing. Chair Norton called attention to street improvement requirements and the resultant rise in HOA fees as one way in which the City codes increase housing prices. He stated that the City should be willing to discuss these codes when reviewing how to reduce the cost of development in the City. He also suggested that the City should host educational events for first-time homebuyers. Commissioner KenCairn responded that the removal of environmental guidelines would lead to further environmental degradation and impact everyone. She commented that until the privileged are willing to have less, nothing will change. Chair Norton agreed, but reiterated that some rules would have to give in order to meet the City's housing goals. Vice Chair Verner agreed that the people who will be most impacted by the HPS are those with fewer privileges than the Commission members.

Commissioner Dawkins commented that the dilemma facing the Commission lies in how to achieve the balance referenced by Chair Norton. He pointed out that the Wingspread Mobile Home Park and similar developments could have been achieved greater housing density, and suggested that manufactured homes and parks be reviewed by the Commission at a future meeting. Commissioner Dawkins related how the 1960s saw an exodus of working class families from the City when the Croman Mill closed, and led to an increasing number of homes being bought by buyers from California. Vice Chair Verner agreed that this topic could be reviewed by the Commission at a future Study Session. Mr. Goldman noted that action G was listed as the highest priority item by the HHSAC and the HPS Advisory Group, and that it would begin with the adoption of the HPS. He mentioned that many members of the community have called for an increase in manufactured housing parks, despite them not resulting in dense housing.

Councilor Hyatt informed the Commission that herself and Councilor Gina DuQuenne have advocated for the development of more manufactured home parks. She detailed how there are



Planning Commission Minutes

manufactured home parks in both Commercial and Residential Zones within the City limits, and that the Commission would likely need to develop plans for both types at a future meeting in order to be successful. Mr. Goldman agreed, adding that there would be financial and land use avenues that would need to be considered to reach a solution.

Commissioner Knauer asked if ECONorthwest had a measurable goal that the Commission could achieve through the methods presented, and expressed concern that not having a statistically grounded goal could make success difficult to attain. Ms. Goodman responded that the various initiatives presented will dictate the strategy that the City chooses to make. She added that her organization cannot set targeted goals for the City and that the Council will need to set those targets. Commissioner Knauer asked how the City can ensure that progress does not become stagnated. Ms. Goodman stated that the focus of the initiatives and their progress will be determined by the Council.

Vice Chair Verner pointed out that the Commission is unlikely to see low-income developments come before it because high-income projects are preferred by developers. The Commission discussed how the City could direct focus and developers to the creation of low-income projects. Mr. Goldman commented that the City is limited in the exclusionary zoning that it can make to promote low-income housing. He detailed how many states have imposed rules that require developers to dedicate a proportion of housing units in a development be targeted to specific income groups, but that developers, but that some developers circumvent those rules. He added that a moratorium on the development of certain housing types could be legally problematic. Mr. Goldman outlined how the City could impose a Construction Excise Tax (CET), the funds of which could be directed towards supporting of increased opportunities for affordable ownership or rental housing for people making less than 120% area median income (AMI).

Commissioner Knauer suggested that the City set realistic, achievable goals in a concerted effort to alleviate the City's housing needs. He expressed the opinion that this would allow the HPS to progress without stagnating. Ms. Goodman agreed that the focus of the HPS is for the City to promote the development of housing directed at people making less than 120% area median income, but that a cessation on high-income developments would likely be illegal. Commissioner Knauer reiterated his concern that a lack of concrete objectives to meet could result in the City not achieving its HPS goals.

Chair Norton remarked that the New Normal Neighborhood project had not progressed since it was approved in 2015, and stated that the City should examine which codes are discouraging developers from building needed housing. He stated that street improvement and wetland standards may need to be eased in order to allow developers to build housing in the City. Commissioner KenCairn agreed that some codes should be reexamined, and suggested that some standards be divided into environmental regulations, which should be maintained, and quality of life standards, which could be more malleable. She stated that codes requiring costly improvements such as park-rows can



Planning Commission Minutes

discourage developers from building in the City, and that standardized rules are not suitable for some projects.

Vice Chair Verner requested that staff come before the Commission at a future Study Session about easing code requirements. Mr. Goldman responded that staff could, though it will likely require multiple Study Sessions to ascertain the feasibility of easing code requirements and reviewing whether it would positively impact development in the City. Commissioner Knauer agreed, stating that the code could be directed to encourage the development of what the City requires.

Councilor Hyatt emphasized the importance of maintaining the City's existing mobile home parks, and that the number of homes within those parks, coupled with the pursuit of zoning changes associated with those parks, would provide a metric for how many of those homes were preserved. This metric could allow the City to immediately act on the HPS when it is approved. Councilor Hyatt pointed out that this could work in concert with the energy efficiency initiative, because many people are forced into tenuous housing situations due to four main reasons; 1) death in the family; 2) unforeseen medical expenses; 3) loss of employment; 4) and being overburdened by utilities. She suggested that a nexus could be found between Commissioner Knauer's feedback and an examination of manufactured home park zoning. Ms. Goodman remarked that the HPS report does include some metrics, and that the City could easily supplement them.

Commissioner Knauer noted that the HPS does not include a metric for creating new manufactured homes and how to achieve that goal. Mr. Goldman responded that the City would establish goals and objectives for any prospective ordinance change, and in reviewing the number of units in a manufactured home park the City would identify opportunities for increasing the density of expanding the park as an objective of the ordinance. Vice Chair Verner requested that staff develop a Study Session to review mobile home parks. Mr. Goldman stated that any directive from the Council to develop an ordinance will begin with Study Sessions, and also include feedback from mobile home park owners and their residents. He remarked that the broader question of the HPS and its impact on the community over a 20-30 year period could be addressed at a future Study Session.

Chair Norton asked if the HPS would come back to the Commission in the form of a Study Session, to which Mr. Goldman responded that the Commission will next review the HPS in the form of a Public Hearing on April 11, 2023. Chair Norton noted that many of the mobile homes parks along Highway 99 North that were destroyed by the Alameda fire have not returned, and stated that the City should review why that is.

Mr. Goldman informed the Commission that the City Manager is intent on establishing a management advisory committee to reexamine existing City codes, and that staff would likely be reaching out to members of the Commission to participate in that capacity. The group would be tasked with reviewing and making recommendations of adjustments to City codes. Commissioner KenCairn expressed a desire to join the committee.



Planning Commission Minutes

Ms. Goodman thanked the Commission for its feedback. Vice Chair Verner stated that the Council will have until June 30, 2023 to adopt the HPS.

V. OPEN DISCUSSION

Chair Norton advised that any advisory committee should garner input from members of the public who are affected by the code, particularly Commissioners Herron and KenCairn who engage with it in a professional capacity.

Commissioner Herron related his experience speaking with housing developers and their desire for the City to create avenues for the use of prefabricated homes, which could lower building timelines and construction costs without compromising quality of life. Commissioner Herron noted that prefabricated homes are made with similar materials as a standard dwelling, and asked if staff had any updates regarding their use in the City. Mr. Goldman stated that the City does not distinguish between a prefabricated home and a stick-built home, and that they can be approved by land use on any lot that can accommodate a single-family dwelling. Any impediments to the use of manufactured or prefabricated homes would originate from the state Building Codes Division, and any changes to those guidelines would then need to be adopted by the City. Commissioner Herron asked who would inspect the pre-installed electrical work in manufactured homes. Mr. Goldman responded that it was his understanding that there is an inspector in the factory itself.

Commissioner Herron stated that he had not observed a noticeable impact on the recent state guidelines regarding parking, but that it did allow for more flexible use of commercial spaces than before. He remarked that large parking areas may not provide the same benefit for a business as when the parking guidelines were first instituted, and that the new guidelines could benefit the City. Chair Norton agreed that rules written 30 years prior may not be as applicable today.

VI. ADJOURNMENT

Meeting adjourned at 8:56 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



Ashland: Housing Production Strategy

Planning Commission

February 28th, 2023

ECONNorthwest

ECONOMICS • FINANCE • PLANNING

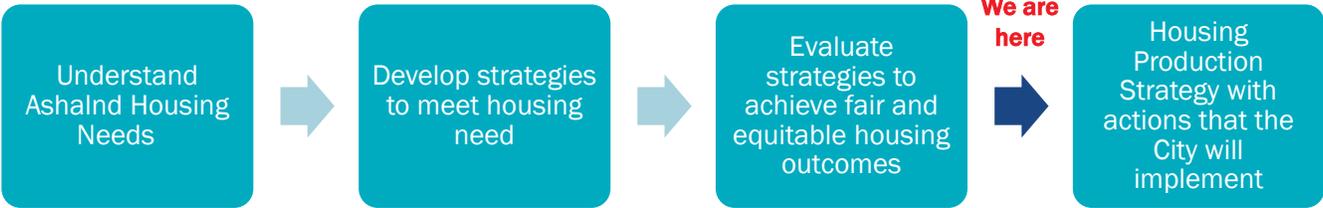
Tonight's Discussion...

- Discussion
 - Funding sources, partners, and adoption
 - Do you have any questions about the information in the document?
 - Are there any suggested changes to the HPS report?

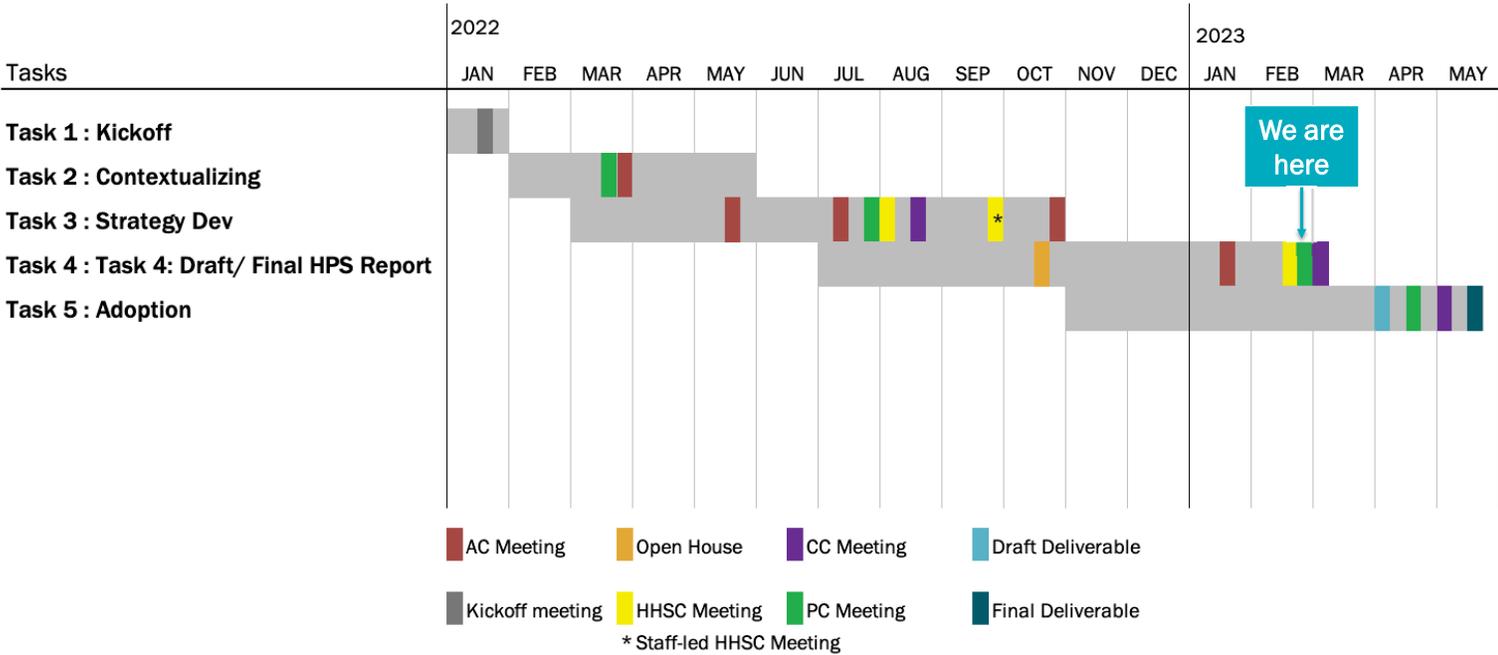


What is a Housing Production Strategy (HPS)?

An 8-year action plan that identifies near and long-term strategies that the City can take to support the development of needed housing, especially low- and middle-income housing.



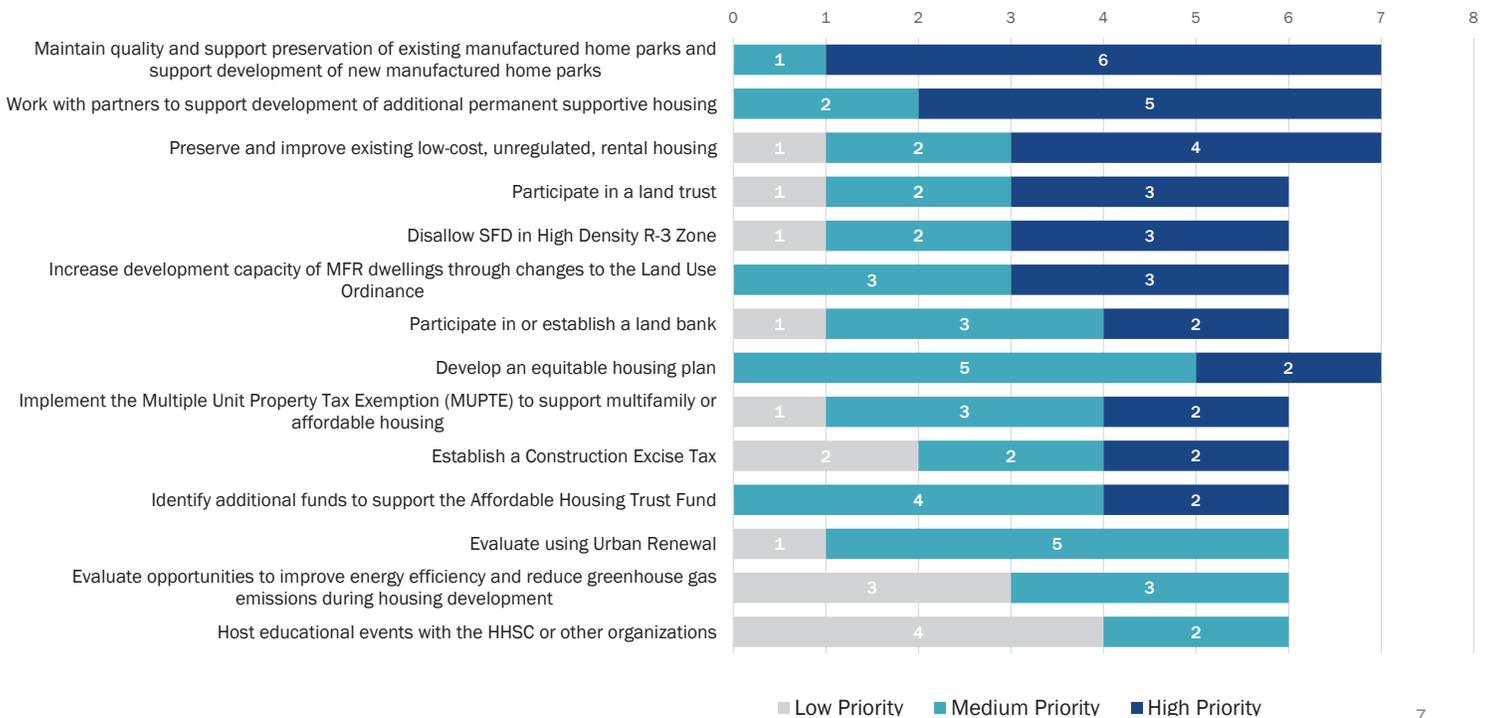
Project Schedule and Primary Tasks



Input from the HHSAC (February 23, 2023)

Unanimously recommended that the City Council adopts the Housing Production Strategy as a whole.

Advisory Committee Prioritization Survey (Oct 2022)



Input from the City Council (Aug 15th, 2022 Meeting)

Council was supportive of:

- Land banking
- Land trust - they were very interested in long-term affordability
- Preservation of manufactured home parks
- Evaluating using Urban Renewal
- Potentially using a CET

Council asked why there wasn't inclusion of:

- Pre-approved ADU and Missing Middle Plan Sets
- Universal design as a strategy for inclusion
- Council discussed, and some suggested removing, inclusionary zoning

Interview Summary - Developers (Aug 2022)

Key Findings

- Stakeholder agreed more affordable and workforce housing are important priorities for the City, and are interested in building more affordable housing if it could be done feasibly.
- Lack of available land and cost of land are the biggest challenges to housing development
- Certain code requirements create de facto density limitations.
- Stakeholders supported increasing density and vertical development in Ashland. Though some doubted that increasing development capacity in MF zones would have an impact due to lack of demand for higher density development types in Ashland.

Priorities/Suggestions

- Urban Renewal has been effective in facilitating development in neighboring jurisdictions and could be a useful tool in Ashland.
- Land banking could allow developers to construct more workforce housing.
- Review the code for unintended barriers to density.
- Evaluate opportunities to streamline development review.



Strategies to Accommodate Housing Need in Ashland

ECONNorthwest
ECONOMICS • FINANCE • PLANNING

Requirements of Strategies in the HPS

- For strategies identified in the final HPS, the City of Ashland will:
 - Commit to implementation
 - Be required to update DLCDD on implementation progress, and be required to comment on its effectiveness in the future
- Strategies not identified in the HPS may still be implemented by the City, but the City will not be held to specific action by the State.



Initiatives Approach



- **Encourage development of low- and moderate-income affordable rental housing.** This initiative seeks to increase the housing options for unregulated rental households earning between 60% and 120% of MFI (\$43,900 to \$87,700).
- **Increase opportunities for affordable homeownership.** This initiative seeks to increase the housing options for homeownership for households earning less 120% of MFI (less than \$87,700).
- **Encourage development of income-restricted affordable housing units.** There are limited options available in Ashland that are affordable to households with income of less than 60% of MFI (\$43,900). This initiative supports development of housing affordable in this income group.
- **Preserve existing of low- and moderate-income affordable housing.** This initiative seeks to increase the housing options for households earning less than 120% of MFI (less than \$87,700).

Initiatives Approach

■ Primary Focus of the initiative □ Secondary Focus of the initiative

Action Name	Initiative Name			
	Encourage development of low- and moderate-income affordable rental housing	Increase opportunities for affordable homeownership	Encourage development of income-restricted affordable housing units	Preserve existing supply of low- and moderate-income affordable housing
Actions				
A. Evaluate participating in or establishing a land bank.	■	■	■	
B. Evaluate opportunities to participate in a land trust.	■	■		
C. Host educational events with the Housing and Human Services Commission	□	■	■	■
D. Develop an equitable housing plan	□	■	■	■
E. Disallow SFD in High Density R-3 Zone	■		□	□
F. Evaluate increasing allowances for residential dwellings in commercial and employment zones	■			
G. Maintain quality and support development of a new manufactured home park	□	■		■
H. Increase development capacity of MFR dwellings	■		■	
I. Implement the Multiple Unit Property Tax Exemption (MUPTe) to support multifamily or affordable housing	■			□
J. Preserve and improve existing low-cost, unregulated, rental housing				■
K. Work with partners to support development of additional permanent supportive housing			■	
L. Evaluate opportunities to improve energy efficiency and reduce GHG emissions during housing development	■	■	□	
Funding Sources				
M. Establish a Construction Excise Tax	■	■	■	■
N. Evaluate using Urban Renewal	□	□	■	■
O. Identify additional funds to support the Affordable Housing Trust Fund	■	■	■	■

Action E. Disallow SFD in High Density R-3 Zone

(excepting areas in the historic district)

Purpose: Increases efficient use of land in the R-3 by focusing on opportunities for higher density development by removing single-family detached housing as an allowed use for new development

PC Role and Process: Work through the process to change Ashland's development code with City staff through a public process.

Action Timeline

Timeline for Adoption	Implementation to Commence	Timeframe of Impact
2027	2028	On-going

14

Action F. Evaluate increasing allowances for residential dwellings in commercial and employment zones

Purpose: Lowering or eliminating barriers to residential development in commercial or mixed-use zones can help encourage the development of more dense multifamily housing in these zones. May increase allowances for residential dwellings in commercial and employment zones.

PC Role and Process: Work through the process to change Ashland's development code with City staff through a public process.

Action Timeline

Timeline for Adoption	Implementation to Commence	Timeframe of Impact
2025	2026	On-going

15

Action G. Maintain quality and support preservation of existing manufactured home parks and support

Purpose: Preserve and support development of new manufacturing housing parks because they play a significant role in providing naturally occurring affordable housing. The City could adopt a zone that allows manufactured home parks as a permitted use and prohibits other types of single-family detached or multifamily housing.

PC Role and Process: Work through the process to change Ashland’s development code with City staff through a public process.

Action Timeline

Timeline for Adoption	Implementation to Commence	Timeframe of Impact
2024	2025	On-going

16

Action H. Increase development capacity of MFR dwellings through changes to the Land Use Ordinance development

Purpose: Removing barriers to development of multifamily housing in the land use ordinance, such as:

- Increasing the maximum allowed densities in R-2, R-3, and parts of the Normal Neighborhood and Croman Mill District designations.
- Increasing allowed height in the R-2 and R-3 multi-family residential zones, outside of designated historic districts, from 2 1/2 to 3 stories and from 35 to at least 40 feet, and up to 50 feet.
- Increasing lot coverage allowances slightly in the R-2 and R-3 zones to support the other code amendments
- Evaluating the code to identify and remove unintentional barriers to density, such as the certain elements of the solar ordinance, parking or driveway requirements.

PC Role and Process: Work through the process to change Ashland’s development code with City staff through a public process.

Action Timeline

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
All residents	All levels of income	Owner and Renter	Indirect, low

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City and Partner Roles

Actions	City	Other Government Agencies	Affordable and Market Rate Developers	Local Nonprofits	Other
A. Evaluate participating in or establishing a land bank.	Contribute land or funding		Develop housing		
B. Evaluate opportunities to participate in a land trust.	Contribute land or funding		Develop housing	Manage Land Trust	
C. Host educational events with the Housing and Human Services Commission	Partner to identify needs, develop materials, do outreach and plan/host events			Partner to identify needs, develop materials, do outreach and plan events	Coordinate with HHSC
D. Develop an equitable housing plan	Develop plan, adoption, implementation,	Provide input	Provide input	Provide input	Coordinate with HHSC
E. Disallow SFD in High Density R-3 Zone	Revise development code				
F. Evaluate increasing allowances for residential dwellings in commercial and employment zones	Revise development code				
G. Maintain quality and support development of a new manufactured home park	Revise development code; outreach to property owners and nonprofits	OHCS: partnership on preservation efforts		Partnership on preservation efforts	Owners of manufactured home parks: provide input
H. Increase development capacity of MFR dwellings	Revise development code		Provide input		
I. Implement the Multiple Unit Property Tax Exemption (MUPT) to support multifamily or affordable housing	Outreach, develop eligibility criteria, adoption, implementation, promotion	Taxing Districts: consider exemption approval	Provide input		
J. Preserve and improve existing low-cost, unregulated, rental housing	Develop program; funding; outreach & promotion	Ashland Housing Authority: provide input & materials; outreach		Partnership: provide input & materials; outreach	Property owners
K. Work with partners to support development of additional permanent supportive housing	Provide funding and development assistance opportunities	Jackson County: partnership to develop regional approach.		Service providers: identify and utilize funding and development assistance opportunities.	
L. Evaluate opportunities to improve energy efficiency and reduce GHG emissions during housing development	Evaluate opportunities; determine implementation steps and identify partners	Ashland Building Division: provide input	Provide input		Ashland Climate Policy Commission: provide input
Funding Sources					
M. Establish a Construction Excise Tax	Develop and implement plans		Provide input		Major employers, and the business community: provide input
N. Evaluate using Urban Renewal or other financing tools	Establish and partner w/Urban Renewal Agency	URA: Select projects; implement the Plan			Property owners
O. Identify additional funds to support the Affordable Housing Trust Fund	Evaluate new sources of funding, develop, and implement plan				Residents: provide input

Implementation Schedule

Actions	July 1 2023 through December 2023	2024	2025	2026	2027	2028	2029	2030	2031
A. Evaluate participating in or establishing a land bank.			Evaluate opportunities	Get policy direction from City Council	Implement				
B. Evaluate opportunities to participate in a land trust.		Evaluate opportunities	Get policy direction from City Council	Implement as opportunity arises					
C. Host educational events with the Housing and Human Services Commission		On-Going							
D. Develop an equitable housing plan	Develop Plan	Adopt	Implement						
E. Disallow SFD in High Density R-3 Zone				Develop Ordinance	Adopt	Implement			
F. Evaluate increasing allowances for residential dwellings in commercial and employment zones			Adopt	Implement					
G. Maintain quality and support development of a new manufactured home park	Begin Refining	Adopt	Implement						
H. Increase development capacity of MFR dwellings				Develop Ordinance	Adopt	Implement			
I. Implement the Multiple Unit Property Tax Exemption (MUPT) to support multifamily or affordable housing					Begin implementation on Steps	Adopt	Implement		
J. Preserve and improve existing low-cost, unregulated, rental housing			Evaluate programs	Get policy direction from City Council	Implement				
K. Work with partners to support development of additional permanent supportive housing		On-Going							
L. Evaluate opportunities to improve energy efficiency and reduce GHG emissions during housing development							Get policy direction from City Council	Implement	
M. Establish a Construction Excise Tax		Evaluate approach	Adopt	Implement					
N. Evaluate using Urban Renewal or other financing tools				Evaluate approach	Develop Plans	Adopt	Implement		
O. Identify additional funds to support the Affordable Housing Trust Fund		Evaluate new sources	City council to give policy direction	On-Going					

Recommendations

- Develop pre-approved plan sets for Middle Housing Typologies and Accessory Dwelling Units.
- Consider staff capacity for implementation of the HPS.



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Questions for the Planning Committee

- Do you have any questions about the information in the document?
- Are there any suggested changes to the HPS report?



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- City Council Study Session– March 7
- Planning Commission Hearing – April 11
- City Council Adoption Hearing – May 2



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Los Angeles



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Boise

FINDINGS

PA-T2-2023-00038
2308 Ashland Street

BEFORE THE PLANNING COMMISSION

March 14, 2023

IN THE MATTER OF PLANNING ACTION PA-T2-2023-00038 A)
 REQUEST FOR SITE DESIGN REVIEW APPROVAL TO MODERNIZE)
 AND EXPAND THE EXISTING LES SCHWAB TIRE FACILITY. THE)
 PROPOSAL INCLUDES REMODELING THE EXISTING)
 OVERHANG/WORK AREA AND REPLACING IT WITH A VESTIBULE)
 ADDITION AND NEW FAÇADE ENHANCING THE ASHLAND ST.)
 FRONTAGE. ADDITIONALLY, THE BREEZEWAY BETWEEN THE)
 TWO MAIN BUILDINGS IS PROPOSED TO ENCLOSE EXISTING)
 SPACE CREATING TWO NEW SERVICE BAYS AND ADDITIONAL)
 WAREHOUSE SPACE TO THE REAR.)
)
OWNER LES SCHWAB)
APPLICANT: MCA ARCHITECTURE)
)
 _____)

**FINDINGS,
CONCLUSIONS,
AND ORDERS.**

RECITALS:

- 1) Tax lots #200, 300, 400, and 1100 of Assessor’s Map 39-1E-14-BA has an address of 2308 Ashland Street. Together these four parcels are 2.35 acres and make up the Les Schwab Tire Center.
- 2) The Les Schwab Tire Center has been in existence since 1973 with major additions in 1980 and again in 2005.
- 3) All proposed development is on Tax lot #1100 which is located in the C-1 zoning district and is 1.0 acre in size.
- 4) The application proposes to modernize and expand the existing Les Schwab tire facility. The proposal includes remodeling the existing overhang/work area and replacing it with a vestibule addition and new façade enhancing the Ashland St. Frontage. Additionally, the breezeway between the two main buildings is proposed to be enclosed, creating two new service bays and additional warehouse space.
- 5) Because the proposal involves new commercial structure as well as modifications to the parking and circulation on the property Site Design Review is required.
- 6) The Planning Commission, following proper public notice, held a public hearing on February 14, 2022. Testimony was received, and exhibits were presented. No members of the public gave testimony either in favor or against.
- 7) The criteria of approval for a Site Design Review are described in Ashland Municipal Code

(AMC) 18.5.5.050 as follows:

- 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 or 2, 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.; or
 - 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.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, and Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS

2.1 The Planning Commission finds that AMC Title 18 Land Use regulates the development pattern envisioned by the Comprehensive Plan and to encourage efficient use of land resources

among other goals. When considering the decision to approve or deny an application the Planning Commission considers the application materials against the relevant approval criteria in the AMC.

2.2 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the Staff Report dated 2/7/23, public hearing testimony, and the exhibits received.

2.3 The Planning Commission finds that the application was deemed complete on January 19, 2023, and further finds that the notice for the public hearing was both posted at the frontage of the subject property and mailed to all property owners within 200-feet of the subject property on February 3, 2023, which was 11 days before the hearing.

2.4 The Planning Commission finds that the subject property is located within the C-1 zoning district and that Site Design Review is governed by AMC 18.5.2.

2.5 The approval criteria for Site Design Review are in Ashland Municipal Code (AMC) 18.5.2.050. The Planning Commission finds that there is substantial evidence in the record to make findings that each of the criteria have been met, as was explained in detail in the applicant's submittal, as well as the 2/7/23 Staff Report, and by their reference are incorporated herein as if set out in full.

2.5.1 The first approval criterion for Site Design Review is that *"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."* The Planning Commission notes that the subject property is located in the C-1 base zone, Detail Site Review overlay, and Pedestrian Places overlay zones. Commercial services, including automotive service centers are permitted outright in the C-1 zone. Along arterial streets, including Ashland Street, there is a required arterial setback of *"not less than 20 feet, or the width required to install sidewalk and park row improvements, consistent with the street standards in chapter 18.4.6, whichever is less."* In this instance, the building is existing and the addition is incorporated into the main volume of the building. The C-1 zone allows building heights of up to 40 feet. As proposed, the height of the building is effectively unchanged, with a small increase at the entry element. The highest part of the building is 19 feet. The Planning Commission finds that the base standards for the zone are met. Building orientation will be discussed under the paragraph 2.5.2 below.

2.5.2 The second approval criterion is that *"The proposal complies with applicable overlay zone requirements (part 18.3)."* The Planning commission notes that the property is located within the Detail Site Review overlay zone, Wildfire overlay, and the Pedestrian Places overlay zone. The Detail Site Review overlay triggers specific standards that apply as part of the Site Development and Design Standards in AMC 18.4.2.040.C. Compliance with these standards is addressed under the next approval criterion 2.5.3. The wildfire overlay covers the entire city and while the new construction is required to meet the requirements of the fuel modification area the Planning

Commission finds that the paved nature of the subject property addresses the requirements for fuel management and wildfire protections.. The Pedestrian Places overlay has two development standards that apply, stating that solar setbacks only apply if there is residential land to the north, and that outdoor paved spaces may be applied to meeting the required land scape area. The Planning Commission finds that there is no residential property to the north. The outdoor paved areas are addressed under 2.5.3 below.

2.5.3 The third approval criterion is that “*The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*” The application materials explain that building entrances is oriented to Ashland Street. The application explains that the building has multiple jogs and offsets, a new entry element with a new pedestrian access providing ADA access to the intersection. As mentioned in the previous approval criterion this new paved area contributes to the required landscape area. The Planning Commission further notes that the standards related to building orientation and scale allow the standards at AMC 18.4.2.040.B.1a-d are allowed to be waived when not accessed by pedestrians and finds that the service bays are not to be accessed by pedestrians. The Planning Commission notes that two of the existing street trees, on Ashland Street, in the northwest of the property are inappropriate, are in poor condition, and need to be removed. The Planning Commission adds as a condition of approval that these trees shall be replaced with appropriate trees selected from the Ashland Street Tree guide. The Planning commission notes that when considering redevelopment of existing non-conforming developments that site improvements shall be in proportion to the proposed development. The Planning Commission finds that when considering the project in its entirety that the new storefront and pedestrian access, and minimal landscaping improvements, and conditions of approval below meets this standard.

The Planning Commission notes that within the Detail Site Review Zone, properties are required to have a minimum 0.50 floor area ratio (F.A.R.). This means that the building’s floor area must be equal to at least one half of the lot area to meet the standard. The Planning Commission notes that as proposed, the additional enclosed building area increases F.A.R bringing the property further into conformance. Additionally, the Planning Commission notes that for properties greater than one-half acre, the Site Design and Development Standards provide that the Floor Area Ratio standard may be addressed with a “shadow plan” illustrating how the development could be intensified over time to meet the minimum F.A.R. The Planning Commission notes that the definition of the Floor Area Ratio (F.A.R.) as provided at AMC 18.6.1. is “*A schematic or conceptual design for future land development when a lot could be developed at a higher intensity. A shadow plan demonstrates that the proposed development will not impede the future use of the lot to be fully developed to the required building intensity standards (i.e., Floor Area Ratio), and that the proposed development has been planned to prevent piecemeal and uncoordinated development.*” The Planning commission finds that the shadow plan satisfies this requirement.

The Planning Commission notes that there are two primary exceptions requested to the Site Design Standards; 1) Location of the parking between the roadway and the building

and 2) the number of parking spaces. These exceptions will address these exceptions in the fifth approval criteria in 2.5.5.

2.5.4 The fourth criterion for approval is that *“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.”* The Planning Commission finds that the property is fully developed and served with all franchise utilities and that the enclosure of the existing space will have no greater impact on water, sewer, electrical, or storm drain than is presently existing.

The Planning Commission notes that the future improvements to Tolman Creek Road require additional Right-of-Way. The Planning Commission notes that improvement would require ROW dedication on the opposite side of the street those full improvements are not possible at this time. The Planning commission finds that the Right-of-Way dedication of seven- and one-half feet on the western property frontage meets the applicants obligation and will not require any improvements other than what the applicant has proposed.

2.5.5 The final approval criterion relates to the for exceptions to specific standards requested, in this case building setback and number of parking spaces. The applicable criteria are as follows *“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.”*

The Planning Commission finds that the location of the existing building creates a demonstrable difficulty in meeting the required setbacks, and further finds that the removal of the external auto work area, to be relocated into the new service bays, reduces the impact on the street scape. The Planning Commission notes that the non-conforming nature of the building location dates back to the initial construction in 1972.

The Planning Commission notes that the application proposes a total of 41 spaces (presently there are 36). The Planning Commission determined that the code requires 35 parking spaces and allows for up to 110% of the parking space allowance to be provided, which would be 38. The Planning Commission finds that the exception request is for three additional parking spaces and notes that there is no increase in paved areas. The Planning Commission finds that the vehicle centric nature of the business make it reasonable that some amount of surplus parking is required for vehicle staging and the drop off and pick up of vehicles being serviced.

The Planning Commission notes that AMC 18.2.3.050 provides special use standards for Auto and Truck repair facilities: *“All cars and trucks associated with an automobile or truck repair facility shall be screened from view from the public right-of-way by a total*

sight-obscuring fence.”

The Planning Commission notes that in the present application the applicant has proposed a two-foot screening element. The Planning Commission further notes that the project is several feet above the adjacent sidewalk. The Planning Commission finds that a hedge three feet in height continuous along the entire Ashland St. Frontage would satisfy this requirement. A condition of approval to that affect has been included below.

2.5 After the close of the public hearing the Planning Commission deliberated and approved the application subject to the conditions of approval in the staff report as well as two additional conditions of approval:

- a. That the two existing ponderosa pine street trees located on Ashland St. be removed and replaced with an appropriate street tree selected from the Ashland Street Tree guide.
- b. That a continuous evergreen sight obscuring hedge, three feet in height, be installed and maintained the length of the Ashland St. frontage to screen parking areas between the ROW and the building.

2.6 The Planning Commission finds that with the conditions of approval included in the decision, the proposal satisfies the applicable approval criteria.

SECTION 3. DECISION

3.1 Based on the record of the Public Hearings on this matter, the Planning Commission concludes that the request for Site Design Review is supported by evidence contained within the whole record with the conditions of approval below:

- 1) That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) The westerly seven-and-one-half-feet of the property shall be dedicated as public street right-of-way in such a manner and document as deemed appropriate by the Public Works Engineering Division and Staff Advisor.
- 3) That the property owner shall sign in favor of local improvement districts for the future street improvements, including but not limited to park-row and sidewalks, for the Tolman Creek Road intersection.
- 4) That the plans submitted for the building permit shall be in conformance with those approved as part of this application. If the plans submitted for the building permit are not in conformance with those approved as part of this application, an application to modify this Site Design Review approval shall be submitted and approved prior to the issuance of a building permit.
- 5) That prior to the installation of any signage, a sign permit shall be obtained. All signage shall meet the requirements of the Sign Ordinance (AMC 18.4.7).
- 6) That all requirements of the Fire Department shall be satisfactorily addressed, including approved addressing (OFC 505); commercial fire apparatus access including angle of

approach and any necessary fire apparatus or shared access easements (OFC 503.2.8); limitations on the installation of gates or fences; fire flow (OFC Appendix B, Table B105.1); fire hydrant clearance; fire department connection (FDC); a Knox key box; and fire sprinklers where required for mixed-use buildings or due to access constraints.

- 7) That mechanical equipment shall be screened from view from surrounding rights-of-way, and the location and screening of all mechanical equipment shall be detailed on the building permit submittals.
- 8) That prior to the installation of stairs, parking, or utility infrastructure within the public alley right-of-way, an encroachment permit from the Ashland Public Works Department shall be obtained. A final revised site plan illustrating the placement of these proposed improvements shall be provide for the review and approval of the Public Works/Engineering Department and Staff Advisor prior to the issuance of an encroachment permit.
- 9) That the two existing ponderosa pine street trees located on Ashland St. be removed and replaced with an appropriate street tree selected from the Ashland Street Tree guide.
- 10) That a continuous evergreen sight obscuring hedge, three feet in height, be installed and maintained the length of the Ashland St. frontage to screen parking areas between the ROW and the building.
- 11) That building permit submittals shall include:
 - a) The identification of exterior building materials and paint colors for the review and approval of the Staff Advisor. Colors and materials shall be consistent with those approved in the application
 - b) Final revised Site, Landscape and Irrigation plans shall be provided for the review and approval of the Staff Advisor with the building permit submittals.
- 12) That prior to the final approval of the project or issuance of a certificate of occupancy:
 - a) That all hardscaping and landscaping improvements including plaza spaces, landscaping, and the irrigation system shall be installed according to the approved plan, inspected, and approved by the Staff Advisor. Replacement trees to mitigate the trees removed shall be planted and irrigated according to the approved plan.
 - b) That all exterior lighting shall be directed on the property and shall not directly illuminate adjacent residential proprieties.

Planning Commission Approval

Date

TYPE II PUBLIC HEARING

PA-T2-2023-00039
440 Granite St

NOTICE OF APPLICATION

PLANNING ACTION: PA-T2-2023-00039

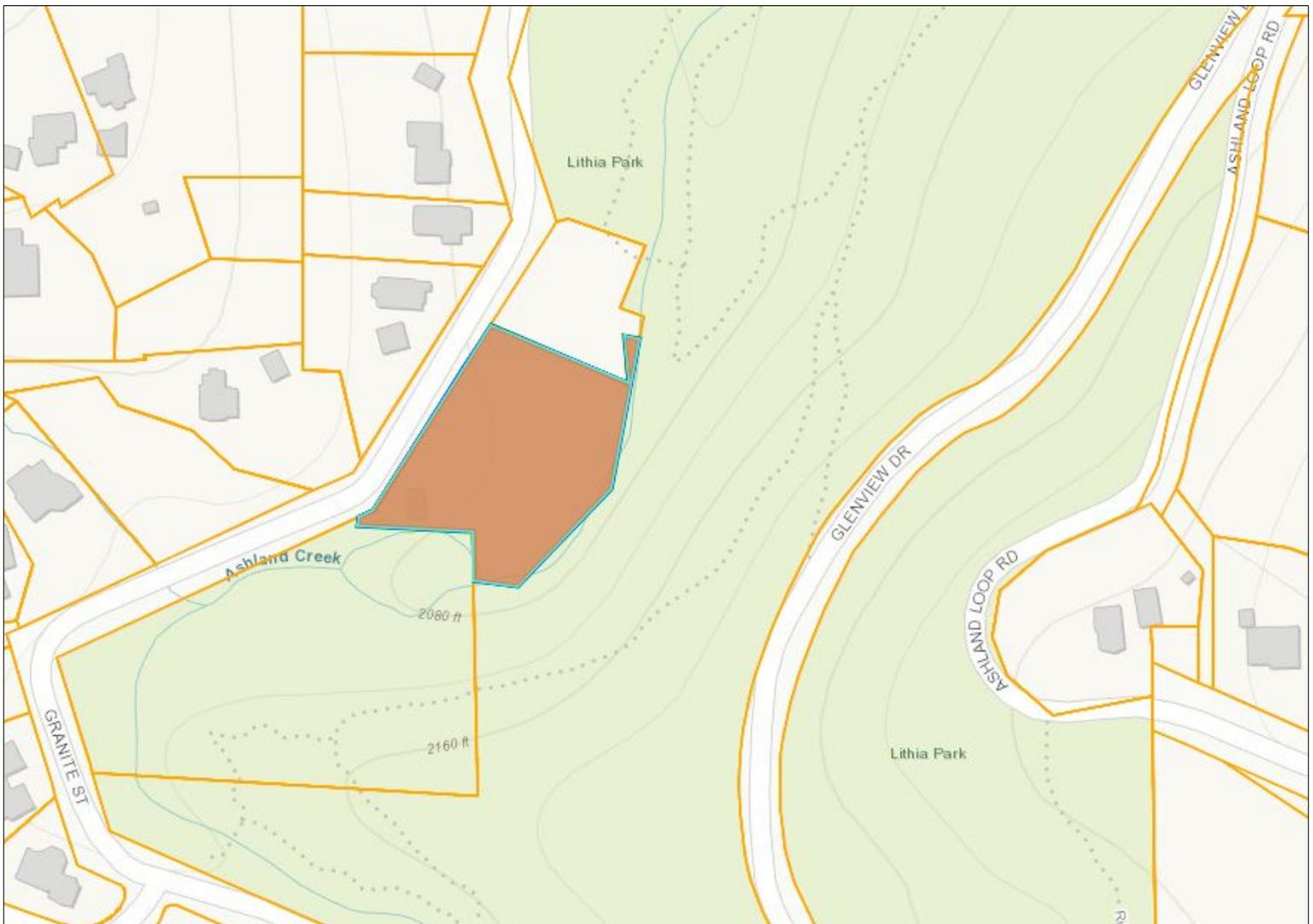
SUBJECT PROPERTY: 440 Granite St.

OWNER/APPLICANT: Jordan Willing/Rogue Development Services

DESCRIPTION: A request for planning approval to construct a new single family home on a non-conforming lot. The planning action requires both a Water Resource Protection Zone (WRPZ) Reduction and a Variance to exceed seven-percent lot coverage.

COMPREHENSIVE PLAN DESIGNATION: WR; **ZONING:** Woodland Residential; **MAP:** 39-1E-16-BB; **TAX LOT:** 1300.

ASHLAND PLANNING COMMISSION MEETING: *Tuesday, March 14, 2023 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900

Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker 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.

During the Public Hearing, the Chair shall 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.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson at 541-552-2052 / Aaron.Anderson@ashland.or.us

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).

WATER RESOURCE PROTECTION ZONE REDUCTIONS

18.3.11.070

A Water Resource Protection Zone may be reduced by up to 25 percent through a Type I procedure in 18.5.1.050, and by greater than 25 percent and up to 50 percent through a Type II procedure in section 18.5.1.060 if the proposal meets all of the following criteria.

- A. The proposed use or activity is designed to avoid intrusion into the Water Resource Protection Zone through the use of up to a 50 percent reduction of any dimensional standards (e.g., required front, side and rear yard setbacks; required distance between buildings) to permit development as far outside or upland of the Water Resource Protection Zone as possible. Such adjustment to any applicable dimensional standards shall be reviewed as part of the requested reduction, and shall not be subject to a separate Variance application under chapter 18.5.5 Variances. Reductions to dimensional standards may not be used to reduce required Solar Access setbacks without evidence of agreement by the effected property owner(s) to the north through a concurrent Solar Access Variance application as described in chapter 18.4.8 Solar Access.
- B. The alteration of the Water Resource Protection Zone is the minimum necessary to efficiently perform the proposed activity and/or use. The proposed development shall minimize disturbance to the Water Resource Protection Zone by utilizing the following design options to minimize or reduce impacts of development.
 1. Multi-story construction shall be considered.
 2. Parking spaces shall be minimized to no more than that required as a minimum for the use.
 3. Pavement shall be minimized, and all pavement used shall be installed and maintained in a porous solid surface paving material.
 4. Engineering solutions shall be used to minimize additional grading and/or fill.
- C. The application demonstrates that equal or better protection for identified resources will be ensured through restoration, enhancement, and mitigation measures. The structures, functions, and values of the Water Resource will be restored through the implementation of a restoration and enhancement strategy set forth in a mitigation plan prepared in accordance with the standards and requirements described in section 18.3.11.110 Mitigation Requirements.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



- D. Long term conservation, management, and maintenance of the Water Resource Protection Zone shall be ensured through preparation and recordation of a management plan as described in subsection 18.3.11.110.C, except a management plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

VARIANCE

18.5.5.050

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
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DRAFT

**ASHLAND PLANNING DEPARTMENT
STAFF REPORT**

Before the Planning Commission - March 14, 2023

PLANNING ACTION: PA-T2-2023-00039
OWNER: Jordon Willing
APPLICANT: Rouge Development Services

LOCATION: 404 Granite Street
ZONE DESIGNATION: WR (Woodland Residential)
COMP. PLAN DESIGNATION: Woodland

ORDINANCE REFERENCES: 18.2.5 Standards for Residential Zones
18.3.11 Water Resource Protection Zone
18.5.5 Variances

SUBMITTAL DATE: January 24, 2023
DEEMED COMPLETE DATE: January 27, 2023
HEARING DATE: March 14, 2023
120-DAY DEADLINE: May 24, 2023

REQUEST: A request for Water Resource Protection Zone (WRPZ) reduction and a [Type-2] Variance to lot-coverage to allow for the construction of a new single-family home.

I. Relevant Facts

Subject Property

The subject property is a non-conforming lot with regard to minimum lot size (0.87 acres where two acres is the minimum) and is located in the Woodland Residential (WR) zoning district. The subject property is the only private property on the east side of Granite Street as it is entirely surrounded by Lithia Park.

Granite Street has a forty-foot Right-of-Way which is only improved with curbs which run close to the western property line of the property. Ashland Creek runs along the eastern property line. The property is in the Special Flood Hazard Area (zone A) but has received a Letter of Map Amendment (LOMA) removing much of the property from the regulated flood zone. Ashland Creek also has a regulated Water Resource



Protection Zone (WRPZ) that extends 50' from the top of the bank. The property was previously developed with a two-story single-family residence (shown at right) which the county assessor records indicate was constructed in 1915. A demolition permit was applied for in 2009 to remove the home and was finally removed in 2011. Additionally, the property also has two historic accessory buildings a small 'Mill House' and studio building along with extensive decomposed granite walkways.



The WR zone has a very limited allowance for lot coverage of only seven-percent. In the present case the existing accessory buildings, walkways, and other hardscape on site already calculated at 33% lot coverage.

Lot Coverage

A note on Lot Coverage; The Land Use Ordinance defines lot coverage as follows:

Coverage, Lot or Site. The total area of a lot covered by buildings, parking areas, driveways, and other solid surfaces **that will not allow natural water infiltration to the soil.** Landscaping, including living plants, vegetative ground cover, and mulch, which allows natural soil characteristics and water infiltration and retention is not considered lot or site coverage. [emphasis added]

In practice when administering lot coverage, the '*natural water infiltration test,*' has been applied in a strict manner. This includes gravel parking areas, compacted DG and essentially anything that is not landscaping. The logic has been twofold: 1) over time with compaction and the addition of fine material the permeability of gravel surfaces will become subject to sheet flow and pooling, and 2) very often gravel pads have a way of becoming paved. While it is true that depending on the porosity and void ratio some gravel mixtures will maintain an appropriate level of infiltration, in Staff's assessment without a geo-grid or other engineered product it is correct to consider gravel areas as impervious and therefore as lot coverage.

Background

The earliest existing zoning map is dated 1984 and shows the subject property zoned as woodland residential. Woodland residential has a minimum lot size of two acres. The property appears to have been created by deed in 1953 which was a legal way to convey property at the time. The property has been in its present size/shape from the adoption of zoning regulations making the lot legally non-conforming with regard to its size.

In 2009, the then owner of the property, in preparation for the development of a new single-family home, applied for a demolition permit. On March 19, 2009, demolition permit approved for the removal of a 3,502 sq ft. residence (PL-2009-00333). Then in July of 2009 a Letter of

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Map Amendment (LOMA) (#09-10-0622A) was approved by the Federal Emergency Management Agency (FEMA). The effect of the LOMA was to establish a Base Flood Elevation (BFE) for the subject property and remove most of the upland portion of the property from the regulated SFHA.

In November of 2009 both the demolition permit (Demo-2009-01474) and building permit for the new single-family home (SFR BD-2009-01375) were issued. At the time the proposed residence was replacing the one to be demolished so lot-coverage was not addressed. While the permits were issued in 2009 the actual removal of the home did not happen until 2011, and construction of the proposed residence never began. Finally, it should be noted that during the forgoing the Water Resource Protection Zone (WRPZ) had not yet been adopted as that did not occur until December of 2009.

Proposal

The request is to construct a new single family home. The proposed lot coverage exceeds the allowed 7% so a variance is required. The design of the home also encroaches slightly into the upland portion of the Water Resource Protection Zone so concurrent with the variance a reduction to the WRPZ is being requested as allowed per AMC 18.3.11.070.

II. Discussion

Conditional Use Permit (CUP) for Nonconforming Development

The Land Use Ordinance at AMC 18.4.4.040 allows for a Nonconforming Development to be enlarged or altered subject to a Conditional Use Permit (CUP). The applicant, out of an abundance of caution, has also provided findings in their application which address the approval criteria for a CUP to alter ‘a nonconforming development’.^{*} It is reasonable that in referencing definition for ‘development’[†] in the Land Use Ordinance one could argue that at present the “development” at the subject property is nonconforming due to the existing ‘graveled areas’ exceeding lot coverage allowances. That said, it is Staff’s assessment that the proper remedy to the lot coverage is a variance rather than a CUP. This determination is for the following reasons:

- 1) The previous development (the home) was removed in 2011 and the current proposal would maintain existing coverage without proposing removal of existing pathways or other ‘graveled areas to reduce the excess coverage as could be conditioned through a CUP process., and
- 2) In order to be considered nonconforming development, a development need have been developed in a legal manner consistent with code requirements in place at the time of development, and subsequently become out of compliance due a change in the code. As the installation of decomposed granite pathways did not require permitting, neither the

^{*} Nonconforming Development. An element of a development, such as lot area, setback, height, lot coverage, landscaping, sidewalk, or parking area, or lack thereof, that was created in conformance with development regulations but subsequently, due to a change in the zone or applicable code standards, is no longer in conformance with the current applicable development regulations.

[†] Development. All improvements on a site, including alterations to land and new or remodeled structures, parking and loading areas, landscaping, paved or gravelled areas, and areas devoted to exterior display, storage, or activities.

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City nor the applicant has a clear record that the lot non-conformity in relation to lot coverage proceeds the establishment of the 7% Lot coverage requirement for the WR zone, or were in place prior to the 1984 zoning map showing this property as being WR zoned. Therefore, as discussed at the pre-application the only planning actions required for the present proposal is for a WRPZ reduction and a variance to lot coverage.

As such Staff will not address the CUP/non-conforming development components of the applicants’ findings further as the approval of a variance as also requested by the applicant resolves the issue of expansion of lot coverage and encroachment into the WRPZ proposed.

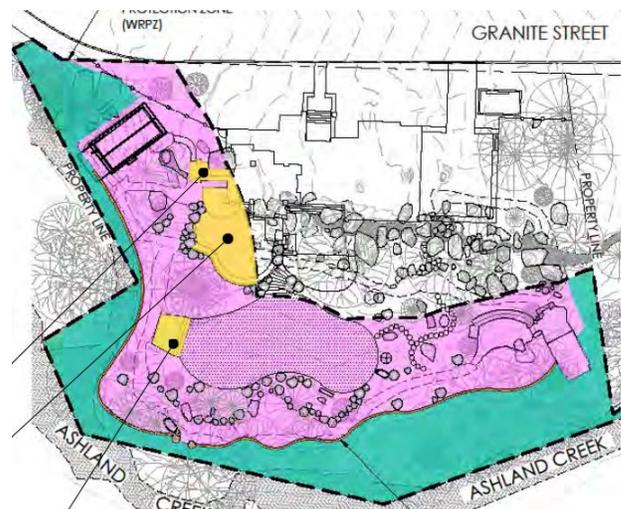
Variance - Lot Coverage

As mentioned above the present lot coverage far exceeds the amount allowed for in the zone, and the applicant notes that when the project is complete the lot coverage will actually be slightly less than it is currently. Staff believes that the WR zone designation on a legally non-conforming undersized lot presents a unique physical circumstance that the code did not anticipate. Staff notes that a great deal of the present lot coverage is a hard gravel area is where the previous building footprint existed. Staff further notes that the 0.87-acre property only has an allowed lot coverage of only 2653 sq. ft. of which 984 sq. feet are already impervious building footprints. Staff further notes that when considering the 2 buildings, seating area, and utility vault that would only leave 1669 sq. feet of remaining lot coverage if all the walkways were removed or decommissioned. Staff notes that based on numerous geological studies done in the area that the primary soil locally is decomposed granite. Given this natural soil type it is reasonable to presume the infiltration of water along these improved pathways is similar to that of naturally occurring exposed decomposed granite. In Staff’s assessment the variance to lot coverage proposed is the minimum necessary and the proposed development of the home and retention of the existing pathways will have minimal adverse impact upon adjacent properties. Staff would note that the present state of the property pre-dates the applicant’s proposal and ownership of the property. Staff finds therefore that the need for the variance was not self-imposed. Staff concludes that findings can be prepared showing how all the required criteria of approval for a Variance have been satisfied.

Water Resource Protection Zone

As noted at the outset during the 2009 demolition and building permit approval the Water Resource Protection Zone (WRPZ) had yet to be adopted. The WRPZ adopted stream bank protection zones with different buffers depending on the nature of the waterway. In the present application that requires a 50feet buffer upland from the top of the bank. For the subject property nearly 60% of the lot is encumbered with the WRPZ.

Shown at right is a graphic from the application showing the property and the area that is affected with the WRPZ; the areas highlighted in yellow indicate where proposed development is located.



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The standard for approval is that through the use of a “reduction of any dimension standards” the intrusion has been limited. In the present case the applicant has proposed a standard front yard setback of fifteen-feet, but the right-of-way is presently only forty-feet where forty-seven is the standard. If ROW dedication were required, or installation of sidewalks were to occur the front yard setback would be considerably less. As staff understands the application the dimensional standard that is being reduced is effectively the ROW width to prevent the house from being too close to the curb line. Additional staff feels it is important with the current application to consider the nature of the past development of the area of encroachment, which is largely packed DG from the completion of the previous demolition and lack and riparian on natural resources that require protection. Staff believes that when viewed in its totality the encroachments are minimal, and the nature of the area lacks riparian qualities to be protected based on the previous development.

Public Notice

Notice of the March 14th public hearing was mailed to all properties within 200 feet of the subject property as well as a physical notice posted along the frontage of the property on March 1, 2023, thirteen days prior to the hearing. The notice included a staff contact name and phone number and email. At the time of this writing no public comment was received either in favor or against.

III. Burden of Proof

The criteria for a Water Resource Protection Zone Reduction approval are detailed in AMC 18.3.11.070 as follows:

18.3.11.070 Water Resource Protection Zone Reductions - A Water Resource Protection Zone may be reduced by up to 25 percent through a Type I procedure in [18.5.1.050](#), and by greater than 25 percent and up to 50 percent through a Type II procedure in section [18.5.1.060](#) if the proposal meets all of the following criteria.

- A. The proposed use or activity is designed to avoid intrusion into the Water Resource Protection Zone through the use of up to a 50 percent reduction of any dimensional standards (e.g., required front, side and rear yard setbacks; required distance between buildings) to permit development as far outside or upland of the Water Resource Protection Zone as possible. * * *
- B. The alteration of the Water Resource Protection Zone is the minimum necessary to efficiently perform the proposed activity and/or use. The proposed development shall minimize disturbance to the Water Resource Protection Zone by utilizing the following design options to minimize or reduce impacts of development.
 - 1. Multi-story construction shall be considered.
 - 2. Parking spaces shall be minimized to no more than that required as a minimum for the use.
 - 3. Pavement shall be minimized, and all pavement used shall be installed and maintained in a porous solid surface paving material.
 - 4. Engineering solutions shall be used to minimize additional grading and/or fill.
- C. The application demonstrates that equal or better protection for identified resources will be ensured through restoration, enhancement, and mitigation measures. The

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structures, functions, and values of the Water Resource will be restored through the implementation of a restoration and enhancement strategy set forth in a mitigation plan prepared in accordance with the standards and requirements described in section [18.3.11.110](#) Mitigation Requirements.

D. Long term conservation, management, and maintenance of the Water Resource Protection Zone shall be ensured through preparation and recordation of a management plan as described in subsection [18.3.11.110.C](#), except a management plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

The criteria for a Variance approval are detailed in AMC 18.5.5.050 as follows:

18.5.5.050 Approval Criteria

A. The approval authority through a Type I or Type II procedure, as applicable, may approve a variance upon finding that it meets all of the following criteria.

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.

B. In granting a variance, the approval authority may impose conditions similar to those provided for conditional uses to protect the best interests of the surrounding property and property owners, the neighborhood, or the City as a whole.

The applicants have submitted a complete set of Findings addressing these approval criteria to the Planning Department to demonstrate compliance with the applicable approval standards for the proposed development and by their reference are incorporated herein as if set out in full.

IV. Conclusions and Recommendations

In staff's assessment, the application with the conditions of approval listed below, would comply with all applicable City Ordinances. Therefore, Staff recommends that the planning Commission approve the application with the suggested conditions of approval below.

- 1) That all proposals of the applicant including proposed conservation, erosion control and pollution control measures shall be conditions of approval unless otherwise modified herein.
- 2) The plans submitted for the building permit shall be in substantial conformance with those approved as part of this application.
- 3) The applicant shall obtain necessary inspection approvals for all conservation, pollution control and erosion control measures.



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

ZONING PERMIT APPLICATION

FILE # PA-T2-2023-00039

DESCRIPTION OF PROJECT _____

DESCRIPTION OF PROPERTY _____ Pursuing LEED® Certification? YES NO

Street Address _____

Assessor's Map No. 39 1E _____ Tax Lot(s) _____

Zoning _____ Comp Plan Designation _____

APPLICANT

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

PROPERTY OWNER

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) *that I produced sufficient factual evidence at the hearing to support this request;*
- 2) *that the findings of fact furnished justifies the granting of the request;*
- 3) *that the findings of fact furnished by me are adequate; and further*
- 4) *that all structures or improvements are properly located on the ground.*

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Amy Junter
 Applicant's Signature

_____ Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

_____ Property Owner's Signature (required)

_____ Date

[To be completed by City Staff]

Date Received 1.25.2023 Zoning Permit Type Type II Filing Fee \$ _____

OVER ►►

ZONING PERMIT SUBMITTAL REQUIREMENTS

- APPLICATION FORM must be completed and signed by both applicant and property owner.
- PLANNING FEES FORM must be completed and signed by both applicant and property owner.
- FINDINGS OF FACT – Respond to the appropriate zoning requirements in the form of factual statements or findings of fact and supported by evidence. List the findings criteria and the evidence that supports it. Include information necessary to address all issues detailed in the Pre-Application Comment document.
- TRUE SCALE PDF DRAWINGS – Standard scale and formatted to print no larger than 11x17 inches. Include site plan, building elevations, parking and landscape details.
- FEE (Check, Charge or Cash)
- LEED® CERTIFICATION (*optional*) – Applicant's wishing to receive priority planning action processing shall provide the following documentation with the application demonstrating the completion of the following steps:
 - Hiring and retaining a LEED® Accredited Professional as part of the project team throughout design and construction of the project; and
 - The LEED® checklist indicating the credits that will be pursued.

NOTE:

- Applications are accepted on a first come, first served basis.
- Applications will not be accepted without a complete application form signed by the applicant(s) AND property owner(s), all required materials and full payment.
- All applications received are reviewed for completeness by staff within 30 days from application date in accordance with ORS 227.178.
- The first fifteen COMPLETE applications submitted are processed at the next available Planning Commission meeting. (Planning Commission meetings include the Hearings Board, which meets at 1:30 pm, or the full Planning Commission, which meets at 7:00 pm on the second Tuesday of each month. Meetings are held at the City Council Chambers at 1175 East Main St).
- A notice of the project request will be sent to neighboring properties for their comments or concerns.
- If applicable, the application will also be reviewed by the Tree and/or Historic Commissions.

Willing Family Residence

440 Granite Street

Water Resource Protection Zone Reduction of less than 25 percent
Conditional Use Permit for Non-Conforming Situations
Variance to Lot Coverage



Subject Property

Address: 440 Granite Street
Map & Tax Lot: 39 1E 16BB; 1300
Parcel Area: .87 acres – 37,902 square feet in area
Comprehensive Plan Designation: Woodland Residential (WR)
Zoning: Woodland Residential (WR)
Adjacent Zones: Single Family Residential (R-1-10)
Rural Residential (RR-.5)
Woodland Residential (WR)
Overlay Zones: Water Resource Protection Zone for Ashland Creek
Wildfire Lands overlay

Property Owner: Jordan M. Willing
621 Morton Street
Ashland, OR 97520

Landscape Architecture: Terrain Landscape Architecture
310 Oak Street, Unit #3
Ashland, OR 97520

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

Request:

A request to allow for the construction of a single residence on the non-conforming Woodland Residential parcel located at 440 Granite Street. A conditional use permit is required to alter the existing non-conforming development. A Water Resource Protection Zone, Limited Activities Permit is requested for encroachment into the Water Resource Protection Zone. The requested development seeks a variance to reduce the existing coverage which exceeds the maximum allowed seven percent lot coverage.

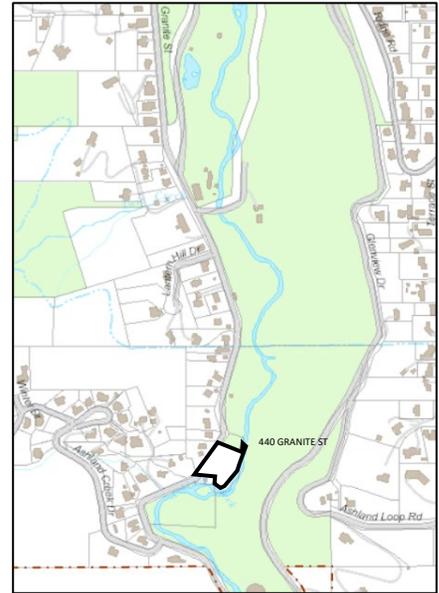


Property Description:

The subject property is 39 1E 16BB, Tax Lot 1300 located at 440 Granite Street. The property is on the east side of Granite Street. The property is adjacent to Ashland Creek on the southern and eastern property boundaries. Parcels owned by the city of Ashland and part of Lithia Park border the property on the south, east and north sides.

The subject property of land is described in Instrument No. 90-16576 of the Official Records of Jackson County, Oregon. The property consists of a portion of the Missouri E. Allen tract recorded on August 9, 1923, in Vol. 145, Pg. 465. The subject property appears on the first platted maps of Ashland and was the J. Dennis Tract.

The parcel is a legal, non-conforming, lot of record. The parcel is 37,902 square feet in area (.87 acre). The minimum lot area in the Woodland Residential (WR) zone is 87,120 square feet in area (two (2) acres). The parcels area is 56.5 percent smaller than the minimum required lot area.



According to the Jackson County Assessors’ records of the property, and the previously approved demolition permit (BD-2009-01474), the property was occupied by a 3,734 square foot, two story residence with attached, 400 square foot garage. The 4,134 square foot residence was constructed in 1915 with additions in the 1950s and 1960s.

The structure had a 2,366 square foot footprint, including a 400 square foot garage, 716 square feet of porch and deck area, and 400 square foot concrete patio. An 850 square foot driveway and walkway to the front entry were also present. This 4,732 square foot area was scraped from the site beginning in early 2011 and concluding later that year.

There are accessory structures on the property that remained following the removal of the single-family residence. These include a 221 square foot studio structure on the north side of the property, and a 458 square foot historical mill house which was reconstructed a little over four years ago after being damaged by a fallen tree. There is a 109 square foot area of concrete bench and seating area and a 196 square foot below-grade utility vault. In addition to the 984 square foot area of the structures on the property, there are existing extensive decomposed granite walkways and gravel parking area. These areas of decomposed granite walkway, driveway/parking area, and gravel pad area accounts for 11,649 square feet of lot coverage.

The existing site coverage as calculated by the current standards accounts for more than 12,633 square feet, 33.3 percent of the lot area. The existing site coverage is non-conforming development because maximum coverage in the WR zone is seven percent (2,653.3 square feet).

Note: The demolition permit documents do not account for all of the surfaces that are now considered coverage, specifically, the previous driveway, the previous deck areas, the existing gravel surface



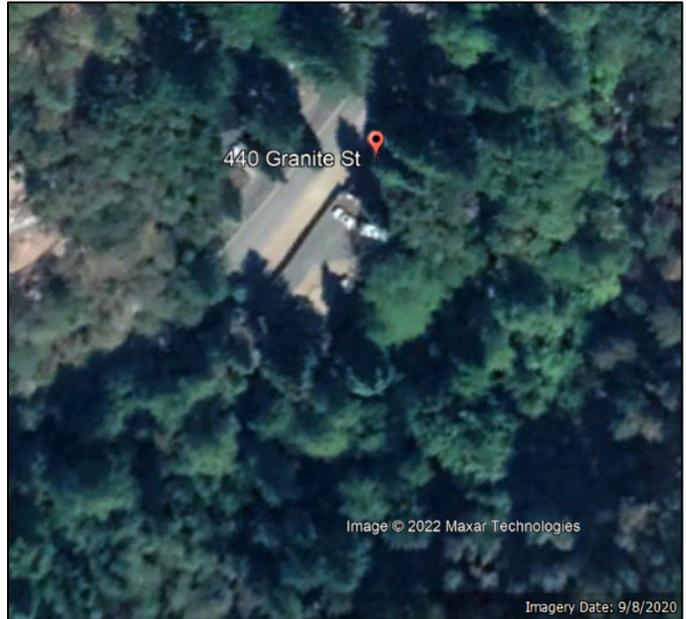
walkways, sand set patios, etc., were not included in the calculations, thus a lower coverage calculation provided on the forms. Again in 2017 with the preapplication conference for site redevelopment, the same or similar numbers of coverage were provided by the property owners agents. The current property owner purchased the property late 2019 with the intention of redeveloping the site to similar intensity of single-family home development as what was on site, what is existing on site as coverage and what is existing in the vicinity.

A large, manicured landscape yard area is present between the structure area landscaped a variety of large boulders rock outcroppings, rock walls, a pond, and a man-made diversion ditch for irrigation which bisects the property and connects to Lithia Park. This diversion ditch irrigates mature landscape trees and vegetation to the north of the property within the park.

The property is bordered on the east and south property lines by Ashland Creek. Ashland Creek is a local stream that has FEMA floodplain and a 50-foot from top of bank riparian buffer zone, also known as the Water Resource Protection Zone (WRPZ). The WRPZ extends substantially into the property and encompasses the existing structures, decks, footbridges, the landscape retaining walls, the outdoor seating area, the extensive landscaped planter areas and the lawn area. The WRPZ area of the property is 23,052 square feet. The WRPZ area covers 60 percent of the property area.

The property had a FEMA Letter of Map Amendment (LOMA) approved in the early 2000s which largely removed the property from the FEMA 100-year floodplain. No development is proposed within the floodplain area.

There are numerous trees on the property. There are conifer trees such as Redwood, Pine and Fir trees on the north side of the property and near Granite Street. There are birch trees along the ditch, another conifer stand, and numerous alder and maple trees on the south and east sides of the property nearer the creek.



Proposal:

The proposal is to construct a replacement residence on the partially vacant, legal, non-conforming property with a new residence and outdoor area that has similar lot coverage, and areas of disturbance in the Water Resource Protection Zone. The residence and be a great addition in the residential neighborhood, replacing the use of the property as a primary residence for a local, business owning family.

The proposed construction alters the existing, non-conforming development on the non-conforming lot which requires a Conditional Use Permit and approval of building permits.

The existing coverage is 12,633 square feet. The proposed 11,112 square feet of coverage is an overall reduction. The proposed coverage exceeds the allowed 2,653.3 square feet of coverage, requiring a variance to lot coverage.

The proposed redevelopment of the site encroaches into the 23,052 square foot of WRPZ portion of the property. Between the existing encroachments, and proposed encroachments, there is 15.32 percent of the WRPZ affected by the proposed site development. The areas of 'new' encroachment include areas of existing encroachments from removed decks, graded areas, lawn areas, pathways and seating areas. The two existing structures on the site, the millhouse and the studio are both within the WRPZ.

With the proposal, the manicured lawn and maintenance intense landscape areas are to be reduced in area and replaced with more native vegetation. An arbor structure is proposed for a swing which is a new feature. The goal of the proposal is to encroach only into the areas of previous encroachments and to overall reduce the area that requires intensive maintenance such as lawns and manicured flower beds from the WRPZ. For example, the large green lawn areas nearer the creek is proposed to be reduced in area and the proposed pool and patio area adjacent to the residence encroachment is within the previous deck and landscape area near the residence.

This property has a well-defined landscaped yard area that extended from the rear of the previous house and the large decks with gravel paths connecting yard area to the mill house, the irrigation ditch and pond to the creek, outdoor seating area and the studio structure. Along the creek there is a rock wall that defined the boundary between the landscaped edge of the 'back yard' and the banks of Ashland Creek. The yard area has large diameter cedars, pines and redwoods.

Along the north side of the property, north of the studio and continuing east along the creek, wrapping around the southern portion of the property and around the mill house structure, is a clearly defined riparian area adjacent to the creek. The vegetation in this area includes large diameter maples and alders. The ground covers include viburnum, blackberry, snowberry, and sword ferns.

There is a stand of conifer trees near Granite Street and north of the building area that are outside of the WRPZ. An 18-inch DBH Douglas Fir tree and a 9-inch DBH Redwood tree are proposed for removal to accommodate the driveway. The removal of these trees exempt because the property is not vacant



of structures and the trees are outside of the regulated areas. The remaining trees are to be protected and a tree protection plan has been provided. Additionally, that plan incorporates an erosion control plan to address any erosion concerns towards the creek.

When the property was created and originally developed more than 100 years ago, a residence was built and a large landscaped areas and a backyard leading right to the creek was constructed. There were additions, modifications and intensification of use of the beautiful, secluded, creekside property. The areas of encroachment occur within the footprint of the historical, site developments. The proposed site development results in less coverage than existing. The existing and proposed encroachments in the Water Resource Protection Zone are similar to the improvements within Lithia Park, the Calle Guanajuato, and Bluebird Park. The proposed residential development and the limited, new encroachment area provides for improvement and enhancement to the Water Resource Protection Zone area with new plant materials that are appropriate for the area. There is no loss in riparian area plant material or trees.

The proposal is similar is size, scale, mass and coverage as the other conforming and non-conforming properties in the vicinity of the site. The approval of this request allows for the redevelopment of a non-conforming property with a beautiful, architecturally pleasing and neighborhood compatible home.

On the following pages are findings addressing Non-conforming Situations, Conditional Use Permit, Variance to Lot Coverage, and Water Resource Protection Zone Reduction criteria for the requested development of the replacement single family residence.

Thank you for your consideration.

Amy Gunter

Amy Gunter
Rogue Planning & Development Services



Findings Addressing the Criteria from Ashland Municipal Code (AMC)

AMC 18.1.4. - Non-Conforming Situations

Chapter 18.1.4 contains standards and procedures for the continuation of uses, structures, developments and lots that are lawfully established but do not comply with current ordinance standards (“nonconforming situations”). The chapter is intended to protect public health, safety, and general welfare, while allowing reasonable use of private property. Nonconforming situations are not necessarily considered a negative influence on a neighborhood; rather the benefits of continuing a nonconformity should be weighed against impacts to the neighborhood. The chapter contains four sections as follows:

A. Nonconforming uses (e.g., commercial use in a residential zone) are subject to section 18.1.4.020;

Finding:

Not applicable. The allowed use is residential.

B. Nonconforming structures (e.g., structure does not meet setback standards) are subject to section 18.1.4.030;

Finding:

Not applicable.

C. Nonconforming developments (e.g., site does not meet landscaping standards) are subject to section 18.1.4.040;

Finding:

The existing site development includes structures, the utility vault, the other lot coverages created by the graveled areas that remained on the property following the removal of the residence and associated residential development components, the existing structures, the utility vault lid and the decomposed granite walkways, the rock lined irrigation channel, the benches, sand set patios, and other site improvements that are considered lot coverage under the definition of the Ashland Municipal Code 18.6.1.030 for “Lot Coverage” exist onsite exceed the maximum lot coverage in the WR Zone.

According to 18.6.1.030. Coverage, Lot or Site is the total area of a lot covered by buildings, parking areas, driveways, and other solid surfaces that will not allow natural water infiltration to the soil. Landscaping, including living plants, vegetative ground cover, and mulch, which allows natural soil characteristics and water infiltration, and retention is not considered lot or site coverage.



18.1.4.040 Nonconforming Developments

A. Exempt Alterations. Repair and maintenance of a nonconforming development (e.g., paved area, parking area, landscaping) are allowed subject to approval of required building permits if the development is not enlarged or altered in a way that brings the nonconforming site less in conformity with this ordinance. See also, section 18.3.11.050 related to nonconforming uses in Water Resource Protection zones.

Finding:

The existing lot coverage of 33.3 percent is nonconforming development of the WR zoned property which allows for only seven percent coverage. The proposed new construction of a residence and the other associated improvements such as driveway, pathways, decks, patios, etc., do not meet the exempt alterations criteria. See B below.

B. Planning Approval Required. A nonconforming development may be enlarged or altered subject to approval of a Conditional Use Permit under chapter 18.5.4 and approval of required building permits, except that a planning action is not required for exempt alterations described in subsection 18.1.4.040.A, above, and for non-residential development subject to subsection 18.4.2.040.B.6.

Finding:

The proposal includes findings addressing the Conditional Use Permit criteria under chapter 18.5.4 to alter the non-conforming site development (lot coverage), ultimately reducing the non-conforming coverage areas.

C. Roadway Access. The owner of a nonconforming driveway approach or access to a public street or highway, upon receiving land use or development approval, may be required as a condition of approval to bring the nonconforming access into conformance with the standards of the approval authority.

Finding:

Not applicable.

D. Destruction. A legal nonconforming development that is damaged by means beyond the owner's control, such as fire, flood, earthquake, or similar catastrophe, to an extent of 50 percent or more of its replacement cost, may be restored or reconstructed within the original three-dimensional building envelope (i.e., relative to coverage, height, setbacks, and other dimensions of the developed area) provided the nonconformity shall not increase.



Finding:

Not applicable.

D. Nonconforming lots (e.g., lot smaller than minimum area standard) are subject to section 18.1.4.050.

Finding:

The property is a legal, non-conforming lot. The parcel area (37,902 square feet) is less than 50 percent of the required minimum lot area (87,120 square feet) in the WR Zone. The previous site development and the existing lot coverage predate the present WR zoning and the WR zoning restrictions.

18.1.4.050 Nonconforming Lots

If a lot or the aggregate of contiguous lots or land parcels held in single ownership, and recorded in the office of the County Clerk at the time of passage of the ordinance codified herein, a legal lot or lot of record, as provided by chapter 18.1.3, with an area or dimensions that do not meet the standards of the zoning district in which the property is located, may be occupied by a use permitted in the zone subject to other requirements of the ordinance.

Finding:

The property is a legal, non-conforming property. The parcel area (37,902 square feet) is less than 50 percent of the required minimum lot area (87,120 square feet) in the WR Zone. The parcel and its previous development predate the present zoning and the zoning restrictions.

The parcel of land is described in Instrument No. 90-16576 of the Official Records of Jackson County, Oregon. The property consists of a portion of the Missouri E. Allen tract recorded on August 9, 1923, in Vol. 145, Pg. 465. The subject property appears on the first platted maps of Ashland approved by the Board of Commissioners in December 1883, as the J. Dennis Tract. A monument survey was conducted in 2009 that confirmed the properties boundaries and the accuracy of the deed.

The assessor's documents dated between 1983 – 2012 note the property was occupied by a residential dwelling and associated site improvements. The assessor's documents also note the zoning of the property as Rural Residential (RR)-.5, then RR-.5-P. There is not a reference in the assessor's documents to WR zoning until after 2012.

After substantial research to determine why the discrepancy between the county records and the city records it was found that on September 28, 1981, the area of the subject property was rezoned to a new zoning designation Woodland Residential. According to City Council meeting minutes, the new Woodland Residential District was to control slope development and was to be applied sparingly to properties with very steep slopes. "Woodland Residential is a new zone to



be applied to forested areas to ensure that these areas are protected from incompatible development on slopes and forests with erosion control and scenic values as the prime purpose of the zone.” The council reviewed the slope criteria with the council regarding the minimum lot sizes (two acres) is based on the slope percentages. (Minutes of the Adjourned Meeting, Ashland City Council, September 28, 1982, pg. 4., are attached).

The subject property is not only substantially smaller (56.5 percent smaller) than the minimum lot area in the WR zone, but the property is also not steep, and does not have erosion issues based on the extensive area of pre-established yard area, landscaping, pathways, gravel, structures, etc. Most of the site improvements existed in 1982 when the zone was changed from RR-.5 to WR. The zone changes from RR-.5 to WR substantially decreased the allowed lot coverage of the site below the development that was present at the time of the 1982 rezoning. Additionally, based on how lot coverage is calculated the site remains non-conforming even without the primary use of the site (single family residential) present.

The proposal seeks to reduce the existing coverage areas of the non-conforming lot, but the resulting coverage is still more than allowed in the WR zone thus a variance is requested.

18.5.4.050 Conditional Use Permit Approval Criteria

A. Approval Criteria. A Conditional Use 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.

Finding:

The proposal includes findings addressing the Conditional Use Permit criteria under chapter 18.5.4 to alter the non-conforming site development lot coverage (AMC 18.1.4.040), ultimately reducing the non-conforming coverage areas. The non-conforming situation is exacerbated by the non-conforming lot area in the highly restricted WR zone (AMC 18.1.4.050).

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

Finding:

The use of the property as residential use is in conformance with purpose and intent of the residential zones. The proposal seeks a Conditional Use Permit to address the non-conforming situations on the property both non-conforming lot area and coverage for the WR zone. The use conforms to the standards of the zoning district and in conformance with the relevant Comprehensive plan policies for residential zones.



2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.

Finding:

There is adequate capacity of City facilities for water, sewer, electricity, urban storm drainage and paved access to and throughout the development, and adequate transportation exist to the site for the existing uses and from the previous residence.

3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.

Finding:

The proposed residential use of the property and the proposed residential structure are the target use in the zone. The impact area includes 11 parcels. Four of those are Lithia Park properties that are immediately adjacent to the north, east and south, and vacant.

There are seven residential parcels. Of those there are three that are zoned R-1-10 (Single family residential, 10,000 SF minimum lot area and maximum coverage of 40 percent). These are development with residential homes and associated improvements.

There are four WR zoned properties. Two of these are vacant of structures. These parcels are generally very steep with slopes of over 35 percent. These properties are smaller than the minimum lot area in the zone but include the steep slopes envisioned on WR zoned lots.

- a. Similarity in scale, bulk, and coverage.

Finding:

The scale and bulk is similar to the properties in the vicinity that are developed with residential uses. The two tables on the following pages demonstrate that the request is similar in both scale, bulk and coverage as the properties that are immediately adjacent to the subject property.

Not included in the tables are the adjacent R-1-7.5 zoned property but it should be noted that the R-1-7.5 zoned property allows for a 45 percent coverage.

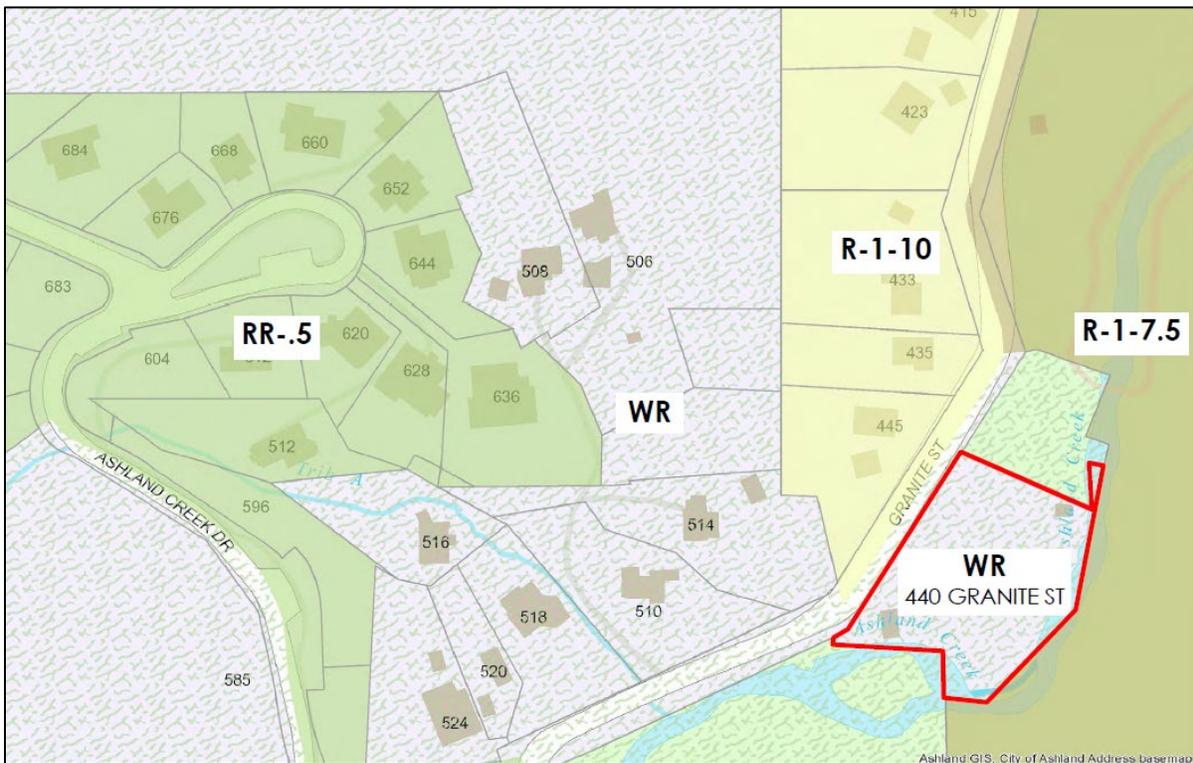


Scale and Bulk:

Address	Zoning	Lot Area	Area of Structure(s)	Ratio	Notes:
433 Granite	R-1-10	25,264.8	2,200	8.7 percent	
435 Granite	R-1-10	11,761.2	2,111	17.9 percent	
440 Granite	WR	37,902	6,250	16.4 percent	Proposed
445 Granite	R-1-10	18,295.2	2,743	14.9 percent	
514 Granite	WR	25,264.8	2,662	10.5 percent	Re-Zoned in '82
510 Granite	WR	22,215.6	3,456	15.5 percent	Re-Zoned in '82 Built in '19

Coverage: ~ Coverage estimated due to driveway area and pathway areas unknown

Address	Zoning	Lot Area	Lot Coverage	Ratio	Allowed:
433 Granite	R-1-10	25,264.8	~ 4,475	~17.4	10,105.9
435 Granite	R-1-10	11,761.2	~ 2,611	~ 22.1	4,704.5
440 Granite	WR	37,902	11,112	~ 29.3	2,653
445 Granite	R-1-10	18,295.2	~ 3,344	~ 18.2	7,318.08
514 Granite	WR	25,264.8	~3,609	~14.3	1,768.5
510 Granite	WR	22,215.6	~2,983	~13.4	1,555



b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

Finding:

The generation of traffic and the effects of the traffic from the residence on the surrounding street will be the same as a typical residential use.

c. Architectural compatibility with the impact area.

Finding:

The proposed residence is a two-story structure with a basement. The residence reflects American Arts and Crafts style architecture. The structure proposes to use wood beams and natural wood siding with a flag stone base and wall treatment. The materials used in the construction will be compliant with the Wildfire Hazards Ordinance standards. The garage is below grade and not facing the public street with back up and turn around on the site to allow forward exiting of the property.

The proposed residence is architecturally compatible with the residences in the impact area.

d. Air quality, including the generation of dust, odors, or other environmental pollutants.

Finding:

The air quality will not be negatively impacted by the development of the property with a residential use.

e. Generation of noise, light, and glare.

Finding:

The proposed residential structure will generate similar noise, light and glare as a typical residential use.

f. The development of adjacent properties as envisioned in the Comprehensive Plan.

Finding:

The adjacent properties are zoned residential. The development of this residential property with a residential use does not affect the development of the adjacent properties as envisioned in the Comprehensive Plan.



g. Other factors found to be relevant by the approval authority for review of the proposed use.

Finding:

Unknown what other factors are relevant.

4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

Finding:

The use of the property as a residential use is permitted.

5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.

a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.

Finding:

The target use of the zone is residential. The conditional use permit allows for the development of a residential development which is the target use in the zone. The density of the property is one residential unit. The conditional use permit seeks to acknowledge the non-conforming lot area and the non-conforming site development and allow development with similar coverage. The existing coverage exceeds coverage amounts allowed by code and the proposal seeks a variance to reduce the total lot coverage while exceeding the maximum coverage allowed in the zone.

Lot Coverage Variance:

AMC 18.5.030.

1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.

Finding:

The subject property is substantially smaller in area than the required minimum lot area in the zone. The undersized lot area is a unique physical circumstance of the subject property that necessitates the variance request.



There is substantially more coverage area afforded to a property when it is two acres vs. the subject property which is .87 of an acre or 56 percent of the minimum lot area. A two-acre parcel that has seven percent coverage is allowed 6,098 square feet of impervious surface.

Allowed lot coverage of the .87-acre (37,902 square feet) parcel when it was zoned RR-.5 would have been 7,541 + (200 porous surface) square feet in area.

There are accessory structures on the property that remained following the removal of the single-family residence and its 4,732 square feet of impervious surfaces. These include a 221 square foot studio structure on the north side of the property, and a 458 square foot historical mill house which was reconstructed a little over four years ago after being damaged by a fallen tree. There is a 109 square foot area of concrete bench and seating area and a 196 square foot below-grade utility vault. The total areas of the site development excluding the walkways and paths included 5,716 square feet of coverage thus compliant with the previous zoning and prior ownership.

Presently on the property with the way lot coverage is calculated by the city in 2023 there is substantially more coverage on the site. This is because in addition to the 984 square foot area of the structures on the property, there are existing extensive decomposed granite walkways and gravel parking area. These areas of decomposed granite walkway, driveway/parking area, and gravel pad area accounts for 11,649 square feet of lot coverage. The existing site coverage as calculated by the current standards accounts for more than 12,633 square feet, 33.3 percent of the lot area. The existing site coverage is non-conforming development because maximum coverage in the WR zone is seven percent (2,653.3 square feet).

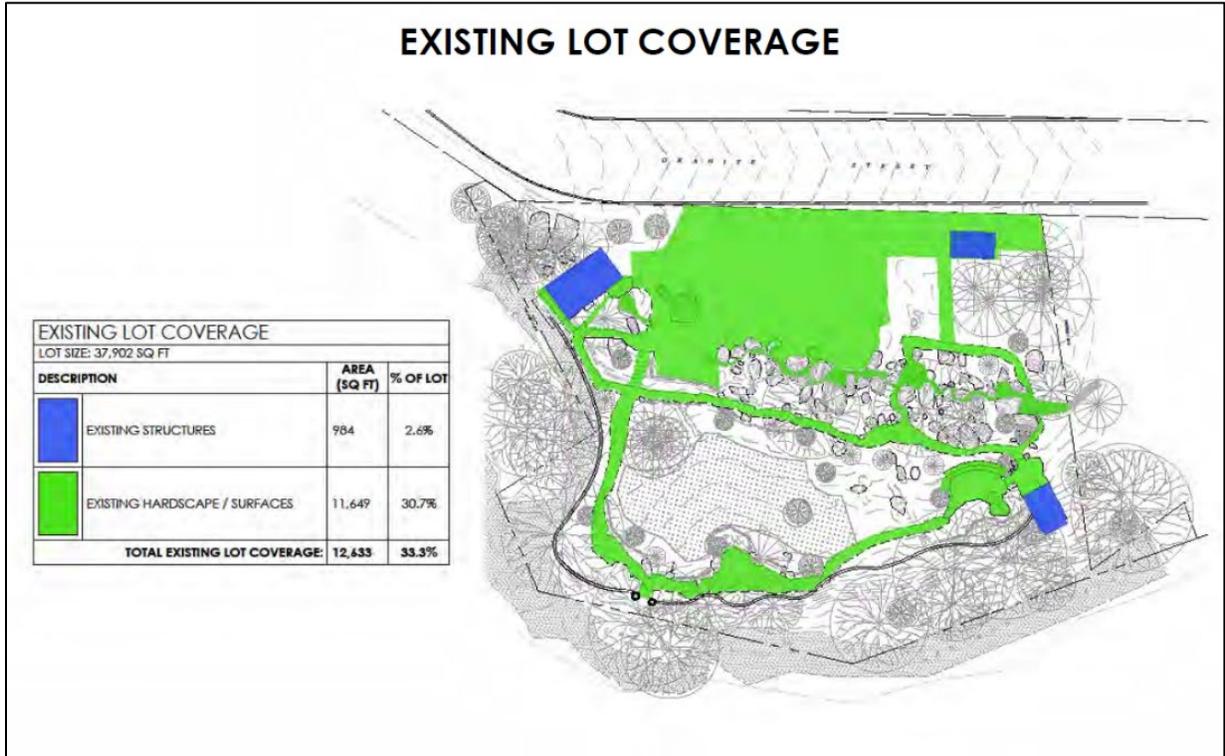
The property is a legal, non-conforming property. The parcel area (37,902 square feet) is less than 50 percent of the required minimum lot area (87,120 square feet) in the WR Zone. The parcel and its previous and existing development predate the present zoning and the zoning restrictions.

The subject property is not only substantially smaller (56.5 percent smaller) than the minimum lot area in the WR zone, but the property is also not steep, and does not have erosion issues based on the extensive area of pre-established yard area, landscaping, pathways, gravel, structures, etc. Most of the site improvements existed in 1982 when the zone was changed from RR-.5 to WR. The zone changes from RR-.5 to WR substantially decreased the allowed lot coverage of the site below the development that was present at the time of the 1982 rezoning. Additionally, based on how lot coverage is calculated the site remains non-conforming even without the primary use of the site (single family residential) present.

The zone and the limited lot coverage was applied after the previous structure occupied the site and the reasons for the zone, to protect steep, forested slopes are not present upon the subject



parcel and the WR zone appears to have been inappropriately applied to this lot because of the directive that the zone be applied sparingly to land with very steep slopes.



2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.

Finding:

The variance requests seek to allow for coverage area of 11,112 square feet. This is the minimum necessary to retain the existing structures, pathways and walkways, and to allow for the construction a new residence, the necessary parking and vehicle maneuvering areas, a permeable patio area, and natural pool area.

The existing site coverage as calculated by the current standards accounts for more than 12,633 square feet, 33.3. The proposed site development accounts for 29.3 percent coverage, an overall reduction of the site coverage by four percent.

3. The proposal’s benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.



Finding:

The proposals benefit of development of a single family residentially zoned property as envisioned in the Comprehensive Plan with a single-family residential home for a young, growing family does not cause any negative impacts on adjacent uses or properties.

The proposals benefits are that the overall coverage of the property is reduced by four percent. The property will have a home on it again nearly 110 years after the first residence was constructed on the property.

4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant.

Finding:

The variance request is due to the lot area being more than 50 percent smaller than the minimum lot area in the zone. The request is to reduce the existing site coverage by four percent and to develop the property with a single-family residence as envisioned in the comprehensive plan. The proposal seeks for lot coverage of the site that is similar to the coverage of the site by the previous site improvements and is less than the existing coverage on the property. The non-conforming lot area was not created by the property owners. The non-conforming lot area was created when the zone was changed from RR-.5 (which the lot complied with both in area and coverage) to WR in 1982 which immediately created a substantially non-conforming parcel.

The existing coverages on the site were in existence prior to the property owners purchase of the lot in late 2019.

18.3.11.070 Water Resource Protection Zone Reduction:

A Water Resource Protection Zone may be reduced by up to 25 percent through a Type I procedure in 18.5.1.050 and by greater than 25 percent and up to 50 percent through a Type II procedure in section 18.5.1.060 if the proposal meets all of the following criteria.

Finding:

The proposed redevelopment of the site encroaches into the Water Resource Protection Zone by less than 25 percent.

The property area is 37,902 square feet in area and the water resource protection zone encompasses 60 percent of the total lot area. The proposal seeks to provide a covered backyard patio area, a swimming pool and an outdoor swing structure within the WRPZ. The proposed area of encroachment is within the



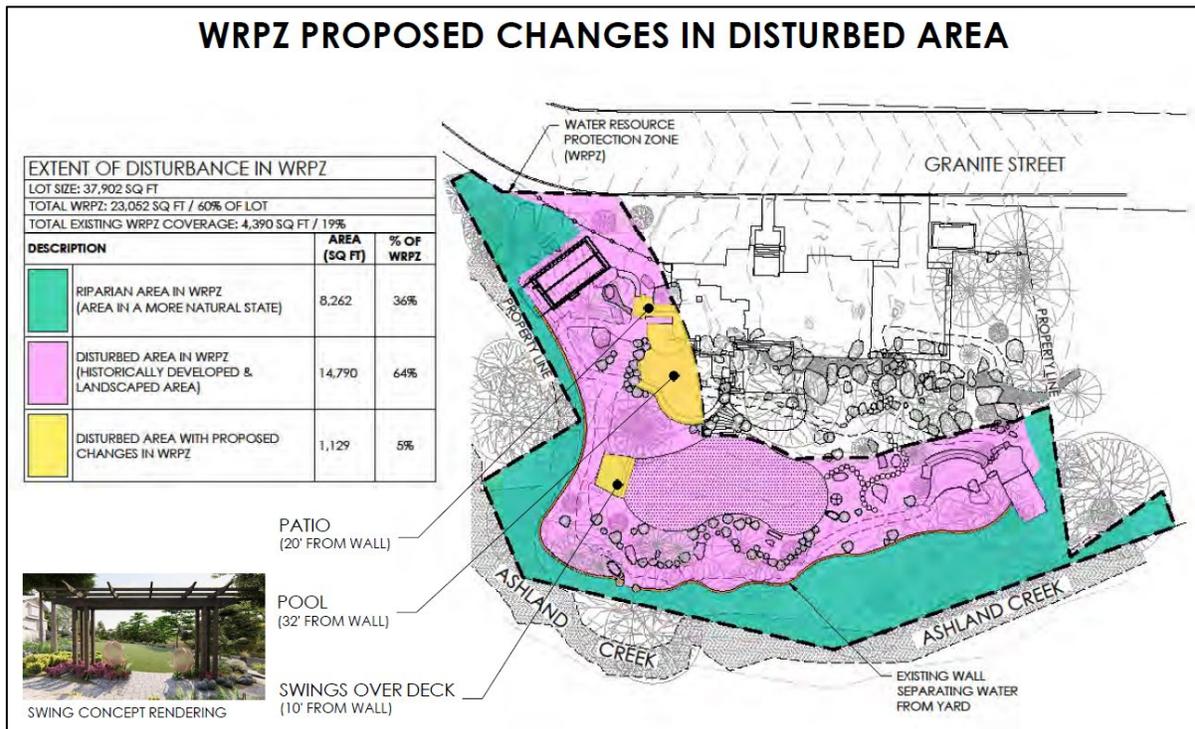
existing areas of encroachment and are not impacting the riparian soils or vegetation. The 'new' encroachment areas are 1,129 square feet, five percent of the total 23,052 square foot WRPZ.

The context of the properties landscaping, trees, historical yard areas, patio areas, structure locations and overall site improvements are important to consider when discussing the impacts to the water resource protection zone.

The existing use and improvements are separated from the creek banks the water resource by a rock wall. There is 8,262 square feet of the WRPZ in the natural areas along the retaining wall areas. Remaining area of 14,790 square feet of the WRPZ is the area of the property that includes the existing area previous disturbance associated with the residential use of the property that formerly included a wood deck, walkways, stairs, stacked rock walls, a pond, and the man-made irrigation ditch. There is an extensive lawn area and landscape planter beds. These site improvements can be maintained as exempt activities, but this proposal seeks to change the property and the type of encroachments that are within the WRPZ.

The proposal seeks to provide a covered backyard patio area, a swimming pool and an outdoor swing structure within the WRPZ. The proposed area of encroachment is within the existing areas of encroachment and are not impacting the riparian soils or vegetation. The 'new' encroachment areas are 1,129 square feet, five percent of the total 23,052 square foot WRPZ.

The manicured lawn area is reduced by 10 percent to off-set the impacts of the new encroachment. It can be found that the minor area of encroachment is minimal when considering the percentage of the property covered by the water resource protection zone and the amount of the WRPZ that is already developed as yard area and structures.



A. The proposed use or activity is designed to avoid intrusion into the Water Resource Protection Zone through the use of up to a 50 percent reduction of any dimensional standards (e.g., required front, side and rear yard setbacks; required distance between buildings) to permit development as far outside or upland of the Water Resource Protection Zone as possible. Such adjustment to any applicable dimensional standards shall be reviewed as part of the requested reduction and shall not be subject to a separate Variance application under chapter 18.5.5 Variances. Reductions to dimensional standards may not be used to reduce required Solar Access setbacks without evidence of agreement by the effected property owner(s) to the north through a concurrent Solar Access Variance application as described in chapter 18.4.8 Solar Access.

Finding:

The proposed use of the Water Resource Protection Zone encroachments is to allow for the construction of rear yard amenities for the new residence that is proposed at 440 Granite Street. The new areas of encroachment include a proposed outdoor patio, a portion of the pool, the covered walkway and a family swing. These are in the upland areas of the WRPZ.

The use of the rear yard area of the property as a beneficial use to the home is designed to avoid intrusion into the Water Resource Protection Zone. The patio and pool area are proposed in the location shown because it is an area that was previously deck, steps and walkway areas and has already been encroached upon with deck and patio area and would previously have been permitted encroachments.

The front yard setback of the residence is at the minimum required front yard setback. The residence will be 15-feet from the curb. The setback is not decreased to shift the structure away from the WRPZ because there is not additional right-of-way buffering the residence from the on-street parking of upper Granite Street. The buildable area is constrained by the narrowness of the lot between the street and the creek.

Additionally, the setbacks are proposed at the minimum and utilize the existing driveway apron location and grade to provide for a below grade garage. The setback adjacent to Granite Street is not proposed to be reduced because of the amount of vehicle, pedestrian and bicycle traffic on the street, there is a lot of public interaction across the frontage of the property and a reduced setback reduces privacy for the property owners and a reduced setback imposes a structure upon the street and reduces the natural areas and feeling of still being in Lithia Park.

One of the primary reasons for the location of the structure and the associated encroachments is due to the presence of large boulders, the historic irrigation ditch location and the presence of large stature trees to the north, east and south of the existing buildable area prevents the structure from shifting.

B. The alteration of the Water Resource Protection Zone is the minimum necessary to efficiently perform the proposed activity and/or use. The proposed development shall minimize disturbance to the Water Resource Protection Zone by utilizing the following design options to minimize or reduce impacts of development.



1. Multi-story construction shall be considered.
2. Parking spaces shall be minimized to no more than that required as a minimum for the use.
3. Pavement shall be minimized, and all pavement used shall be installed and maintained in a porous solid surface paving material.
4. Engineering solutions shall be used to minimize additional grading and/or fill.

Finding:

The proposed residential structure is outside of the WRPZ. The structure is two story with a basement to reduce the footprint. The parking area, driveway and front yard areas are outside of the WRPZ.

The proposed encroachments include porous patio areas, a small area of covered walkway, a pool area, a pergola structure for a swing, and a reduced, reconfiguration of the existing manicured lawn area.

The areas of the proposed encroachments is within the area of the existing site improvements and encroachments into the WRPZ. The area of encroachment of the patio area is proposed to be a porous solid surface pavement material and not a solid concrete. The proposed pool area is only partially encroaching into the Water Resource Protection Zone. The pool location is largely dictated by the existence of large boulders that are present between the front property line and the existing studio structure and the existing patio area. These boulders push the functional areas of the property for use to the south portions of the site.

The encroachments are the minimum necessary to allow for the site development. Less than five percent of the total WRPZ area is proposed to be encroached upon. This is a minimal encroachment when considering the WRPZ area encompasses 23,052 square feet of the property.

C. The application demonstrates that equal or better protection for identified resources will be ensured through restoration, enhancement, and mitigation measures. The structures, functions, and values of the Water Resource will be restored through the implementation of a restoration and enhancement strategy set forth in a mitigation plan prepared in accordance with the standards and requirements described in section 18.3.11.110 Mitigation Requirements.

Finding:

Though the plan requests encroachments into the WRPZ, the reduced area of manicured lawn, and any new vegetation per posed would be from the approved water resource protection zone plant list, provides equal protection for the vegetation within the WRPZ. In this case, the majority of the WRPZ is within the improved yard area of the property. The area of proposed disturbance has always been part of a formal landscaped area. The proposal changes the improvements from a wood deck structure and planter area to a porous patio and a portion of a swimming pool area.

The area of encroachment does not have a negative impact on the structure of the water resource because there is a substantial physical distance from the patio area and the portion of the pool where encroachment occurs. The water resource is physically separated from the yard area by a retaining wall. This retaining wall provides a clear distinction division between the vegetation and soil types associated



with a streambank and a riparian preservation area. The retaining wall is a historic feature of the property that was recently maintained. The vegetation on the stream side of the wall consists of maples and alders, trees typical to a riparian area. There is also limited ground cover under the tree canopy and the soil is a sandy, gravel, rocky mix, more typical of a riparian area soil types. On the west side of the wall within the historically developed yard area the trees are redwood, fir, oak and pine. These trees are typical in upland areas and provide shading functions and habitat areas, adding value to the water resource protection zone and the riparian area, but there is not a riparian type of landscaping and includes planter areas, existing pathways, and a manicured lawn area.

The proposal does not remove any trees within the water resource protection zone, retains the trees and reduces the lawn area. The proposed patio and partial pool area is within areas that have previously been manipulated as part of the developed area of the property. The proposed development area replaces previous wood decking, existing pathways, rockery, stairs, and landscape planter areas with a porous surface patio area and only a portion of the of the pool encroaches. The primary area for the reduction to the water resource protection zone is at the upper extent of the protected area.

D. Long term conservation, management, and maintenance of the Water Resource Protection Zone shall be ensured through preparation and recordation of a management plan as described in subsection 18.3.11.110.C, except a management plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

Finding:

Not applicable. The property is occupied by a single-family dwelling and accessory structures.

Attachments:

Application Exhibits (Pages 1 – 24)

Tree Protection and Erosion Control Plan

Map of Ashland

Deed 1923-901856

1981 Minutes Rezoning area to WR

Jackson County Appraisal Records (1984-2012 - Sampling to show historical context of improvements)

2009 Demolition Permit (partial forms excluding the construction evaluations)



WILLING RESIDENCE

CONDITIONAL USE PERMIT

VARIANCE TO LOT COVERAGE

WATER RESOURCE PROTECTION ZONE REDUCTION

SITE LOCATION

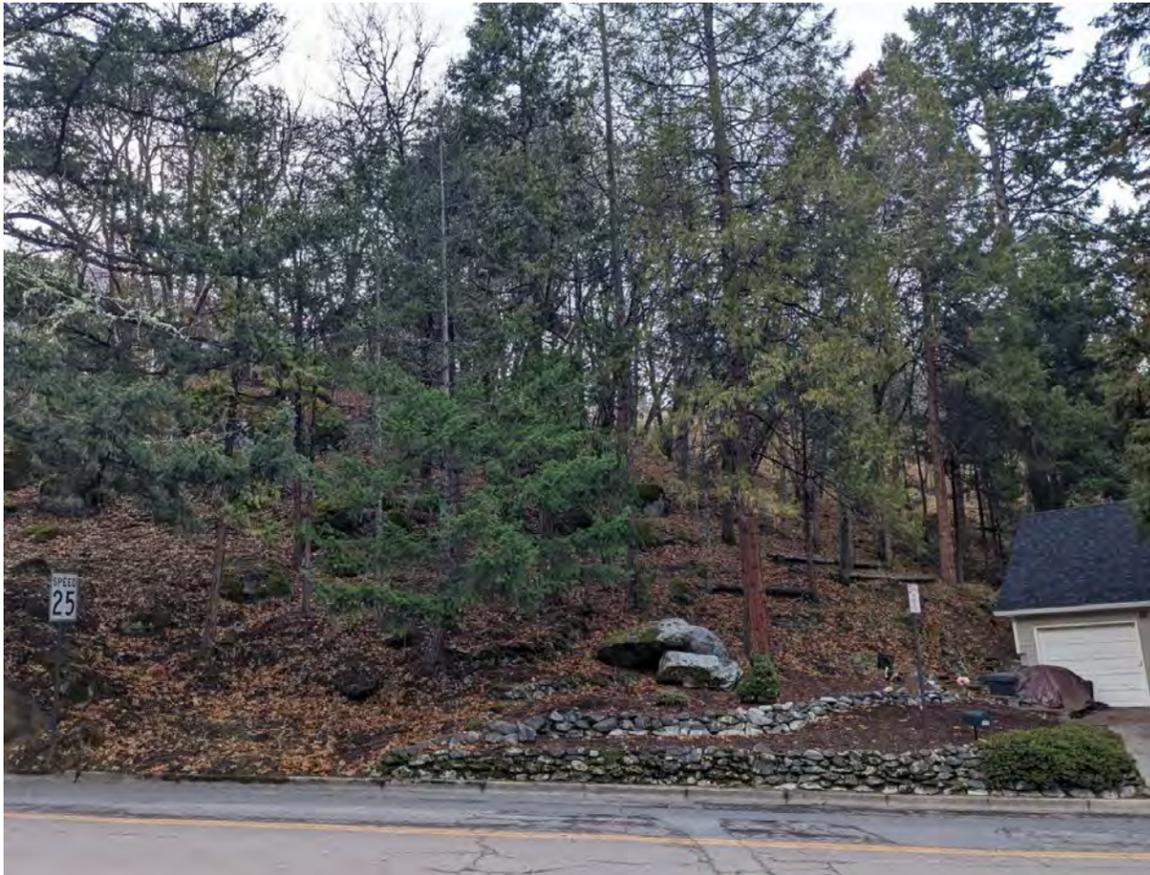


City of Ashland Address basemap

CRITERIA FOR A CONDITIONAL USE PERMIT

- ✓ Proposed use would conform with all standards within the zoning district & comprehensive plan
- ✓ There is adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access and transportation
- ✓ Proposed use is the same as existing use and will have no greater adverse effect on the livability of the impact area compared to the target use (residential) - with regard to scale, bulk and coverage, generation of traffic, architectural compatibility, air quality or adjacent properties
- ✓ Proposed use is not prohibited

WOODLAND RESIDENTIAL (WR) ZONING DEFINING CHARACTERISTICS



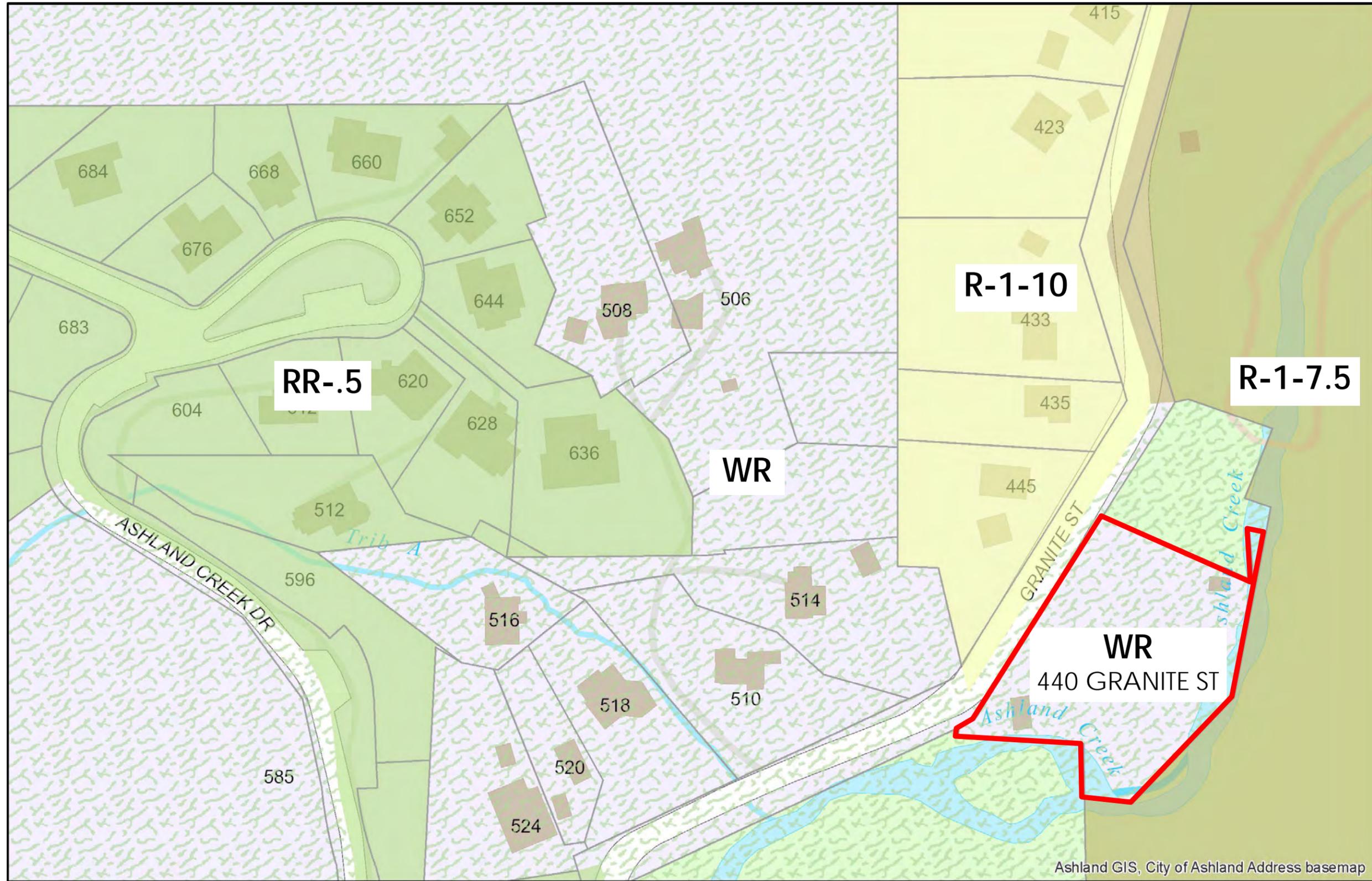
WR ZONING DESCRIPTION (ASHLAND COMPREHENSIVE PLAN)
2 ACRE MINIMUM LOT SIZE
GREATER THAN 40% SLOPE
HEAVILY FORESTED
MORE THAN 300 FT FROM THE CLOSEST CITY SERVICES
LITTLE OPPORTUNITY FOR DEVELOPMENT
NOT AVAILABLE FOR URBANIZATION; RETAINED FOR FOREST, ENVIRONMENTAL WATER QUALITY, EROSION CONTROL AND SCENIC VALUE

INAPPROPRIATELY APPLIED WR ZONING



WR ZONING DESCRIPTION	MATCHES ZONING DESCRIPTION?	440 GRANITE ST ACTUAL CONDITIONS
2 ACRE MINIMUM LOT SIZE	NO	0.87 ACRE (43% OF MIN)
GREATER THAN 40% SLOPE	NO	TERRACED WITH ±10% AVG SLOPE
HEAVILY FORESTED	NO	HISTORICALLY DEVELOPED WITH A HOUSE, TWO ACCESSORY BUILDINGS AND MANICURED LANDSCAPE
MORE THAN 300 FT FROM THE CLOSEST CITY SERVICES	NO	CITY SERVICES ARE PROVIDED
LITTLE OPPORTUNITY FOR DEVELOPMENT	NO	HISTORICALLY DEVELOPED; PREVIOUS HOUSE WAS BUILT IN 1915
NOT AVAILABLE FOR URBANIZATION; RETAINED FOR FOREST, ENVIRONMENTAL WATER QUALITY, EROSION CONTROL AND SCENIC VALUE	NO	HISTORICALLY DEVELOPED; NOT IN A NATURAL STATE

ZONING IN THE NEIGHBORHOOD



MAXIMUM LOT COVERAGE IN NEIGHBORING ZONES

DESCRIPTION	ZONING	MAX. LOT COVERAGE (%)	MAX. LOT COVERAGE FOR 37,902 SQ FT LOT (SQ FT)
EXISTING ZONING AT 440 GRANITE ST	WR	7%	2,653
PREVIOUS ZONING AT 440 GRANITE ST	RR-.5	20%	7,580
ACROSS GRANITE STREET	R-1-10	40%	15,160
ADJACENT LITHIA PARK	R-1-7.5	45%	17,055

EXISTING LOT COVERAGE AT 440 GRANITE ST = 12,633 SQ FT

PROPOSED LOT COVERAGE AT 440 GRANITE ST = 10,206 SQ FT

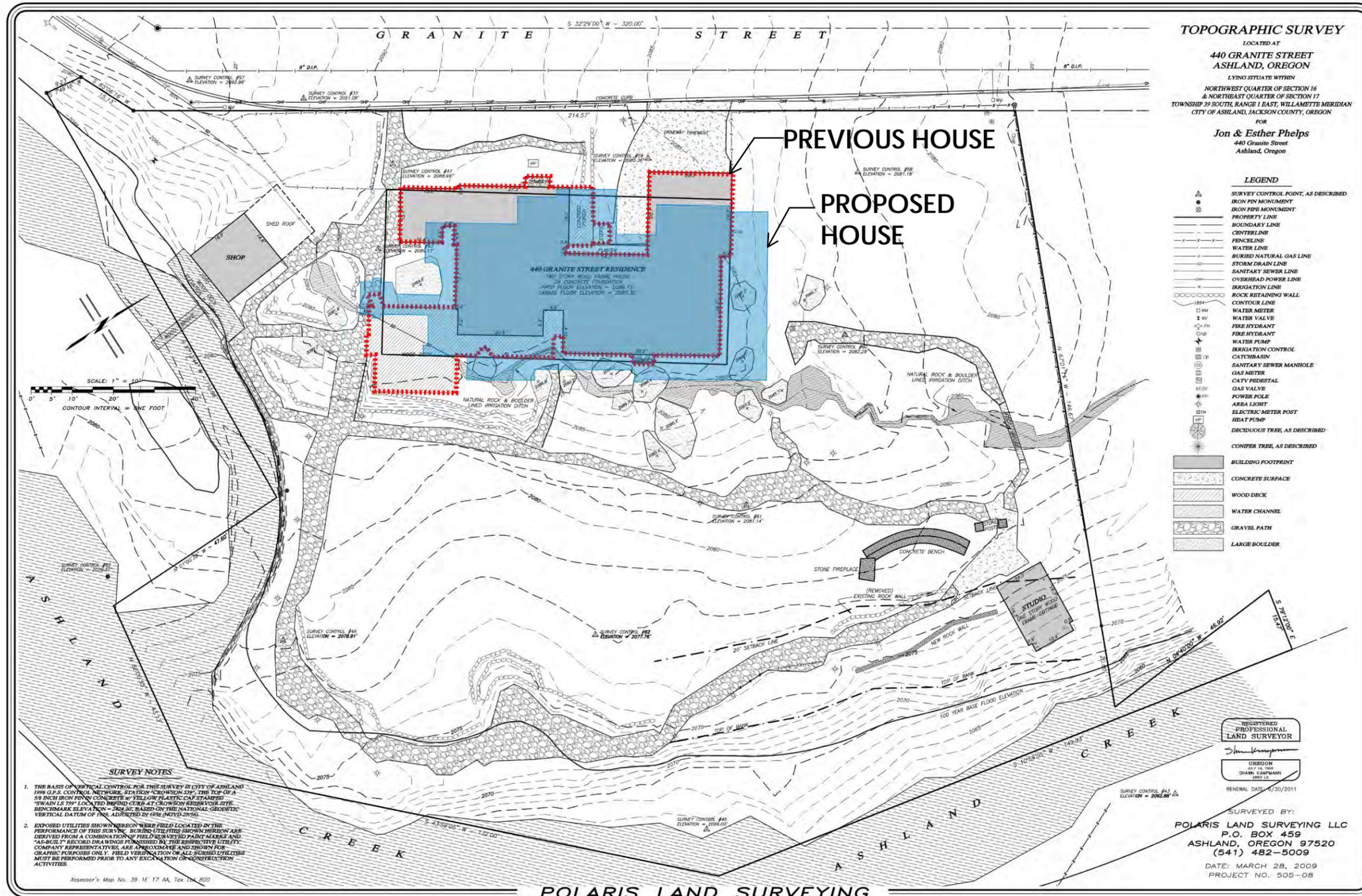
IF ZONED R-1-10 LIKE THE NEIGHBORING PROPERTY ACROSS GRANITE STREET, MAXIMUM LOT COVERAGE ALLOWED WOULD BE 40% = 15,160 SQ FT

EXISTING LOT COVERAGE

EXISTING LOT COVERAGE		
LOT SIZE: 37,902 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF LOT
 EXISTING STRUCTURES	984	2.6%
 EXISTING HARDSCAPE / SURFACES	11,649	30.7%
TOTAL EXISTING LOT COVERAGE:	12,633	33.3%



PREVIOUS RESIDENCE



**DEMOLISHED
 PREVIOUS HOUSE,
 GARAGE,
 COVERED PORCH
 & DECK:**

3,482 SQ FT FOOTPRINT

**PROPOSED HOUSE,
 GARAGE &
 COVERED PORCH:**

3,354 SQ FT FOOTPRINT

HOUSE LOCATION



HOUSE AND PATIO WOULD REPLACE PREVIOUS DEVELOPMENT, CURRENTLY GRAVEL

EXISTING STREET FRONTAGE



APPROVAL WOULD SIGNIFICANTLY REDUCE IMPERVIOUS SURFACE AT THE FRONT OF THE PROPERTY AND RESULT IN IMPROVED CURB APPEAL ALONG GRANITE STREET

PROPOSED RESIDENCE



CUSTOM RESIDENCE
ASHLAND OREGON

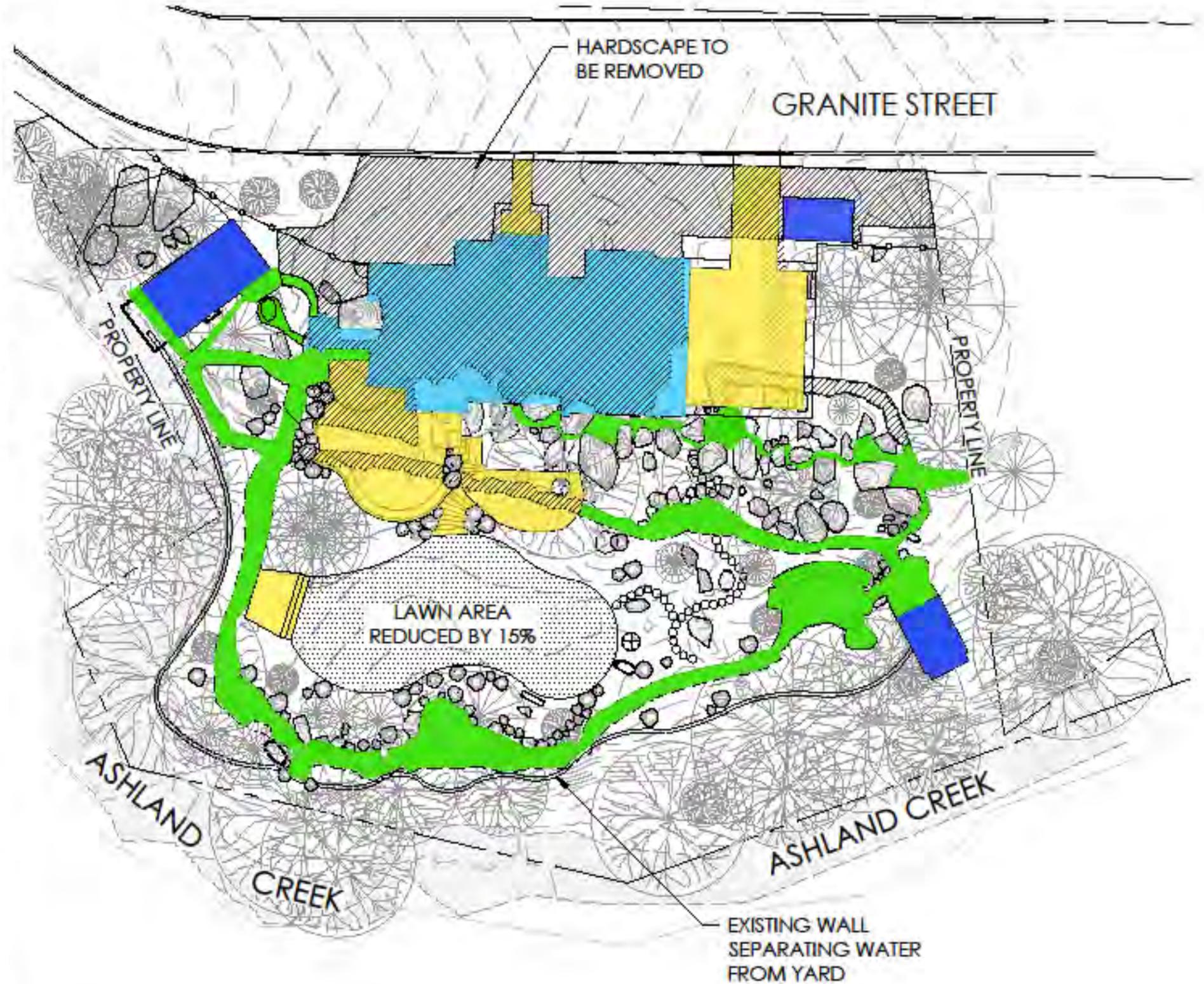
DECEMBER 15, 2022

RENDERING OF PROPOSED RESIDENCE

4% REDUCTION IN LOT COVERAGE

EXISTING LOT COVERAGE		
LOT SIZE: 37,902 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF LOT
EXISTING STRUCTURES	984	2.6%
EXISTING HARDSCAPE / SURFACES	11,649	30.7%
TOTAL EXISTING LOT COVERAGE:	12,633	33.3%

PROPOSED LOT COVERAGE		
LOT SIZE: 37,902 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF LOT
 EXISTING STRUCTURES TO REMAIN	984	2.6%
 PROPOSED ADDITIONAL STRUCTURE (RESIDENCE)	3,354	8.8%
TOTAL STRUCTURE AREA:	4,338	11.4%
 EXISTING HARDSCAPE / SURFACES TO REMAIN OR BE REPLACED	3,544	9.4%
 PROPOSED ADDITIONAL HARDSCAPE	3,230	8.6%
TOTAL HARDSCAPE AREA:	6,774	17.9%
TOTAL PROPOSED LOT COVERAGE:	11,112	29.3%



REQUEST FOR WATER RESOURCE PROTECTION ZONE REDUCTION

INTENT OF THE WRPZ



- Protection of wildlife habitat
- Buffering & separation of land uses & activities that may impact water quality
- Control erosion & limit sedimentation

The WRPZ includes the stream plus a riparian buffer which extends 50 feet upland from the top of bank

440 GRANITE ST WRPZ EXISTING CONDITIONS



- The water resource is defined & separated by a stone wall
- Above the wall is a man-made, manicured lawn and landscape
- All of the area from the Mill House to the Studio has been historically disturbed
- Proposed modifications will not negatively impact the water resource

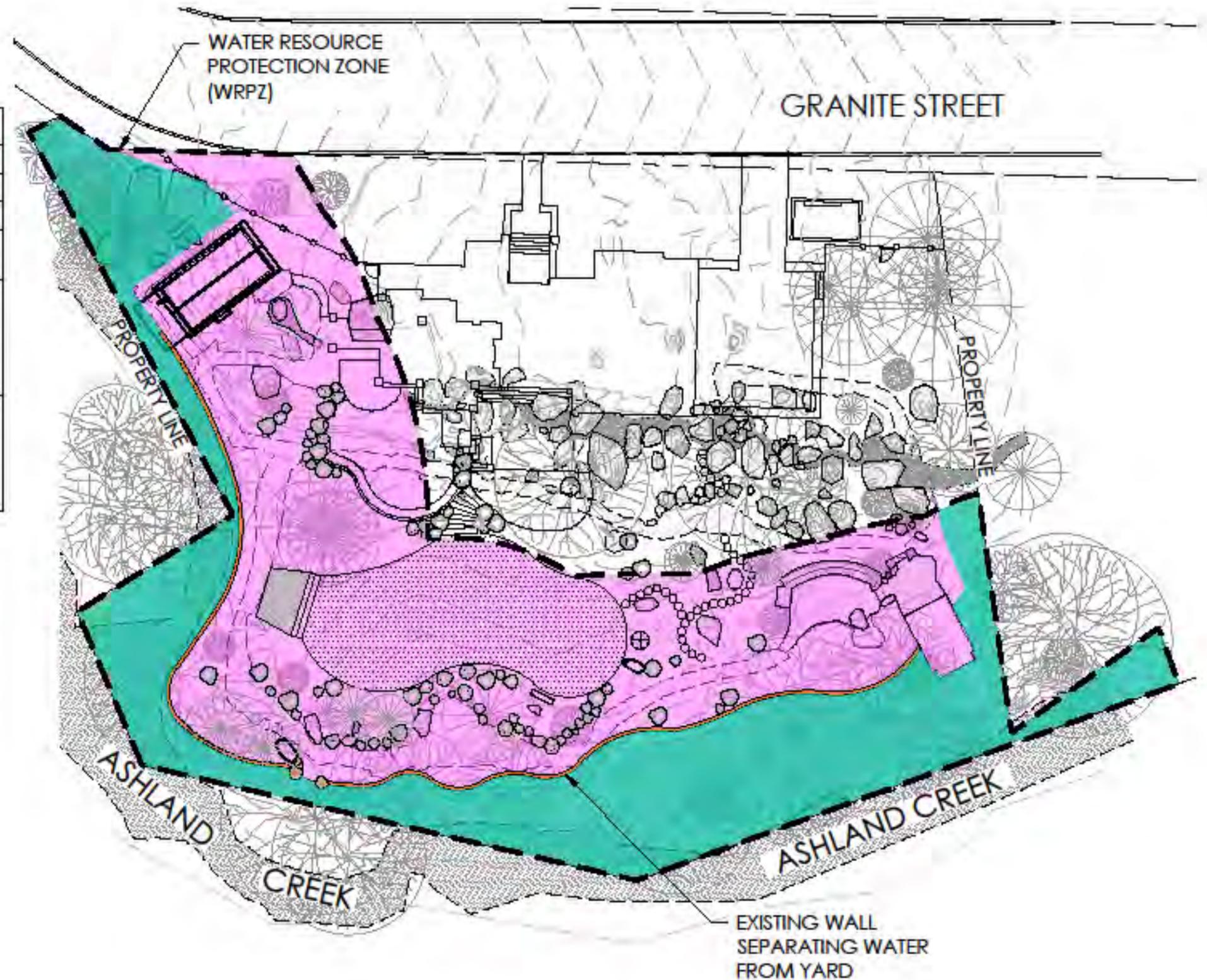
MORE WRPZ EXISTING CONDITIONS



THE PROPERTY IS SEPARATED FROM THE WATER RESOURCE BY A STONE WALL. THE UPLAND AREA IS PREVIOUSLY DISTURBED BY DEVELOPMENT & LANDSCAPING, NOT IN A NATURAL STATE. HISTORIC DISTURBANCE INCLUDES CONSTRUCTION OF STRUCTURES, WALLS, PAVING, DECKS, FOOTBRIDGES, MANICURED LANDSCAPING AND UTILITIES.

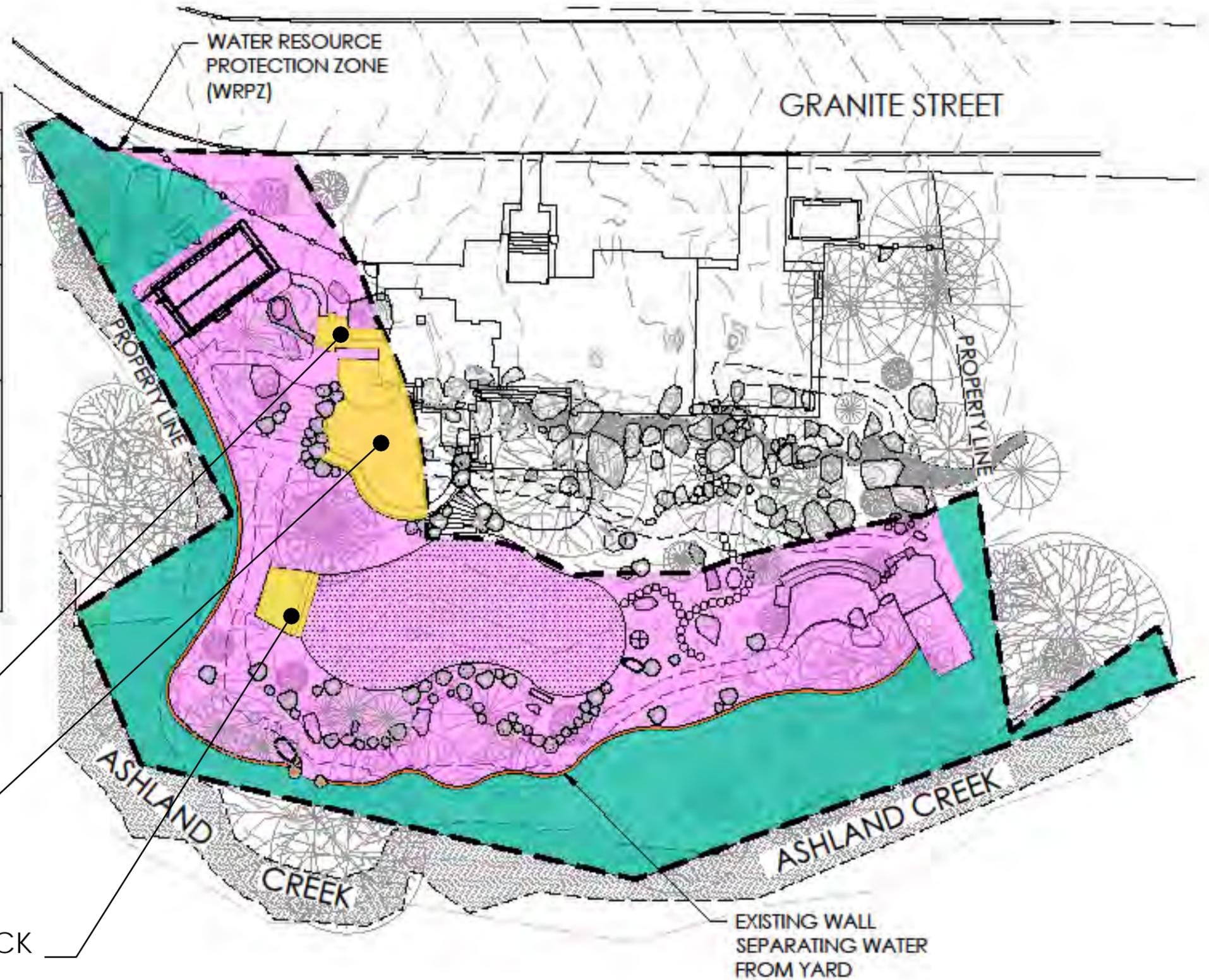
WRPZ EXISTING DISTURBED AREA

EXTENT OF DISTURBANCE IN WRPZ		
LOT SIZE: 37,902 SQ FT		
TOTAL WRPZ: 23,052 SQ FT / 60% OF LOT		
TOTAL EXISTING WRPZ COVERAGE: 4,390 SQ FT / 19%		
DESCRIPTION	AREA (SQ FT)	% OF WRPZ
 RIPARIAN AREA IN WRPZ (AREA IN A MORE NATURAL STATE)	8,262	36%
 DISTURBED AREA IN WRPZ (HISTORICALLY DEVELOPED & LANDSCAPED AREA)	14,790	64%



WRPZ PROPOSED CHANGES IN DISTURBED AREA

EXTENT OF DISTURBANCE IN WRPZ		
LOT SIZE: 37,902 SQ FT		
TOTAL WRPZ: 23,052 SQ FT / 60% OF LOT		
TOTAL EXISTING WRPZ COVERAGE: 4,390 SQ FT / 19%		
DESCRIPTION	AREA (SQ FT)	% OF WRPZ
 RIPARIAN AREA IN WRPZ (AREA IN A MORE NATURAL STATE)	8,262	36%
 DISTURBED AREA IN WRPZ (HISTORICALLY DEVELOPED & LANDSCAPED AREA)	14,790	64%
 DISTURBED AREA WITH PROPOSED CHANGES IN WRPZ	1,129	5%



SWING CONCEPT RENDERING

PATIO
(20' FROM WALL)

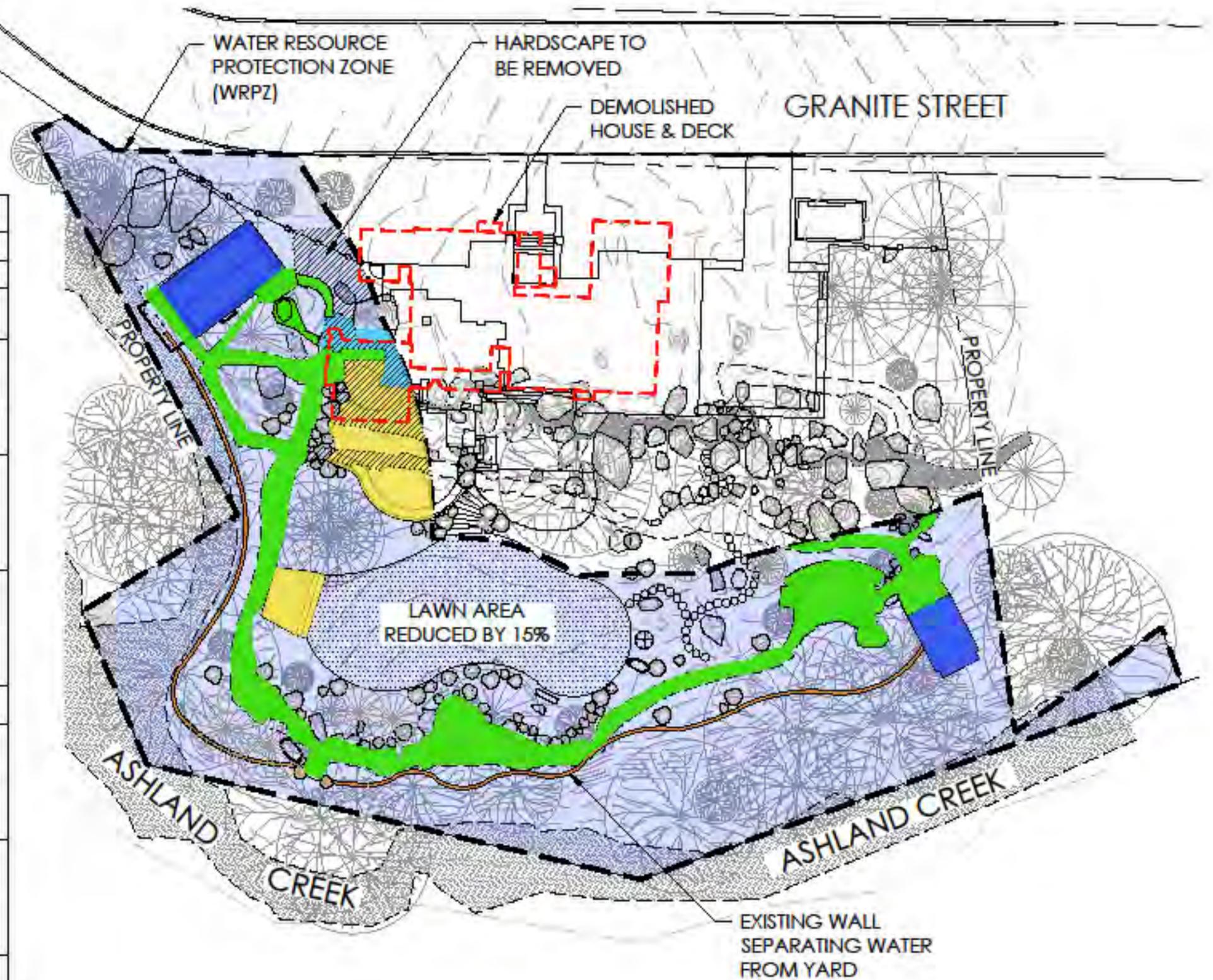
POOL
(32' FROM WALL)

SWINGS OVER DECK
(10' FROM WALL)

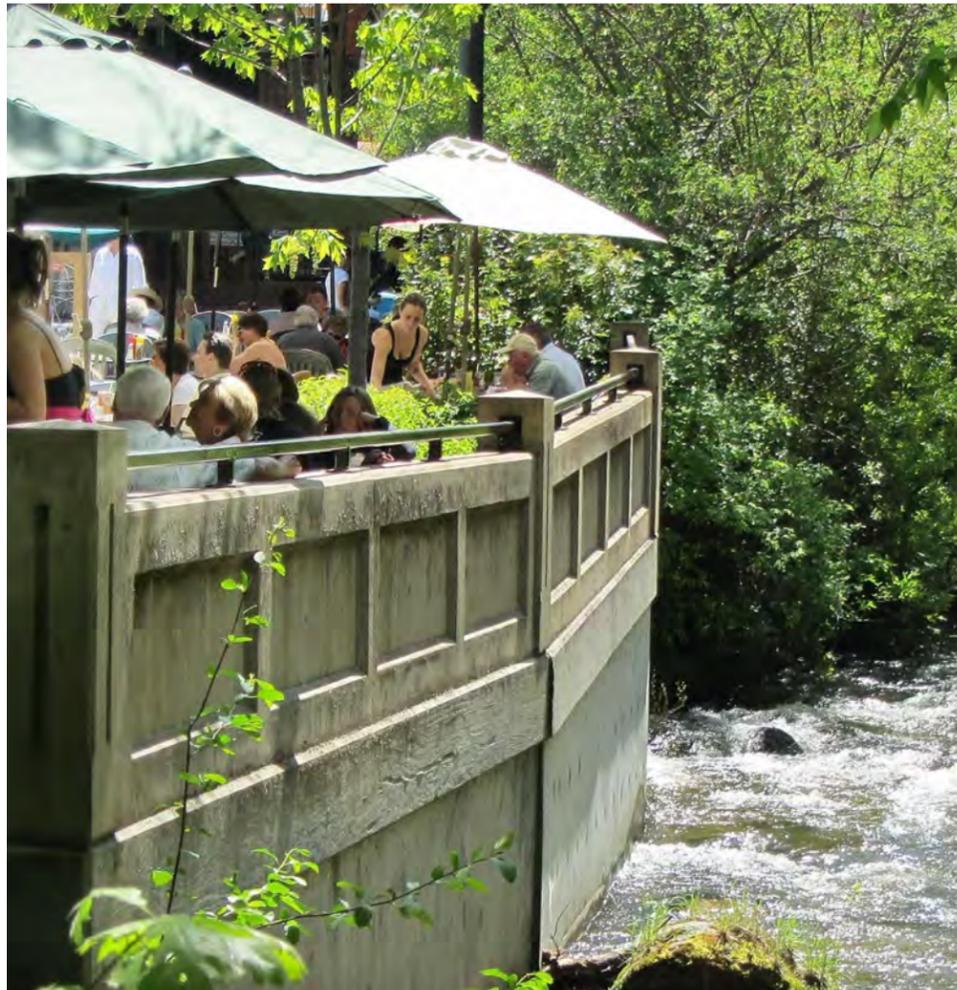
EXISTING WALL
SEPARATING WATER
FROM YARD

PROPOSED COVERAGE IN THE WRPZ

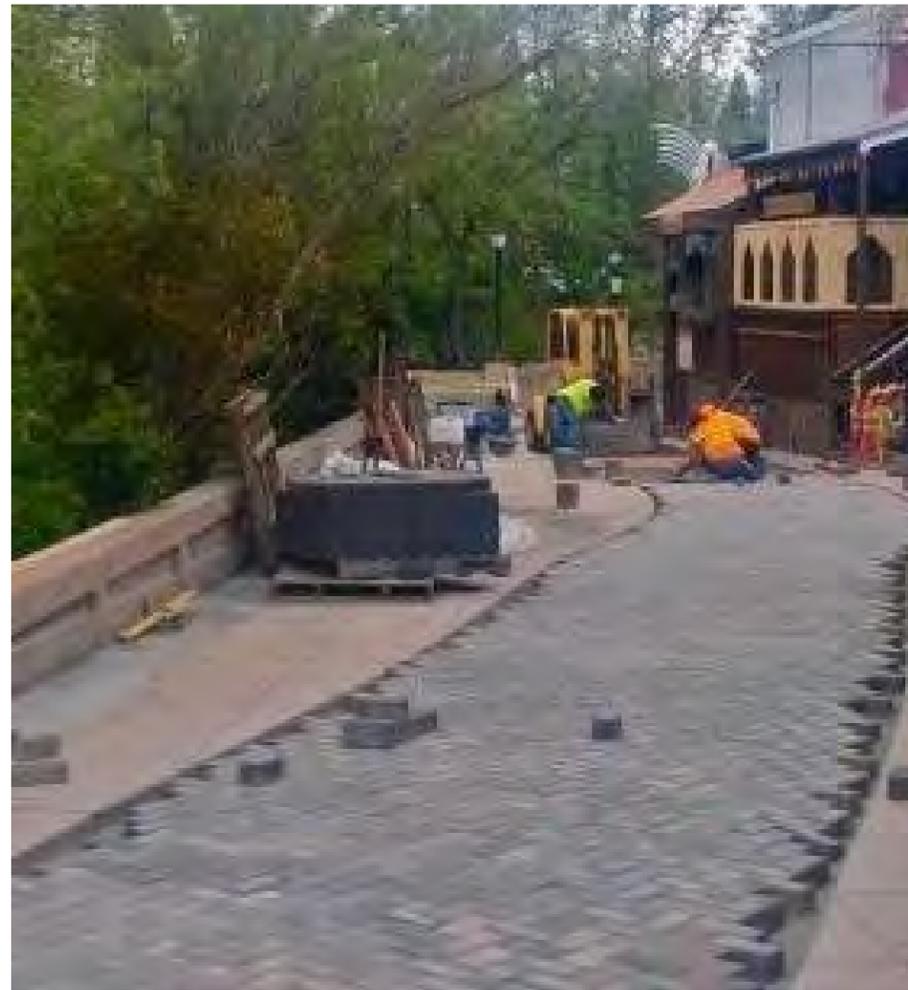
PROPOSED WRPZ COVERAGE		
LOT SIZE: 37,902 SQ FT		
TOTAL EXISTING WRPZ COVERAGE: 4,390 SQ FT / 19%		
DESCRIPTION	AREA (SQ FT)	% OF WRPZ
 TOTAL WATER RESOURCE PROTECTION ZONE (WRPZ)	23,052	60% OF LOT
 EXISTING STRUCTURES TO REMAIN IN WRPZ	679	2.9%
 PROPOSED STRUCTURE IN WRPZ (COVERED PATIO)	176	0.8%
TOTAL STRUCTURE AREA IN WRPZ:	855	3.7%
 EXISTING HARDSCAPE / SURFACES TO REMAIN OR BE REPLACED IN WRPZ	2,794	12.1%
 PROPOSED ADDITIONAL HARDSCAPE / SURFACES IN WRPZ	953	4.1%
TOTAL HARDSCAPE AREA IN WRPZ:	3,747	16.3%
TOTAL PROPOSED COVERAGE IN WRPZ:	4,602	20%



NEIGHBORHOOD DEVELOPMENT IN THE WRPZ



CALLE GUANAJUATO AND UPLAND DEVELOPMENT SEPARATED FROM ASHLAND CREEK BY WALLS

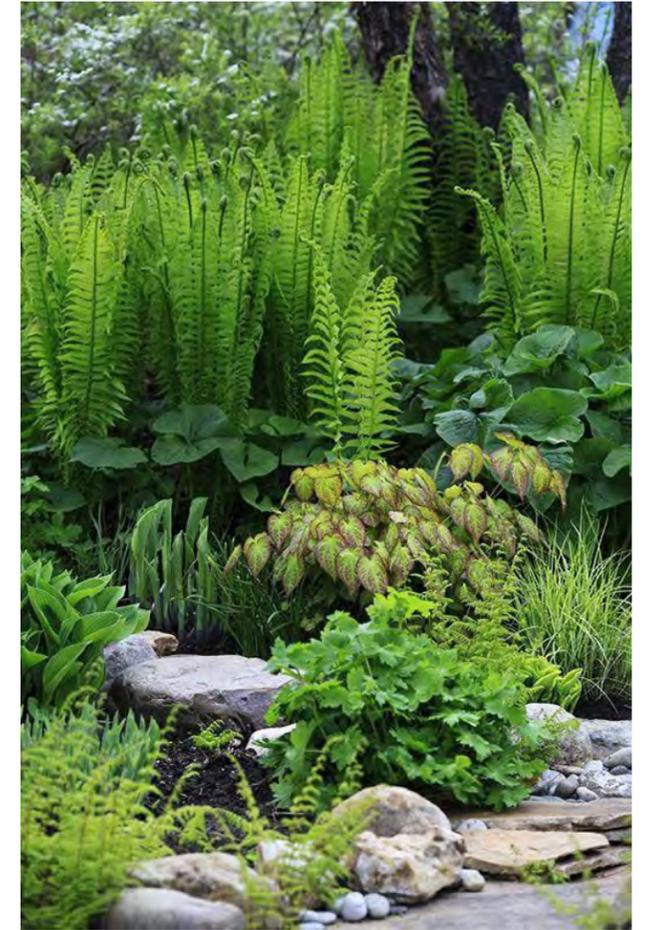


RECENT CONSTRUCTION AT CALLE GUANAJUATO



PLAYGROUND AT THE NORTH END OF LITHIA PARK

PROPOSED PLANTING IN THE WRPZ



PROPOSED IMPROVEMENTS INCLUDE A 10% REDUCTION IN THE AREA OF MANICURED LAWN, AND NEW PLANTING OF APPROPRIATE SPECIES OF PINES, MAPLES, REDWOODS, FERNS, OXALIS AND MOSS.

SUMMARY

-THE WR ZONING DESIGNATION WAS INAPPROPRIATELY APPLIED TO THE PROPERTY, RESULTING IN A NON-CONFORMING LOT FROM THE START.

-THE PROPERTY IS SEPARATED FROM THE WATER RESOURCE BY A STONE WALL SO THE PROPOSED WORK INSIDE THE WRPZ WILL NOT NEGATIVELY IMPACT THE GOALS OF THE WATER RESOURCE PROTECTION ZONE.

-APPROVAL OF THESE REQUESTS WOULD RESULT IN IMPROVED CURB APPEAL AS A PARK NEIGHBOR, AND REDUCED IMPERVIOUS SURFACE AT THE FRONT OF THE PROPERTY.

-APPROVAL OF THESE REQUESTS WOULD RESULT IN A REDUCTION TO TOTAL LOT COVERAGE.



TYPICAL 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 ERRECTED 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. SEE DETAIL #1 'TREE PRESERVATION FENCING' FOR ADDITIONAL REQUIREMENTS.
- 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 FOR CONSTRUCTION CLEARANCE.
- 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 CLIPPING 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 - 8 INCHES OF WOOD MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A MIN. 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 THE PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAL PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREE 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.

TYPICAL EROSION & SEDIMENT CONTROL NOTES

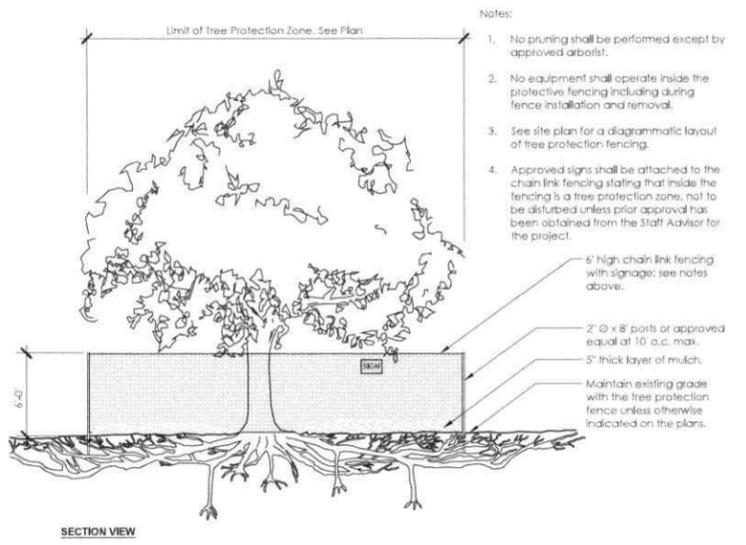
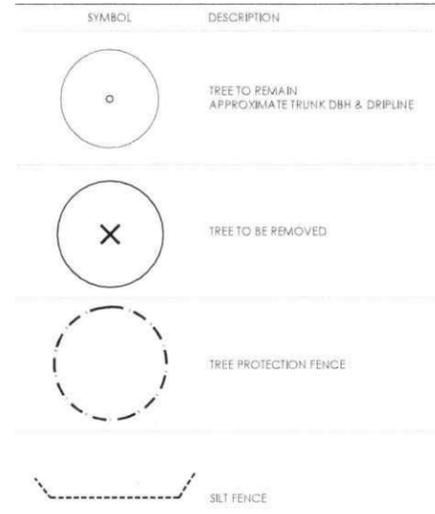
- SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY.
- STABILIZE ALL DENUDED AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER UNTIL VEGETATION IS ESTABLISHED).
- SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.
- PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES, AND DRAINAGE COURSES WITH APPROPRIATE BMPs, SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS, ETC.
- PREVENT SEDIMENT FROM MIGRATING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS, SUCH AS FIBER ROLLS, SILT FENCES, OR SEDIMENT BASINS.
- KEEP EXCAVATED SOIL ON THE SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
- TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE, NOT IN THE STREET.

EXISTING TREE INVENTORY

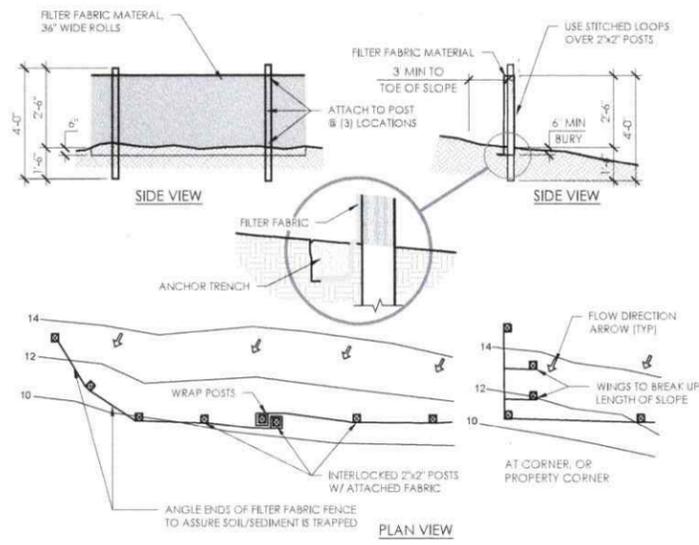
#	TREE DESCRIPTION	#	TREE DESCRIPTION
1	24" REDWOOD	31	12" ALDER
2	24" REDWOOD	32	(2) 8" ALDER
3	19" REDWOOD	33	7" ALDER
4	33" PINE	34	14" ALDER
5	9" REDWOOD (TO BE REMOVED)	35	3" MAPLE
6	24" REDWOOD	36	7" KATSURA
7	18" FR (TO BE REMOVED)	37	2" REDWOOD
8	4" MAPLE	38	2" REDWOOD
9	(2) 4" CONIFER	39	4" PINE
10	(5) 6" FIG	40	2" REDWOOD
11	3" HYDRANGEA	41	2" REDWOOD
12	2" MAPLE	42	16" MAPLE
13	8" MAPLE	43	28" REDWOOD
14	9" BIRCH	44	10" ALDER
15	5" MAPLE	45	5" MAPLE
16	6" CONIFER	46	26" ALDER
17	5" CONIFER	47	6" MAPLE
18	19" BIRCH	48	8" ALDER
19	(2) 13" REDWOOD	49	(2) 12" MAPLE
20	13" REDWOOD	50	(2) 10" ALDER
21	12" REDWOOD	51	11" MAPLE
22	11" REDWOOD	52	11" MAPLE
23	30" REDWOOD	53	11" MAPLE
24	3" MAPLE	54	11" MAPLE
25	24" SPRUCE	55	11" MAPLE
26	2" MAPLE	56	11" MAPLE
27	2" MAPLE	57	6" ALDER
28	20" CEDAR	58	12" MAPLE
29	8" ALDER	59	3" MAPLE
30	10" MAPLE	60	4" SPRUCE

NOTES:
 1. TREE DATA WAS TAKEN FROM TOPOGRAPHIC SURVEY, JUNE 24, 2021.
 2. SEE DETAIL 1, THIS SHEET, FOR TREE PROTECTION FENCE. PLAN LOCATION IS DIAGRAMMATIC.
 3. SEE DETAIL 2, THIS SHEET, FOR SILT FENCE. PLAN LOCATION IS DIAGRAMMATIC.

TREE PROTECTION / EROSION CONTROL LEGEND



1 DETAIL: TREE PROTECTION FENCE
Scale: 1/4" = 1'-0"



2 SCHEMATIC DETAIL: SILT FENCE
Scale: 1/8" = 1'-0"



WILLING PROPERTY
 440 GRANITE STREET
 ASHLAND, OREGON 97520

REVISIONS

#	DATE	DESCRIPTION

PLANNING REVIEW

TREE PROTECTION & EROSION CONTROL PLAN

L0.6

PROJECT NO. 2032
 2023.01.23
 TEAM: PVC, ZW, EG

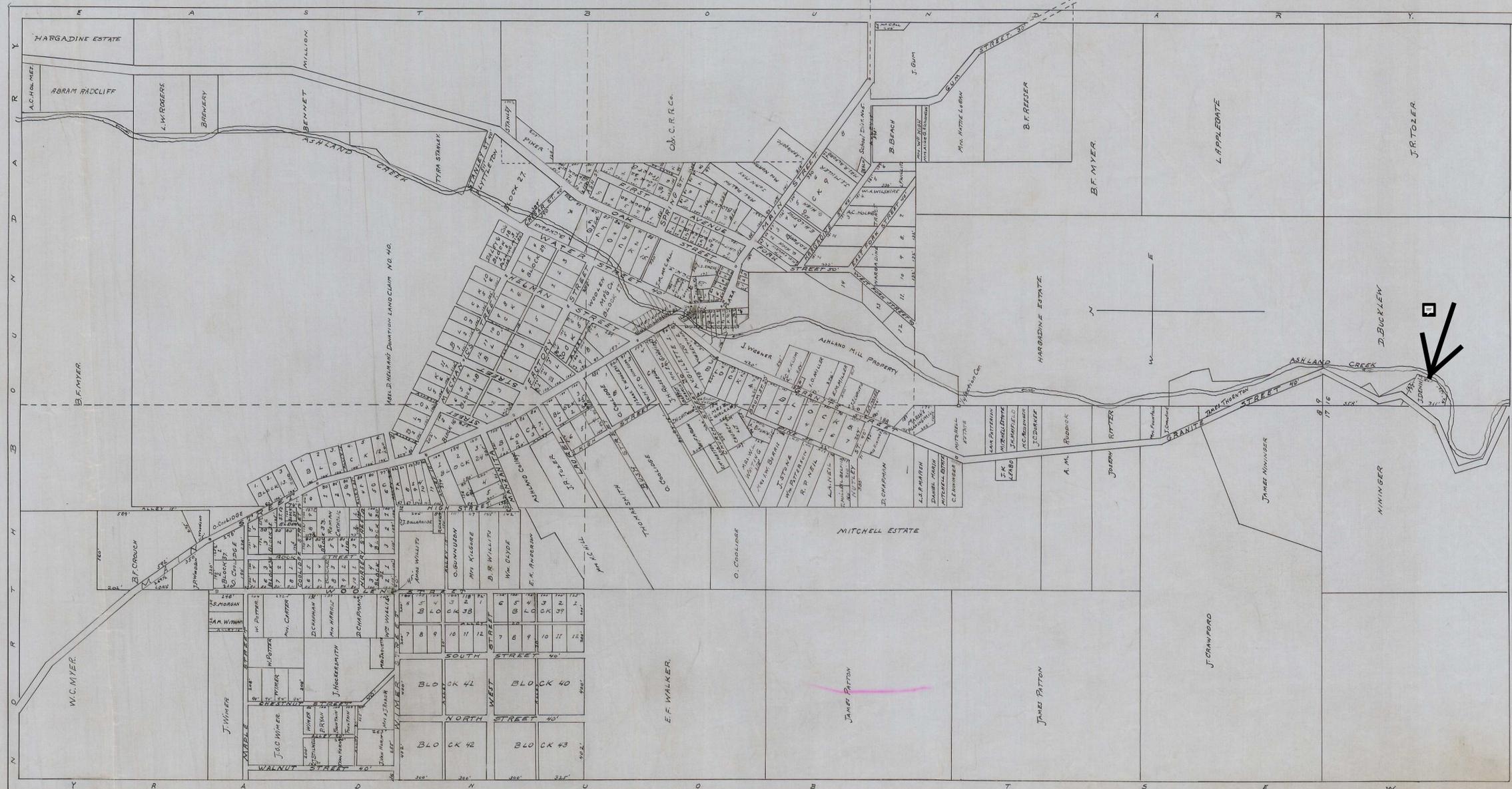
MAP OF ASHLAND.

APPROVED BY THE BOARD OF TRUSTEES OF ASHLAND DECEMBER 17th, A.D. 1883

SCALE: 400 FEET TO ONE INCH

STONE MONUMENTS ARE SHOWN THUS: □

BY M. L. McCALL



State of Oregon }
Jackson County }
I hereby certify that the original of the annexed Map of Ashland was filed for Record on the 11th day January A.D. 1892, at 4:30 o'clock P.M. and that the Record thereof was completed here on the 30th day of January, A.D. 1892; that said original Map was drawn upon a scale of 200 feet to one inch, and that the Record thereof was reduced to a scale of 400 feet to one inch in order to admit its being made in the Official Plat Book of Jackson County, Oregon.
Witness my hand this 30th day of January A.D. 1892.
W^m M. Holmes, County Recorder.

COPY of Original PLAT.
Sept. 25, 1936. By C.M.P.
Checked By C.Z.B.

THOMAS W. PRAYTOR
TO:
145-465

GEORGE W. ALLEN ET-UX

Kind of Instrument
WARRANTY DEED
Consideration
\$ 10.00

STATE OF OREGON }
County of Jackson }
I hereby certify that the annexed instrument of writing was received and filed for record at 9:30 o'clock A.M. on the 9th day of AUG 1923.
CH. LUNCKEY FLOREY Clerk
By _____ Deputy

THIS INDENTURE WITNESSETH: That I, Thomas W. Praytor, (single) of the County of Jackson and State of Oregon, for and in consideration of the sum of Ten Dollars to me in hand paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto George W. Allen and Missouri E. Allen, husband and wife, and to the survivor of either, of the County of Jackson and State of Oregon, the following described premises, situated and being in the county of Jackson and State of Oregon, to-wit:

Beginning at a point on Section line 3.61 chains north of the southeast corner of the northeast quarter of the northeast quarter of section 17 in township 39 south of range 1 east of the Willamette Meridian; thence north 86° 35' west 5.75 chains to the center of Granite Street; thence following the meanderings of center of Granite Street north 17° west 2.50 chains; thence north 65° east 5.40 chains; thence north 34° east 2.50 chains to section line between sections 16 and 17 in said township and range; thence south on said section line 5.70 chains to beginning.

Also, beginning at a point on section line 9.60 chains south of corner common to sections 8, 9, 16 and 17 in township 39 south of range 1 east of the Willamette Meridian; thence south 87° west 1.86 chains; thence south 14° east 2.70 chains to the center of Granite Street; thence along center of Granite Street north 65° east .90 chains; thence north 34° east 2.50 chains to section line between sections 16 and 17; thence north of said section line .40 chains to place of beginning.

Also, beginning at a point on section line 10 chains south of corner common to sections 8, 9, 16 and 17 in township 39 south range 1 east of the Willamette Meridian; thence north 34° east 1.55 chains; thence south 71° east 2 chains; thence south 11° west 2.60 chains; thence south 44° west 2 chains; thence north 82° west 63/100 chains; thence north along section line 3.09 chains to beginning.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said George W. Allen and Missouri E. Allen, husband and wife, their heirs and assigns forever.

And I, the said Thomas W. Praytor do hereby covenant to and with the said George W. Allen and Missouri E. Allen, their heirs and assigns, that I am the owner in fee simple of said premises, that they are free and clear from all incumbrances created by the grantor and that I will warrant and defend the same from all lawful claims whatsoever, as to any acts of the grantor.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 7th day of August, 1923.

In presence of

Thomas W. Praytor Seal

Nellie Dickey
John E. Martin
STATE OF OREGON,
COUNTY OF JACKSON.) SS

On this 7th day of August, 1923, before me, a Notary Public within and for said County and State personally appeared the within named Thomas W. Praytor, to me personally known to be the identical person described in and who executed the foregoing instrument and acknowledged the same to be his free act and deed.

WITNESS my hand and official seal this the day and year first above written.

Notarial Seal of
Nellie Dickey
(Consideration Less than \$100.)

Nellie Dickey
Notary Public for Oregon.
My Commission expires Nov. 18, 1923

MINUTES OF THE ADJOURNED MEETING
ASHLAND CITY COUNCIL
September 28, 1982

See pg. 4

PLEDGE OF ALLEGIANCE

Mayor Medaris led the Pledge of Allegiance and called the meeting to order at 7:30 P.M. in the Civic Center Council Chambers on the above date. Acklin, Howard, Laws and Corliss were present. Dale was on leave and Sims' position is vacant until 10/5/82 meeting at which time a replacement will be appointed to serve out his term to 12/31/82.

SPECIAL AGENDA ITEMS

Commercial off-premise Billboard adv. ordinance

Second reading was given by title only of an ordinance relating to off-premise advertising and Laws moved to adopt; Corliss seconded the motion which passed unanimously on roll call vote.

LID 51 Improvement Bonds - Ordinance

Second reading by title only was given an ordinance authorizing the issuance of Local Improvement Bonds in District No. 51 and Acklin moved to adopt; Howard seconded the motion which passed unanimously on roll call vote.

Liquor License Rondo Lanes

A liquor license application from Rondo Lanes, 1505 Siskiyou Blvd., adding the name of Heritage Bank to the business was considered and it was noted that license is recommended by Chief of Police Lively. Laws moved the request be approved; Howard seconded and on voice vote the motion passed unanimously.

PUBLIC HEARING

COMPREHENSIVE PLAN REVISION

LCDC

Mayor Medaris commended staff for their work on the Comprehensive Plan, UGB and Land-Use and gave background of LCDC saying that he would recommend that Council go on record taking an affirmative stand opposing Ballot Measure 6 which would seek the repeal of LCDC. Medaris said such a measure if successful would be a tremendous waste of the efforts of LCDC and would be catastrophic to planning procedures. Laws so moved; seconded by Acklin and passed unanimously on voice vote.

Planning Director Fregonese gave the background of the Comprehensive Plan saying that the previously drawn plan had been returned by LCDC after their review and rejected on the basis that it left out the factual basis for policies. Fregonese said it was a good document for implementation of the policy. Fregonese said much of the Plan has been taken directly from the previous document and in no case added new policies and did not revise any policies in there. Fregonese said this Plan was built on the foundation of the 19 Statewide goals, and has been revised to comply with those Goals, only 13 of which apply to Ashland. Fregonese reviewed the Goals as follows:

Goal 1 - Citizen's involvement: Fregonese said that we had the process but not the policy to commit them.

Goal 2 - Land-Use Planning - did not have adequate inventories for forestry or open spaces or resources for air, land and water quality, for economic development, housing, transportation, public services etc.

COMPREHENSIVE PLAN cont.

Goal 4 - on forest lands productivity inventory was said to be lacking and since the forests in Ashland aren't actually productive in that sense and Fregonese said he had SORCI make up a report from findings in the field.

Goal 5 - Fregonese said an inventory was made up of resources not in the original plan including mineral & active resources, energy resources, fish & wildlife habitats etc.

Goal 6 - air and land resources quality - Fregonese said the Ashland Airport Master Plan will be supportive to comply with federal and state environmental quality regulations. Fregonese reviewed reasons the rural residential zoning at the airport were changed.

Goal 7 - complied by providing adequate inventories of known slope and flood hazards and policy on flood hazards. Fregonese touched on what was considered as one of the most important/controversial subjects and the most important ordinance adopted relative to flood zones to insure that development in Ashland will be safe.

Goal 9 - on LCDC's requirement that suitable amounts of land be planned for future economic growth, Fregonese reviewed the different steps taken to satisfy this compliance relative to housing needs.

Goal 10 - lack of buildable lands inventory - complied with.

Goal 11 - solid waste disposal agreement with County complied with.

Goal 12 - inadequate information & implementing measures on Ashland Airport - noise ordinance implemented.

Goal 14 - lack of findings on urban growth boundary and criteria to change. Fregonese said that Chapter 12 of the CP was complied to satisfy LCDC's recommendation along with annexation policies.

Fregonese said that there were other things the Planning Commission wanted to add to the plan which included background of the City - historic facts, maps and pictures to familiarize people with the development of the City and to make the document more interesting to read. Fregonese noted that Chapter 13 will include a cross reference to Land-Use policies showing the ordinances drawn to implement land-use, housing etc. Fregonese reviewed the plan chapter by chapter as to which was new, old or revised.

Fregonese briefed Council and the audience on what took place when the comprehensive plan was returned in January 1981 saying that it took six months to write the plan where some of the implementing ordinances were inserted and added that 600 notices had been sent out to individual property owners in preparation for public hearings. Fregonese said during such hearings that valid objections were brought up and ordinances were reworded along with map changes and at that point the entire plan was retyped.

Comp. Plan cont.

Fregonese reviewed the map changes and the corresponding zone changes and suggested the public testimony be taken upon completion of the explanation saying that the public would be mostly interested in the map changes. (Information showing Chapter and designations shown on the map made part of the record).

PUBLIC HEARING

Fregonese read one piece of testimony received opposing the zoning of property at 196 Nutley Street (Tax lot 5200) and signed by George Sanders. Fregonese said the low-density designation for residential was done in 1978 in the original plan. Fregonese said it may have called for 8000 sq. ft. before 1978. (Placed on file.)

Mayor Medaris opened the public hearing to the audience and Jim Hays, Chairman of CPAC commended Fregonese and the Planning Commission for the volumes of information compiled in six months time and said the result of the efforts of these dedicated people the City of Ashland has a truly comprehensive plan. Hays cited Councilman Laws efforts at the pivotal planning session at which time he assisted with the policies etc. Hays urged adoption of the revised plan for submittal to CPAC.

Marion Krebs, 1983 Tamarack Place addressed Council by saying that he wonders why more of the North Ashland property wasn't taken in where a golf course is planned and said he felt this all should be taken into the City's urban growth boundary so that the City has something to say about the north entrance to the City where 20,000 people are living. Krebs went on to say that what has been designated as exclusive farm use by the County has not been used for that purpose for years and years and on the other hand where we have designated Employment District to property where excellent crops could be cultivated. Krebs said that we should have control of the farm-use property by inclusion of it into our u.b.g.

On Medaris' question about the makeup of the u.b.g. Fregonese said that most of the developed portions of the North Interchange were taken in and that for future zoning an urbanization line was drawn to take in further properties and agreed with the County that at a later date Ashland will have something to say about it's development. Fregonese said he thought it best to comply with LCDC at this point and consider the outlined concerns in a revision at a later date.

Carol Matthews, 23 Sherman St. recommended that a D-overlay be used for the triangular property at Sherman, Siskiyou & E. Main Streets because the area is made up of single family homes and parking is a problem. Matthews said that a petition had been signed with all property owners signing in favor and since that petition has been submitted two additional names have favored the proposal - Gadberry and Heintz. Fregonese said there could be an amendment which would make the site D-overlay and that it could call for off-street parking where possible without calling for demolition of any structures for parking purposes..

Comp. Plan continued

Councilman Howard said that he is one of the persons signing petition. Howard said there are eleven lots in there and only three are residences now. Fregonese asked for guidance from Council on the matter. Laws cautioned that should more commercial parking be allowed in that area that it will create a ripple whereby others will be using your lot and the problem won't be solved and more problems will be created. Fregonese said he would bring a proposal back.

Mark Cooper, 538 Granite Street reviewed his application for development of property on Granite Street saying that he had originally been given acceptance to a proposal for two units per acre and ended up with twenty eight units. Cooper said he then bought an additional fifty acres and now it looks as though he can have two to ten acre lots on fifty acres and will be able to build only about ten homes. Fregonese said the lines were drawn based on slope and property lines and that the Planning Commission is using a new topography map. Fregonese noted that this land is above 50% in slope. Cooper said it is a very subtle way of making a person think he has something only to find he can't use it. Fregonese said its a physical restraint ordinance controlling slope development and that Woodland designation calls for low density and was applied sparingly with the very steep slopes. There being no further input from the audience the public hearing was closed & it was noted that copies of the document are available in the Southern Oregon State College and Ashland Public Library.

*
Discussion of
WR Zone

Fregonese invited questions relative to the document and Acklin asked for an explanation on page 8 of chapter IV where Quarries are dealt with and expressed concern with the way it is written relative to continued operation under nonconforming use etc. Fregonese explained that LCDC had noted the quarries were in operation but no policy was given on their operation. Laws brought up the fact that it seemed inferred that they would continue regardless of any conditions and suggested that "unless noise controls or other factors/criteria would enforce closure" etc. Fregonese said he would add a sentence or two to #4 under Policies to the effect suggested by Laws and agreed on by Acklin who brought up the question initially.

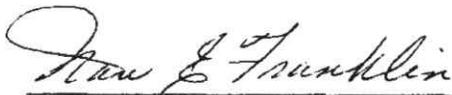
Of Policy #17 relative to Water Supply Laws suggested better language than "The City should seek funding assistance to construct a new impoundment on Ashland Creek etc." and after some discussion decided to change the language to "investigate and continue to study".

* Fregonese reviewed Chapter 18.14 - WP Woodland Residential Dist. saying it is a new zone to be applied to forested areas to ensure that these areas are protected from incompatible development on slopes and forests with erosion control and scenic values as the prime purpose of the zone. Fregonese reviewed the slope criteria with lot sizes computed on the slope percentages. Cooper said he cannot ask for permission to cut down every 6" tree as its his property and he will have to build roads etc.

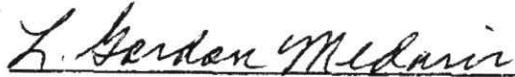
Comprehensive Plan cont. Suburban Residential District was reviewed by Fregonese, as was R-2 Low-Density Multiple-Family Residential District, R-3 High Density Multiple-Family Residential, C-1 Retail Commercial District, E-1 Employment District, M-1 Industrial District, Airport Overlay Zone, Physical Constraints, General Regulations, Solar Access, Site Design and Use Standards, Minor Land Partitions, Street and Greenway Dedications, Manufactured Housing Developments, Off-Street Parking and Conditional Use Permits. This review concluded Fregonese's presentation of the revised comprehensive plan. Fregonese said he could bring back an ordinance to adopt by reference for the meeting of the 21st October and said he anticipates a six month period for review by LCDC.

ADJOURNMENT

The meeting adjourned at 9:35 P.M.



Nan E. Franklin
City Recorder



L. Gordon Medaris
Mayor

RUN DATE 10/02/80
RESIDENTIAL APPRAISAL & PROPERTY CHARACTERISTICS RECORD

PARCEL NUMBER **R0095334000** NEW PARCEL **CF**
 SUBDIVISION TRACT
 ALL 1 11

PROPERTY ADDRESS **440 GRANITE ST**
 STREET NUMBER ALPH DIRECTION STREET NAME
 HEAT TYPE NATURAL GAS PROPANE BUTANE GAS OIL COAL ELEC TRIGITY NATURAL HOT WATER STEAM OTHER SOLAR UNIT CENTRAL HEAT PUMP AIR COND WALL UNIT

LAST INSPECTION DATE **01/00/00** MONTH **11** DAY **17** YEAR **84** BY INSPECTOR **38**
 MISCELLANEOUS FACILITIES ELEC TRIGITY NATURAL GAS WATER SANITARY SEWER STORM SEWER WELL SEPTIC STREET LIGHTS SIDE WALK CURB & GUTTER

ELECTRICAL SYSTEM NO BASIC PLUMBING NO 1 FIXTURE # BA A AA 2 FIXTURE # BA A AA
 3 FIXTURE # BA A AA 4 FIXTURE # BA A AA 5 FIXTURE # BA A AA

TYPE OF DESIGN CONVENTIONAL MULTI LEVEL NON CONFORMING # OF DWELLINGS SINGLE DUPLEX TRI PLEX FOUR PLEX BATCH NUMBER **022801002**
 CONSTRUCTION CLASS MARKET GRADE P F G E ROOF COMPLEX DESIGN SHALE OR TILE

KITCHENS DISH WASHER DIS POSAL SINGLE OVEN DOUBLE OVEN COOK TOP RANGE DUCTED FAN NO DUCT WAVE FAN MICRO WAVE BED ROOMS
 FIRE PLACES SINGLE # BA A AA FIRE PLACES STACKED # BA A AA FIRE PLACES BACK TO BACK # BA A AA FIRE PLACES MANUFACTURED # BA A AA

BASEMENT FINISH BA A AA ATTIC FINISH BA A AA INTERCOM YES CENTRAL VAC YES
 EXTERIOR WALL CONSTRUCTION CONCRETE CEMENT BLOCK STUCCO ON BRICK STUCCO ON FRAME FRAME BRICK VENEER BRICK ON BLOCK BRICK VENEER ON FRAME STONE VENEER OTHER

EXTERIOR FACING YES PATIO/PORCH ENCLOSED SQUARE FEET # BA A AA PATIO/PORCH NOT ENCLOSED COV SQUARE FEET # BA A AA
 CAR STORAGE-1 CAR PORT AT TACHED DE TACHED BUILT IN # DOOR OPENERS SQUARE FEET # BA A AA HOT TUB YES

LEVEL	SQUARE FEET	EXTERIOR WALL CONSTRUCTION										% FINISHED	
		1	2	3	4	5	6	7	8	9	0		
GROUND FLOOR	1966												
UPPER LEVEL	1536												
LOWER LEVEL													
TOTAL													
FINISHED													
BASEMENT													
TOTAL													
FINISHED													
ATTIC													
TOTAL													
FINISHED													

NOTES OR MANUAL
78 FACT BOOK
 .00 AC
 BLOCK FOUNDATION ADDED TO HOUSE. NO ADDITIONAL VALUE.
 check for interior remodeling
 6 yr 1/83
 16

SHED CONV PREF SQUARE FEET # BA A AA DECK COV SQUARE FEET # BA A AA FLATWORK
 POOL SQUARE FEET LANDSCAPE VALUE LAWN SPRINKLER VALUE SPECIAL INFLUENCE NET VALUE - DOLLARS ONLY
 LAST SALE DATE **01/00/00** LAST SALE PRICE INSTRUMENT NUMBER **ADJ 100**

PRIMARY ZONING **R1-10** PHYSICAL DETERIORATION **93%** FUNCTIONAL OBSOLESCENCE **000%** ECONOMIC OBSOLESCENCE **000%**
 YEAR BUILT **1915** YEAR REMODELED **1972** EFFECTIVE AGE **1950** PARTIAL CONSTRUCTION PARTIAL ASSMT QTR

ITC CATEGORIES LAND IMPROVEMENT LAND VALUE INSPECTION ENTR NOT HOM REF ENR MOBILE HOMES
 PERMANENT PARCEL I D **1 9533-4** COUNTY **15** TOWNSHIP **391E** SECTION **17** % **AA** BLOCK **0** TRACT **00800** SUBDIVISION **00501**

REPLACEMENT COST

MODIFIED REPLACEMENT COST NEW (LESS DEPRECIATION)	\$	0
PHYSICAL	• 0 % (\$	0)
FUNCTIONAL	• 0 % (\$	0)
ECONOMIC	• 0 % (\$	0)
DEPRECIATED REPLACEMENT COST	\$	0
NET VALUE OF OTHER IMPROVEMENTS	\$	0
TOTAL VALUE OF IMPROVEMENTS	\$	0
TOTAL PROPERTY VALUE	\$	0

MAIN BUILDING SUMMARY

	FINISHED	UNFINISHED	TOTAL	
GROUND FLOOR			0	TOTAL REPLACEMENT COST
UPPER LEVEL			0	
LOWER LEVEL			0	LOCAL COST MODIFIER
BASEMENT			0	
ATTIC			0	MODIFIED REPLACEMENT COST
ADJUSTMENTS			0	

**JACKSON COUNTY ASSESSOR'S OFFICE
RESIDENTIAL IMPROVEMENT APPRAISAL**

Map ID **391E17AA** 800 Code **5-01** Account # **1-009533-4** Sub-Key **1**
 Situs **440 GRANITE ST** Zoning **RR-5P** Maintenance Area **2**
 Prop. Class **101** Factor Book **152** Base Appraisal Year **90** Review Flag
 Year Built **1915** Remodeled **1972** Effective Age **1950** Appraiser # **18-25**
 Date Inspected **10/03/89** **5-17-91** Last Date File Updated **10/06/89** Data Entry **CLW**
 Last Sale Date Price Ent **X** NH Ref Talk Phone **00** X
 Manual **X** Status **NORMAL**
 Remarks:

Signature: *WG*

V IMPROVEMENT DESCRIPTION:		Bed #	Bath #	VALUE
B	A MAIN FLOOR Sq ft 1966	4	3.0	64,478
A	A SECOND FLOOR Sq ft 1536			35,574
L	A ATTIC Finished Sq ft			
S	U BASEMENT Unfinished Sq ft			
E	U BASEMENT Finished Sq ft			
E	U BASEMENT Unfinished Sq ft			
	E Roof Type 2			590-
(Type: 1 Roll; 2 Comp Shgl; 3 Shake; 4 Tile; 5 Blt up)				
F	Fire-places: Single # 2 Class 5			4,025
	Double # Class			
E	Kitchen: Range 1 Cooktop 1 Oven			656
	D/Washer Disposer Compactor Hood/Fan Micro			
A	Heat/AC: Type 6 (0 None; 1 Unit; 2 Baseboard; 3 Ceiling Cable; 4 Forced Air; 5 Heat Pump; 6 Forced Air w/Cent. Air)			6,864
T	Plumbing: Lavatories 4 Toilets 3 Tubs 1 Showers 2			1,726
	Tub/Showers Wet Bar Laundry Tub			
U	Car Storage: 1 Type 1 Sq ft 400 Class 4 Finish 0 Roof 2			3,333
	2 Type Sq ft Class Finish Roof			
	(Type: 1 Att. Gar.; 2 Det. Gar.; 3 Att. CP; 4 Det. CP; 5 Blt-in) (Finish: 0 Unfinished; 1 Low Cost; 2 Finished Drywall)			
E	Deck Sq ft 632 Type 2 Cover 0 Rating 6			3,950
	Porch Sq ft 84 Type 3 Cover 0 Rating 6			420
S	Patio Sq ft Concrete Sq ft 400 Asphalt Sq ft			700
	(Deck Types: 1 Fir; 2 Redwood) (Porch Types: 3 Wood; 4 Conc.) (Cover: 0 None; 1 Roll; 2 Comp; 3 Shake; 4 Alum; 5 Fbgl)			

DEPRECIATION Physical **79 %** Functional **95 %** Economic **100 %**

Description	#/Size	Cost/Unit	LCM	Dep	
O 11 MINUS CLASS FEATURES	1	2500.00-	120 %	79 %	2,370-
T T	1	74000	100 %	100 %	
H E			%	%	
E M			%	%	
R S			%	%	

THIS INFORMATION FOR ASSESSMENT & TAXATION PURPOSES ONLY.

VALUATION SUMMARY

Base Value	99,462
Features and Other Adjustments	21,674
Total Replacement Cost	121,136
Depreciated Repl. Cost (Total Dep \$ 31495)	89,641
DRC Adj for Partial Comp. (100 % Complete)	89,641
Total Other Items Value (net)	2,370-
Total Improvement Value	87,271
Trended Improvement Value (Trends 100 %)	87,271

RESIDENTIAL IMPROVEMENT APPRAISAL
 ACCT# 1-009533-4 IMP# 1 MAP: 391E17AA

800 CODE: 5-01

11/03/94
 12:12:29

MA: 2 PCL:101 RESIDENTIAL NO SIGNIFICANCE IMPROVED
 FBK:152 BUILT: 1915 BASE YEAR: 1990
 SITUS: 440 GRANITE ST REMODEL: 1972 UPDATED: 11/ 3/94 by JMS
 ZONING: RR-.5-P EFFECTIVE: 1950 APPRAISER: Jerry Wilson
 NBRHD: No ID Assigned BEDROOMS: 4 INSPECTED: 5/17/91
 BATHS: 3.0 STATUS: Office Only

SALES DATA:
 Pcl:101 6/28/90 475,000 WD RJ:20 OTHER ERRORS OR OMISSIONS.
 Buyer:CHAPIN GARY/KAREN Seller:SPEAKS DAVID D SR

Redtag: 1994 PERSONAL STORAGE/BARNs/SHEDS Inactive

BASE COSTS:			
Main Floor:	1966φ	27.33	53,731
2nd Floor:	1536φ	19.30	29,650

MAIN ROOF: Composition

CAR STORAGE:			
Att.Garage:	400φ Class 4/Comp roof/Unfinished	7.25	2,899

FEATURES:			
Kitchen:			
1 dishwasher	420.00		
1 disposal	150.00		570
Heat/AC/Fireplace(s):			
Forced air w/ central A/C		2.20	7,704
2 Single Fireplace Cl 5	1,750.00 = 3,500.00		3,500
Plumbing:			
4 lavatory	400.00 = 1,600.00		
3 toilet	450.00 = 1,350.00		
1 bathtub	500.00		
2 shower	500.00 = 1,000.00 = 4,450.00 - 2,950.00		1,500

TOTAL BASE COSTS			99,555
Local Cost Modifier: 83 Book @ 1.20			19,911

PATIOS/PORCHES/DECKS/FLATWORK:			
Porch:	84φ Wood/No cover/Best quality	4.35	365
Deck:	632φ Redwood/No cover/Best quality	5.45	3,444
Concrete:	400φ	1.50	600

TOTAL REPLACEMENT COST			123,876
Percent Good: Physical: 0.79 Functional: 0.95			-32,208

OTHER ITEMS:

RESIDENTIAL LAND APPRAISAL

ACCT# 1-009533-4 MAP: 391E17AA

800

CODE: 5-01

12/08/94

12:57:48

MA: 2 PCL:101 RESIDENTIAL NO SIGNIFICANCE IMPROVED

BASE YEAR: 1990

SCHED: 2 SOUTH OF MAIN ST

UPDATED: 12/ 8/94 by JMS

SITUS: 440 GRANITE ST

APPRAISER: Jerry Wilson

ZONING: RR-.5-P

INSPECTED: 12/ 8/94

NBRHD: VINTAG

STATUS: Office Only

SALES DATA: No sales data since 1988

Redtag: 1994 PERSONAL STORAGE/BARNs/SHEDS Inactive

REAL MARKET VALUE

1 SITE: HOUSE SITE	0.30 acres				
ADJ: LNDSCP	60 Landscape		40,000		
ADJ: LOCAT	70 Location		20,000		
ADJ: VEGET	60 Vegetation		20,000		
ADJ: RIVER	60 River		10,000		
ADJ: NABRHD	60 Neighborhood		10,000		
					110,000
2 SITE: RURAL TRACT	0.61 acres per acre: 50,000		30,500		
ADJ: TOPO	49 Topography	0.80%			
					24,400
TOTAL LAND VALUE					134,400
Trd: 1990:105% 1991:125% 1992:116% 1993:110% 1994:103%					97,439
TOTAL TRENDED LAND VALUE - REAL MARKET VALUE					231,839
MANUAL OVERRIDE CALCULATION LAND VALUE				Value by Mkt	229,590

COMMENTS: 1 ACREAGE CORR +.16 AC. REMAP
2 ERROR OF ANY KIND

ACRES: 0.91 acres in this account
0.91 acres in this parcel
0.91 acres apprsd in common

✓

RESIDENTIAL LAND FIELD SHEET

Account #: 10095334 MAP: 391E17AA00800 TAX CODE(S): 0501 Red Tag 08/17/2006 09:26:05 AM

Unit ID: 204066 Account(s):

MA: 2 ASHLAND SA: 09 NH: 000 Owner: CHAPIN GARY/KAREN

Prop. Class: 101 RESIDENTIAL IMPROVED, ZONED RESIDENTIAL RMV Class: 101 Stat Class: 142 Code Area: 0501

Inspected: 09/02/2003 Appraiser: CURT KLINE #181 Acres: 0.91 Situs: 440 GRANITE ST ASHLAND

10/18/06
NOTATION(S): CONVERSION TO 2005 FACTOR BOOK 2006

(3) 95-03035 permit for lawn sprinkler >>> 2006-04-25 UPDATED IMPROVEMENT ADJUSTMENT IN MASS. >>> 2006-05-05 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY - NO EXCEPTION GENERATED DUE TO THE CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK.

LAND: *N/A*

Code	Land Class	Value Source	Size	Dual Fire	Plan Zone	SAV Land Use	RMV Land Use	Compute E, M, or T	OR Value	Trend Yes No	Exempt	ID #
0501		01 HOUSE SITE	.5	N	RR-5-P		001	T		YES		1
0501		05 RURAL TRACT	.41	N	RR-5-P		005	T		YES		2

LAND ADJUSTMENTS:

RMV LU CODE	SAV LU Code	Description	ID #	RMV Size	RMV Compute E or T	RMV OR %	RMV	SAV Size	SAV Compute E, M, OR T	SAV OR %	SAV	MSAV	Trend Yes No
001		LANDSCAPE 5	1	0.5	T	100	10000	0.5	T	100	0		YES
001		NEIGHBORHOOD 82	1	0.5	T	100	-30000	0.5	T	100	0	0	YES
001		Creek Frontage 2	1	0.5	T	100	10000	0.5	T	100	0		YES
005		Topography 14	2	0.41	T	100	-14350	0.41	T	100	0		YES

45AVE

Root Cellar below

RESIDENTIAL IMPROVEMENT FIELD SHEET

Account #: 10095334 MAP: 391E17AA00800 TAX CODE: 0501 MA: 2 08/17/2006 09:26:14 AM

SITE #: 1 BLDG #: 1 EFF. YR BUILT: 1975 EYB HSE = EYB GAR/CP/ACC YR. BUILT: 1915 YEAR REMODELED: 1972 FUNCTIONAL %: 100

COMPLETE %: 100 STAT CLASS: 142+ INTERIOR INSP: OWNER % GOOD: COMPUTE: T VALUE: 390830 RMV TRND: YES / PHYS. COND:

FUNCT UTIL: APPEARANCE: INSP. LVL: IMP ADJ: MARKET MODIFIERS P: 30% NO EXCEPTION

FIRST FLOOR SF: 1966 BEDRM: 1 BATH: 2 HLF BATH:

BATH: LAVATORY: 1 TOILET: 1 BATHTUB: 1 SHOWER: 2
 BATH: FULL BATH: HALF GARDEN TUB, NO JETS JET TUB LAUNDRY TUB
 TUB/SHOWER WET BAR

FIRE PLACE/OTHER: SINGLE FIREPLACE (2)
 BACKED FIREPLACE DOUBLE FIREPLACE FIRE PLACE ZERO CL
 FIREPLACE GAS FIREPLACE HEARTH: ABOVE AVG HEARTH:
 AVERAGE HEARTH: LOW COST STACKED FIREPLACE WOOD STOVE
 HEARTH

HEAT: FA/CENTRAL AIR
 BASEBOARD CEILING CABLE FORCED AIR HEAT PUMP SLAB FLOOR UNIT
 HEAT

KITCHEN: DISHWASHER: 1 DISPOSAL: 1
 COMPACTOR COOKTOP HOOD/FAN MICROWAVE OVEN RANGE, DROP
 IN

EXTERIOR: COMP SHGL
 BUILT UP GRAVEL FLR HEAVY COMP METAL ROLL ROOF: COMP
 ROOF: FOAM ROOF: Heavy Comp ROOF: METAL ROOF: SHAKE Roof Aux:
 Comp Roof Aux: Heavy Comp Roof Aux: Metal Roof Aux: Shake SHAKE
 SIDING: BEVEL SIDING: METAL SIDING: WOOD SKIRTING: ABOVE AVG
 SKIRTING: AVERAGE SKIRTING: BELOW AVG SKIRTING: BLOCK SKIRTING:
 BLOCK GL SKIRTING: NONE TILE

TBL_MOD_OR%_ENT
 TABLED RMV: 175900 NO EXCEPT(circle)

GARAGE/CARPORT Yr Bit 1915 Eff Yr Bit 1975
 Class 4 SF 400 Comp % 100 Funct % 100
 Type ATT - GARAGE CPort Rf:
 Finish UNFINISHED
 C FLG: T_MOD_0%_E NO EXCP TABLED RMV: 21503
 INV: COMP SHGL:0
 BUILT UP GRAVEL FLR HEAVY COMP
 METAL ROLL SHAKE TILE

GARAGE/CARPORT Yr Bit Eff Yr Bit
 Class SF Comp % Funct %
 Type ATT DET BSMT CPort Rf: Flat Built-in Gable/Hip
 Finish FIN LC UNF
 C FLG: T_MOD_0%_E NO EXCP
 INV: BUILT UP COMP SHGL GRAVEL FLR HEAVY
 COMP METAL ROLL SHAKE TILE

ACCESSORY Eff Yr Bit 1975 SF 632
 Description: 1064 DECK-REDWOOD-NO COVER
 Comment: Class 6
 C FLG: T_MOD_0%_E NO EXCP TABLED RMV: 11230

ACCESSORY Eff Yr Bit 1975 SF 400
 Description: 1042 CONCRETE
 Comment: Class 4
 C FLG: T_MOD_0%_E NO EXCP TABLED RMV: 1540

ACCESSORY Eff Yr Bit 1975 SF 84
 Description: 1067 PORCH-WOOD-NO COVER
 Comment: Class 6
 C FLG: T_MOD_0%_E NO EXCP TABLED RMV: 1100

ACCESSORY Eff Yr Bit 1975 SF 238
 Description: 1008
 Comment: ART STUDIO Class 4, 5, 6
 C FLG: T_MOD_0%_E NO EXCP TABLED RMV: 7140

SECOND FLOOR SF: 1536 BEDRM: 3 BATH: 2 HLF BATH:

BATH: BATH: FULL BATH: HALF BATHTUB GARDEN TUB, NO JETS JET TUB
 LAUNDRY TUB LAVATORY 2 SHOWER 2 TOILET 2 TUB/SHOWER WET BAR

FIRE PLACE/OTHER: BACKED FIREPLACE DOUBLE FIREPLACE FIRE PLACE ZERO CL
 FIREPLACE GAS FIREPLACE HEARTH: ABOVE AVG HEARTH:
 AVERAGE HEARTH: LOW COST SINGLE FIREPLACE STACKED
 FIREPLACE WOOD STOVE HEARTH

HEAT: BASEBOARD CEILING CABLE FA/CENTRAL AIR FORCED AIR HEAT PUMP
 SLAB FLOOR UNIT HEAT

TBL_MOD_OR%_ENT
 TABLED RMV: 89370 NO EXCEPT(circle)

1008
 Shed / potting shed. 1915. EST. 2008
 Root cellar below
 Center. class 4
 2000⁰⁰

@G.I.R. 10/19/06 #151

ADD. ART STUDIO as class 6 shed. exception/yes
 ext potting shed, Root cellar. @ 2008

RESIDENTIAL IMPROVEMENT FIELD SHEET

Account #: 10095334 **MAP:** 391E17AA00800 **Year 2010 TAX CODE:** 0501 **MA:** 2 **04/28/2010** **08:51:39 AM**
SITE #: 1 **BLDG #:** 1 **EFF. YR BUILT:** 1975 **EYB HSE = EYB GAR/CP/ACC** **YR. BUILT:** 1915 **YEAR REMODELED:** 1972 **FUNCTIONAL %:** 100
COMPLETE %: 100 **STAT CLASS:** 142+ **INTERIOR INSP:** YES *Other* **% GOOD:** **COMPUTE:** T **VALUE:** 251020 **RMV TRND:** YES **PHYS. COND:**
FUNCT UTIL: **APPEARANCE:** **INSP. LVL:** **IMP ADJ:** **RMV CHANGE ONLY**

FIRST FLOOR SF: 1966 BEDRM: 1 BATH: 1 HLF BATH:

BATH: LAVATORY:1 TOILET:1 BATHTUB:1
 BIDET GARDEN TUB, NO JETS JET TUB LAUNDRY TUB MS BATH: FULL MS
 BATH: HALF SHOWER TUB/SHOWER

FIRE PLACE/OTHER: SINGLE FP:2
 BACKED FP DOUBLE FP GAS FP MS FIREPLACE MS HEARTH:
 ABOVE AVG MS HEARTH: AVERAGE MS HEARTH: LOW COST PRE
 FAB MTL FP SLAB FLOOR STACKED FP WOOD STOVE HEARTH

HEAT: FA/CENTRAL AIR
 BASEBOARD CEILING CABLE FORCED AIR HEAT PUMP WALL UNIT

KITCHEN: DISHWASHER:1 DISPOSAL:1
 BAR SINK COMPACTOR COOKTOP FRIDGE BUILT-IN HOOD/FAN
 MICROWAVE OVEN RANGE, DROP IN

EXTERIOR: COMP SHGL
 BUILT UP HEAVY COMP METAL MS ROOF: COMP MS ROOF: FOAM MS
 ROOF: HEAVY COMP MS ROOF: METAL MS ROOF: SHAKE MS SIDING:
 BEVEL MS SIDING: METAL MS SIDING: VINYL MS SIDING: WOOD MS
 SKIRTING: ABOVE AVG MS SKIRTING: AVERAGE MS SKIRTING: BELOW AVG
 MS SKIRTING: BLOCK MS SKIRTING: BLOCK GROUND LVL MS SKIRTING:
 NONE ROLL ROOFING SHAKE TILE

TBL_MOD_OR%_ENT
 TABLED RMV: 138180 RMV CH ONLY(circle)

GARAGE/CARPORT/RV Yr Bilt 1915 Eff Yr Bilt 1975
 Class 4 SF 400 Comp % 100 Funct % 100
 Type ATT - GARAGE CPort Rf:
 Finish UNFINISHED
 C FLG: T_MOD_0%_E RMV CHANGE ONLY TABLED RMV: 18077
 INV: COMP SHGL:0
 BUILT UP GRAVEL FLOOR-CARPORT GRAVEL
 FLOOR-GARAGE HEAVY COMP METAL
 ROLL ROOFING SHAKE TILE

GARAGE/CARPORT/RV Yr Bilt Eff Yr Bilt
 Class SF Comp % Funct %
 Type ATT_DET_BSMT CPort Rf: Flat Built-in Gable/Hip
 Finish FIN LC UNF
 C FLG: T_MOD_0%_E RMV CHANGE ONLY
 INV: BUILT UP COMP SHGL GRAVEL
 FLOOR-CARPORT GRAVEL FLOOR-GARAGE
 HEAVY COMP METAL ROLL ROOFING
 SHAKE TILE

ACCESSORY Eff Yr Bilt 1975 SF 632
 Description: 1090 DECK-RW/TREX-NO COVER
 Comment: Class 6
 C FLG: T_MOD_0%_E RMV CH ONLY TABLED RMV: 7900

ACCESSORY Eff Yr Bilt 1975 SF
 Description: 1008 GP SHED
 Comment: 238 SF ART STUDIO Class 6
 C FLG: T_MOD_0%_E RMV CH ONLY ENTERED RMV: 6920

ACCESSORY Eff Yr Bilt 2002 SF
 Description: 1008 GP SHED
 Comment: POTTING SHED/ROOT CELLAR Class 4
 BELOW
 C FLG: T_MOD_0%_E RMV CH ONLY ENTERED RMV: 1940

ACCESSORY Eff Yr Bilt 1975 SF 400
 Description: 1042 CONCRETE
 Comment: Class 4
 C FLG: T_MOD_0%_E RMV CH ONLY TABLED RMV: 1290

SECOND FLOOR SF: 1536 BEDRM: 3 BATH: 2 HLF BATH:

BATH: LAVATORY:2 SHOWER:2 TOILET:2
 BATHTUB BIDET GARDEN TUB, NO JETS JET TUB LAUNDRY TUB MS BATH:
 FULL MS BATH: HALF TUB/SHOWER

FIRE PLACE/OTHER: BACKED FP DOUBLE FP GAS FP MS FIREPLACE MS HEARTH:
 ABOVE AVG MS HEARTH: AVERAGE MS HEARTH: LOW COST PRE
 FAB MTL FP SINGLE FP SLAB FLOOR STACKED FP WOOD STOVE
 HEARTH

HEAT: BASEBOARD CEILING CABLE FA/CENTRAL AIR FORCED AIR HEAT PUMP
 WALL UNIT

TBL_MOD_OR%_ENT
 TABLED RMV: 72420 RMV CH ONLY(circle)

5.11.2010 #151
 NO START ON DEMO OF EXISTING HOUSE / ^{NO} START IN HOUSE.
 UTILITY VAULT. ALONG SIDE GRANITE ST. FOR N' HOUSE, IS PART OF OSD

RESIDENTIAL IMPROVEMENT FIELD SHEET

Account #: 10095334 MAP: 391E17AA00800

Year 2010 TAX CODE: 0501 MA: 2

04/28/2010

08:51:42 AM

ACCESSORY	Eff Yr Blt 1975	SF 84
Description: 1060	PORCH-WOOD-NO COVER	
Comment:	Class 6	
C FLG: T MOD 0% E <input type="checkbox"/> RMV CH ONLY TABLED RMV: 770		



CORRECTED INV; ADDED ART STUDIO AS CLASS 6 SHE; EST EYB POTTING SHED/ROOT CELLAR @ 2002 #151>>>

RESIDENTIAL IMPROVEMENT FIELD SHEET

Account #: 10095334 MAP: 391E16BB01300 Year 2011 TAX CODE: 0501 MA: 2 02/23/2011 07:49:11 AM

SITE #: 1 BLDG #: 1 EFF.YR BUILT: 1975 EYB HSE = EYB GAR/CP/ACC YR. BUILT: 1915 YEAR REMODELED: 1972 FUNCTIONAL %: 100
 COMPLETE %: 100 STAT CLASS: 142+ INTERIOR INSP: OTHER % GOOD: COMPUTE: T VALUE: 238110 RMV TRND: YES PHYS. COND:
 FUNCT UTIL: APPEARANCE: INSP. LVL: IMP ADJ: NO EXC

FIRST FLOOR SF: 1966 BEDRM: 1 BATH: 1 HLF BATH:

BATH: LAVATORY:1 TOILET:1 BATHTUB:1
 GARDEN TUB, NO JETS TUB/SHOWER MS BATH: FULL JET TUB MS BATH:
 HALF SHOWER BIDET LAUNDRY TUB

FIRE PLACE/OTHER: SINGLE FP:2
 DOUBLE FP WOOD STOVE HEARTH GAS FP SLAB FLOOR MS
 FIREPLACE MS HEARTH: AVERAGE PRE FAB MTL FP MS HEARTH:
 ABOVE AVG MS HEARTH: LOW COST BACKED FP STACKED FP

HEAT: FA/CENTRAL AIR
 HEAT PUMP WALL UNIT CEILING CABLE FORCED AIR BASEBOARD

KITCHEN: DISHWASHER:1 DISPOSAL:1
 HOOD/FAN RANGE, DROP IN COOKTOP MICROWAVE BAR SINK FRIDGE
 BUILT-IN COMPACTOR OVEN

EXTERIOR: COMP SHGL
 METAL MS SKIRTING: BLOCK TILE HEAVY COMP MS ROOF: COMP MS
 ROOF: SHAKE MS SIDING: WOOD MS SKIRTING: ABOVE AVG ROLL
 ROOFING MS ROOF: FOAM MS SIDING: METAL MS SKIRTING: BELOW AVG
 MS SIDING: VINYL MS SKIRTING: AVERAGE MS SIDING: BEVEL BUILT UP
 MS SKIRTING: BLOCK GROUND LVL MS SKIRTING: NONE MS ROOF: METAL
 SHAKE MS ROOF: HEAVY COMP

TBL_MOD_OR%_ENT
TABLED RMV: 130030 NO EXC (circle)

GARAGE/CARPORT/RV Yr Bilt 1915 Eff Yr Bilt 1975

Class 4 SF 400 Comp % 100 Funct % 100

Type ATT - GARAGE CPort Rf:
 Finish UNFINISHED
C FLG: T_MOD_0%_E NO EXC **TABLED RMV: 17011**
INV: COMP SHGL:0
 BUILT UP GRAVEL FLOOR CARPORT GRAVEL
 FLOOR-GARAGE HEAVY COMP METAL
 ROLL ROOFING SHAKE TILE

GARAGE/CARPORT/RV Yr Bilt Eff Yr Bilt

Class SF Comp % Funct %

Type ATT DET BSMT CPort Rf: Flat Built-in Gable/Hip

Finish FIN LC UNF
C FLG: T_MOD_0%_E NO EXC
INV: BUILT UP COMP SHGL GRAVEL
 FLOOR-CARPORT GRAVEL FLOOR-GARAGE
 HEAVY COMP METAL ROLL ROOFING
 SHAKE TILE

ACCESSORY Eff Yr Bilt 1975 SF 632

Description: 1090 DECK-RW/TREX-NO COVER
 Comment: Class 6
C FLG: T_MOD_0%_E NO EXC **TABLED RMV: 8670**

ACCESSORY Eff Yr Bilt 1975 SF

Description: 1008 GP SHED
 Comment: 238 SF ART STUDIO Class 6
C FLG: T_MOD_0%_E NO EXC **ENTERED RMV: 6920**

ACCESSORY Eff Yr Bilt 2002 SF

Description: 1008 GP SHED
 Comment: POTTING SHED/ROOT CELLAR Class 4
 BELOW
C FLG: T_MOD_0%_E NO EXC **ENTERED RMV: 1940**

ACCESSORY Eff Yr Bilt 1975 SF 400

Description: 1042 CONCRETE
 Comment: Class 4
C FLG: T_MOD_0%_E NO EXC **TABLED RMV: 1220**

SECOND FLOOR SF: 1536 BEDRM: 3 BATH: 2 HLF BATH:

BATH: LAVATORY:2 SHOWER:2 TOILET:2
 GARDEN TUB, NO JETS TUB/SHOWER MS BATH: FULL JET TUB MS BATH:
 HALF BIDET BATHTUB LAUNDRY TUB

FIRE PLACE/OTHER: SINGLE FP DOUBLE FP WOOD STOVE HEARTH GAS FP SLAB
 FLOOR MS FIREPLACE MS HEARTH: AVERAGE PRE FAB MTL FP
 MS HEARTH: ABOVE AVG MS HEARTH: LOW COST BACKED FP
 STACKED FP

HEAT: FA/CENTRAL AIR HEAT PUMP WALL UNIT CEILING CABLE FORCED AIR
 BASEBOARD

TBL_MOD_OR%_ENT
TABLED RMV: 68180 NO EXC (circle)

3/1/2011 #151
 WINDOWS REMOVED, GAS LINE BEING CAPPED
 ROOF TEAR OFF. DEMO STARTS WATER 4/1/11

RESIDENTIAL LAND FIELD SHEET

RT 2012. Q HOUSE DEMO

Account #: 10095334 MAP: 391E16BB01300 TAX CODE(S): 0501 Red Tag 02/23/2011 07:49:11 AM

Unit ID: 204066 Account(s):

MA: 2 ASHLAND SA: 09 NH: 000 Owner: PHELPS ESTHER M

Prop. Class: 101 RESIDENTIAL IMPROVED, ZONED RESIDENTIAL RMV Class: 101 Stat Class: 142 Code Area: 0501

Inspected: 05/11/2010 Appraiser: TOM MCENEE [5] Acres: 0.87 Situs: 440 GRANITE ST ASHLAND

SALES DATA: DATE: 08/19/2008 PRICE: 1950000 RJ: 21 PROPERTY SOLD NOT SAME AS ASSESSED
 BUYER: PHELPS JONATHAN D SELLER: CHAPIN GARY/KAREN

PERMIT(S): 2011 A-SINGLE FAMILY DWELLING -CHECK FOR NEW SFR - #151

BD-2009-01474 2011 demo -- ADDRESS: 440 GRANITE ST - Demo SFR for new SFR Old House-3734 sf Garage-400 sf Impervious-2950 sf

BD-2009-01375 2011 sfr -- ADDRESS: 440 GRANITE ST - House on this property will be demo'd. SDC fees credited for house 3734 sf; garage 400 sf; and impervious 2950 sf.

NOTATION(S): CONVERSION TO 2005 FACTOR BOOK 2006
 RECALCULATION 2008
 CARTOGRAPHIC ACTIVITY 2010
 X 2010

95-03035 PERMIT FOR LAWN SPRINKLER>>> 04/25/06 UPDATED IMPROVEMENT ADJUSTMENT EN MASSE>>> 05/05/06
 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY--NO EXCEPTION GENERATED DUE TO THE
 CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK>>> 10/18/06 NO LAND CHANGES
 #151>>> CORRECTED INV; ADDED ART STUDIO AS CLASS 6 SHED; EST EYB POTTING SHED/ROOT CELLAR @ 2002
 #151>>>5/11/10 NLC #151>>>

NO EXC

DEMO STARTED AFTER 4/1/11

MULTI-PERMITS: -- House on this property will be demo'd. SDC fees credited for house 3734 sf; garage 400 sf; and impervious 2950 sf. -- Demo SFR for new SFR Old House-3734 sf Garage-400 sf Impervious-2950 sf

LAND:

Code	Land Class	Value Source	Size	Dual Fire	Plan Zone	SAV Land Use	RMV Land Use	Compute E, M, or T	OR Value	Trend Yes No	Exempt	ID #
0501		01 HOME SITE	.46	N	RR-.5-P		001	T		YES		1
0501		05 RURAL TRACT	.41	N	RR-.5-P		005	T		YES		2

LAND ADJUSTMENTS:

RMV LU CODE	SAV LU Code	Description	ID #	RMV Size	RMV Compute E or T	RMV OR %	RMV	SAV Size	SAV Compute E, M, OR T	SAV OR %	SAV	MSAV	Trend Yes No
001		CREEK FRONTAGE-IN CITY	1	0.46	T	100	3880	0.46	T	100	0	0	YES
001		LOCATION 5 POSITIVE	1	0.46	T	100	46560	0.46	T	100	0	0	YES

NO START RT 2013

RESIDENTIAL LAND FIELD SHEET

RT 2013 A.SFR

Account #: 10095334 MAP: 391E16BB01300 TAX CODE(S): 0501 Red Tag 02/23/2012 11:31:42 AM

Unit ID: 204066 Account(s):

MA: 2 ASHLAND SA: 09 NH: 000 Owner: PHELPS ESTHER M

Prop. Class: 101 RESIDENTIAL IMPROVED, ZONED RESIDENTIAL RMV Class: 101 Stat Class: 142 Code Area: 0501

Inspected: 03/01/2012 Appraiser: TOM MCENTEE - 15/ Acres: 0.87 Situs: 440 GRANITE ST ASHLAND

SALES DATA: DATE: 08/19/2008 PRICE: 1950000 RJ 21 PROPERTY SOLD NOT SAME AS ASSESSED
 BUYER: PHELPS JONATHAN D SELLER: CHAPIN GARY/KAREN

NOTATION(S): CONVERSION TO 2005 FACTOR BOOK 2006
 RECALCULATION 2008
 CARTOGRAPHIC ACTIVITY 2010
 X 2010

95-03035 PERMIT FOR LAWN SPRINKLER>>> 04/25/06 UPDATED IMPROVEMENT ADJUSTMENT EN MASSE>>> 05/05/06
 CONVERSION TO 2005 FACTOR BOOK. POTENTIAL RMV CHANGE ONLY--NO EXCEPTION GENERATED DUE TO THE
 CONVERSION. BEGINNING YEAR VALUE ADJUSTED TO REFLECT 2005 FACTOR BOOK>>> 10/18/06 NO LAND CHANGES
 #151>>> CORRECTED INV; ADDED ART STUDIO AS CLASS 6 SHED; EST EYB POTTING SHED/ROOT CELLAR @ 2002
 #151>>>5/11/10 NLC #151>>> 3/1/2011 NLC, DEMO STARTED AFTER 1/1/2011 #151>>>

NO EXC

DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF NEW SFR → NO START ON NEW HOUSE

LAND: LANDSCAPE GONE

Code	Land Class	Value Source	Size	Dual Fire	Plan Zone	SAV Land Use	RMV Land Use	Compute E, M, or T	OR Value	Trend Yes No	Exempt	ID #
0501	RT	05 RURAL TRACT	.41	N	RR-5-P		005	T		YES		2
0501	HS	01 HOME SITE	.46	N	RR-5-P		001	T		YES		1

LAND ADJUSTMENTS:

RMV LU CODE	SAV LU Code	Description	ID #	RMV Size	RMV Compute E or T	RMV OR %	RMV	SAV Size	SAV Compute E, M, OR T	SAV OR %	SAV	MSAV	Trend Yes No
001		LOCATION 5 POSITIVE	1	0.46	T	100	46560	0.46	T	100	0	0	YES
001		CREEK FRONTAGE-IN CITY	1	0.46	T	100	3880	0.46	T	100	0	0	YES
005		TOPOGRAPHY 14	2	0.45	T	100	-55430	0.45	T	100	0		YES
LD05		LANDSCAPE 5	1	0.5	T	100	35000		T	100			YES
1200		MARKET DEVELOPMENT	1	0.5	T	100	28000		T				YES

CITY OF ASHLAND

March 19, 2009

Urban Development Services
485 W Nevada Street
Ashland, Oregon 97520

Re: Building Department Action # PL—2009-00333

Your application for demolition of a 3502 sq ft residential structure located at 440 Granite Street has been **approved** contingent to the provisions of Ashland Municipal Code Section 1504.216 B. The date of the decision was March 19, 2009.

If your application has been approved, the requirements under section 15.04.214.C of the Ashland Municipal Code are:

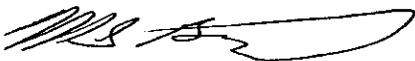
1. Notice of this decision will be posted on the property by a member of the Planning staff. The notice is required to be posted in such a manner as to be clearly visible from a public right-of-way and must be posted by March 25, 2009.
2. The City of Ashland Building Dept will publish a notice of this decision in either the Ashland Daily Tidings or the Medford Mail Tribune. The notice in the paper will read as follows:

"The City of Ashland Building Official has approved the demolition of a residential structure, at 440 Granite Street, Ashland, OR under file # PL-2009-00333. Notice on the property will be posted by March 25, 2009. Anyone who objects to the approval must file a request for a hearing on a form available from the Building Official, 15 Winburn Way, Ashland, OR 97520, ph: 541-552-2073. The request must be made by April 5, 2009."

No hearing will be held before the Demolition Review Committee unless specifically requested.

If you as applicant want to request a hearing for any reason, you must make your request within 10 days of the date you received this decision. Your request must include your name and address, the file number of the application and the specific grounds for which the decision should be reversed or modified, based on applicable demolition or relocation standards.

Sincerely,



Mike Broomfield

Building Official
City of Ashland



Demolition Permit

Permit Number: BD-2009-01474

A P P L I C A N T	Job Address: 440 GRANITE ST ASHLAND OR 97520	C O N T R A C T O R	Contractor: Address:
	Owner's Name: ESTHER C/O THOMPSON PHELPS		Phone:
	Customer #: 02903 URBAN DEVELOPMENT SERVICES		State Lic No: City Lic No:
	Applicant: 485 W NEVADA ST Address: ASHLAND OR 97520		Sub-Contractor: Address:
	Phone: (541) 482-3334		Phone:
	Applied: 11/17/2009 Issued:		State Lic No: City Lic No:
	Expires: 05/16/2010 Maplot: 391E17AA800		

DESCRIPTION: Demo SFR for new SFR Old House-3734 sf Garage-400 sf Impervious-2950 sf

VALUATION					
Occupancy Type	Construction	Units	Rate Amt	Actual Amt	Constuction Description
Total for Valuation:					

MECHANICAL

ELECTRICAL

STRUCTURAL

PERMIT FEE DETAIL

Fee Description	Amount	Fee Description	Amount

CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT Tel: 541-488-5305
 20 East Main St. Fax: 541-488-5311
 Ashland, OR 97520 TTY: 800-735-2900
 www.ashland.or.us

Inspection Request Line: 541-552-2080





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

DEMOLITION/RELOCATION
APPLICATION

Demo Permit # PL-2009-00333

Date Received 3.18.09

DESCRIPTION OF PROPERTY

Street Address 440 Granite Street

Assessor's Map #39 1E 17AA Tax Lot(s) 800

Details of each structure to be Demolished / Relocated:

SEE ATTACHED

Commercial Building: Age _____ Sq. Footage _____ Fixture Count _____
(Contact Plumbing Inspector for Assistance)

House: Age ¹⁹¹⁵_{1950s} Sq. Footage 3,734

Carpport/Garage: Age 1960s Sq. Footage 400

Other (Describe) n/a : Age n/a Sq. Footage n/a

Square footage of impervious surface to be removed (including building footprints): 2950

APPLICANT

E-Mail KNOX@MIND.NET

Name SEE ATTACHED Phone _____

Address _____ City _____ Zip _____

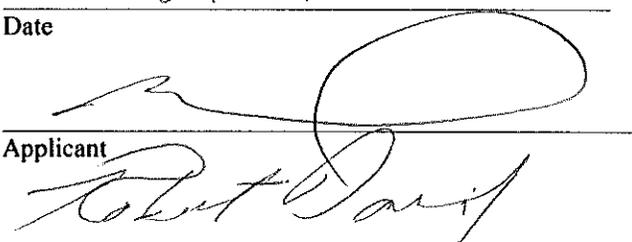
PROPERTY OWNER

Name _____ Phone _____

Address 440 Granite Street City Ashland Zip 97520

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the findings of fact furnished justifies the granting of the request; that the findings of fact furnished by me are adequate; and further, that all structures or improvements are properly located on the ground. Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Date 3.18.09

Applicant 

Owner _____

II. Demolition Standards:

Proposal: Based upon a variety of factors provided by various sub-contractors in home construction and remodeling, the property owners propose to demolish the existing house and recycle its resources as noted in the Demolition Debris Diversion Plan (below) which is in accordance with 15.04.216 C. The property owners, who currently live in the house and plan to retain ownership, did not make this decision without considerable research and consultation that pointed to the fact the structure cannot be rehabilitated as part of any economically beneficial use of the property because the cost of rehabilitating this structure is prohibitively expensive. The property owners intend to reconstruct a similar sized home in generally the same footprint as the existing that meets or exceeds current zoning, building, seismic and energy codes making the house safer, more energy efficient and more sustainable.

Proposed House Description: The plan is for a two-story wood framed rustic cabin style family home similar in size and scale of the existing house. The plans also show the proposed home as being within approximately the same footprint as the existing house in an attempt to maintain the property's landscaping. Illustrations (front, side, first floor floor-plan, and site plan) have been provided in accordance with 15.04.216 2.a which shows in sufficient detail the nature, appearance and location of the proposed replacement structure.

The owners intend to employ the use of high-efficiency gas heat, insulation, electrical wiring, plumbing, windows, appliances, sub-floors, etc. to maintain higher energy efficiency. The proposed garage, currently not in compliance with front setback requirements, will be replaced with a conforming garage setback and in a less aesthetically obtrusive perspective in an attempt to not only improve the streetscape's aesthetic, but also provide for superior backing-out visibility and safety for both the residents and public.

Demolition Standards: Section 15.04.216 1.a. of the Ashland Municipal Code states for demolition of structures more than 45 years of age "*The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property.*"

As noted above, the applicants have consulted with a variety of subcontractors familiar with house construction and remodeling. Each subcontractor has attempted to describe their research and address their findings in the attached exhibits. When considered in whole, the subject structure at 440 Granite Street cannot be rehabilitated or reused on site as part of any economically beneficial use of the property.

- Exhibit A) Structural Inspection, Thornton Engineering Kirk J. Daley**
- Exhibit B) Electrical Inspection, Kaylor Electric, LLC., Talmage E. Kaylor**
- Exhibit C) Plumbing Inspection, Applegate Plumbing, LLC., David Kennedy**
- Exhibit D) Mechanical Inspection, Spring Air, Inc., Bernie Gordon**
- Exhibit E) Contractor Comments, Davis Construction, Robert Davis**
- Exhibit E1) Architect Comments, Richard Wagner**
- Exhibit F) Appraisal Letter, Mackris Appraisal Services, Kathleen Mackris**
- Exhibit G) Appraisal Report, Cathleen Bonney**

Site Review Permit: Section 15.04.216 1. 3.b. of the Ashland Municipal Code states for demolition of structures more than 45 years of age, a redevelopment plan is necessary and that if necessary a Site Review Permit “may” be necessary. In this case, a Site Review Permit is not necessary as the proposal is for a single family residence in compliance with all zoning provisions of the R-1-7.5 zone. In addition, the application is in compliance with the adopted regulations noted in Chapter 18.62, Physical and Environmental Constraints, as the existing and proposed home is outside of the 100’ flood plain corridor and that no trees greater than 6” in diameter at breast height are proposed to be removed.

III. Demolition Debris Diversion Plan:

The property owners will institute a Demolition Debris Diversion Plan as noted below in accordance with AMC 15.04.215 C. and as directed by the staff advisor. The following steps will be taken in order to comply with this section:

1) Architectural Salvage: The Project Contractor will contact Joel Morrow of Morrow’s in Medford to assess the value of any fixtures or materials (doors, windows, bath tubs, flooring, siding, etc.) found on site and contract with him, should any be found, for their removal. Habitat for Humanity in Medford will also be contacted for any Architectural and re-useable items.

Responsible Party: Contractor, Robert Davis, Davis Construction, 541-621-3103

Destination A: Morrow’s, Medford, 541-770-6867

Destination B: Habitat for Humanity, Medford, 541-773-9095

2) Organics Salvage: The Project Contractor will remove and separate all lumber, wood siding, and other organic products. All re-useable lumber will be considered, based upon approval from the Ashland Building Official and applicable building codes, within the proposed replacement structure. Remaining un-useable lumber and all other un-useable organic products will be transported to Biomass One in White City for recycling.

Responsible Party: Contractor, Robert Davis, Davis Construction, 541-621-3103

Destination: Biomass One, White City, 541-826-9422

3) Metals Salvage: The Project Contractor will remove all metals (copper, brass, aluminum, steel, wiring, etc.) and deliver to Schnitzer Steel Inc. in White City for recycling.

Responsible Party: Contractor, Robert Davis, Davis Construction, 541-621-3103

Destination: Schnitzer Steel Inc., White City, 541-826-5758

4) Concrete/Brick Salvage: The Project Contractor will remove all un-useable concrete (driveway, slab, foundation, etc.) and all un-useable brick (landscaping brick, fireplace brick, etc.) and deliver to Rogue Aggregates in Central Point for recycling.

Responsible Party: Contractor, Robert Davis, Davis Construction, 541-621-3103

Destination: Rogue Aggregates, Central Point, 541-664-2844

5) Appliances: The Project Contractor will remove all appliances and contact Habitat for Humanity in Medford or Economy Appliance Recyclers in Medford. Unwanted appliances will be delivered to Schnitzer Steel Inc. in White City for recycling.

Responsible Party: Contractor, Robert Davis, Davis Construction, 541-621-3103
Destination A: Habitat for Humanity, Medford, 541-773-9095
Destination B: Economy Appliance Recyclers, Medford, 541-858-2974
Destination C: Schnitzer Steel Inc., White City, 541-826-5758

6) Inspections: The Project Contractor will coordinate inspections for any bio-hazardous materials and will properly dispose of such materials, if found, in accordance with all applicable laws prior to demolition.

Responsible Party: Contractor, Robert Davis, Davis Construction, 541-621-3103

IV. Economic Feasibility:

Rehabilitation vs. Demolition and Rebuilding:

The following is a summary of construction costs, based upon discussions with the project contractor as well as a second independent contractor, comparing the home's rehabilitation vs. demolition and new construction. Obviously this project would entail replacing all major items of the home listed above. In recent projects completed by the contractors involving "gut renovations" the costs range from \$190 to \$300 per square foot of habitable space. Granted the recent economic downturn has reduced contractor's prices and material costs, but in some cases the material costs have still increased (copper, steel, etc.). In addition, because the location of the home has limited construction staging area, due to its location along Granite Street and Ashland Creek - there are some important landscape/riparian elements being preserved (the sole reason home's footprint is not being altered), it's very likely the costs per square foot will far exceed both estimates. Nevertheless, with the above items taken into consideration and the various comments noted in the attached Exhibits (subcontractor letters), the costs to remodel the structure would be between \$709,460 and \$1,120,200 – based on a house size of 3,734 square feet (does not include garage).

If the home was demolished and replaced with a new home that meets or exceeds current building requirements, the costs per square foot is significantly less and range from \$120 to \$170 or \$448,080 to \$634,780. Comparing the two different ranges of estimates for the restoration vs. the new construction is an increase of 37% to 44%.

Market Appraisal:

There are two appraisal related documents attached to this report with one stating the "land to value ratio" custom homes typically range between 20% to 35%" (Exhibit F). The second document is an actual appraisal (Exhibit G) which concludes the land value at 440 Granite Street is \$1,190,000 and the dwelling value if constructed new (estimate of \$145 per square foot) would be \$594,682. If the first appraiser is correct, the *home's* value should appraise between \$4,760,000 to 5,950,000 rather than the current estimate of \$594,682.

Based upon the two above items, the only conclusion is the structure cannot be rehabilitated or reused due to the severe implications of economic feasibility.

Alternative Site Relocation:

Evaluation of the home’s ability to relocate on-site or off-site was also considered, but considering the home’s multiple additions and limited foundation integrity, it was quickly dismissed as the structure could not be moved without the home disintegrating or implementation of significant structural upgrades as discussed above. In this instance, it was not deemed practical.

V. Neighborhood Standards:

The upper sections of Granite Street are *not* within a local or national Historic District. The Skidmore Academy Historic District, listed on the National Register Historic Places is the closest Historic District, but it ends at the Strawberry and Granite Street intersection – approximately ¼ of a mile to the north. The house or any of its neighboring houses are not individually identified on any local district maps or on the National Register of Historic Places.

Address	Year	Sq. ft.	Lot Area	Ratio	Other Descriptions:
*440	1915	3,734	37,897	.09	Yr. is misleading as there have been 3 major additions. <i>To be designed in context w/ neighborhood surroundings</i>
<i>proposed</i>	<i>2009</i>	<i>similar</i>	<i>37,897</i>	<i>similar</i>	
518	1950	2,554	17,424	.15	Does not include second 2-story building (300 sq. ft.).
414	1950	2,362	25,264	.09	
445	1985	1,831	18,295	.10	Does not include adjacent 2-story detached garage.
435	2000	2,111	11,761	.18	

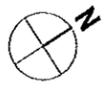
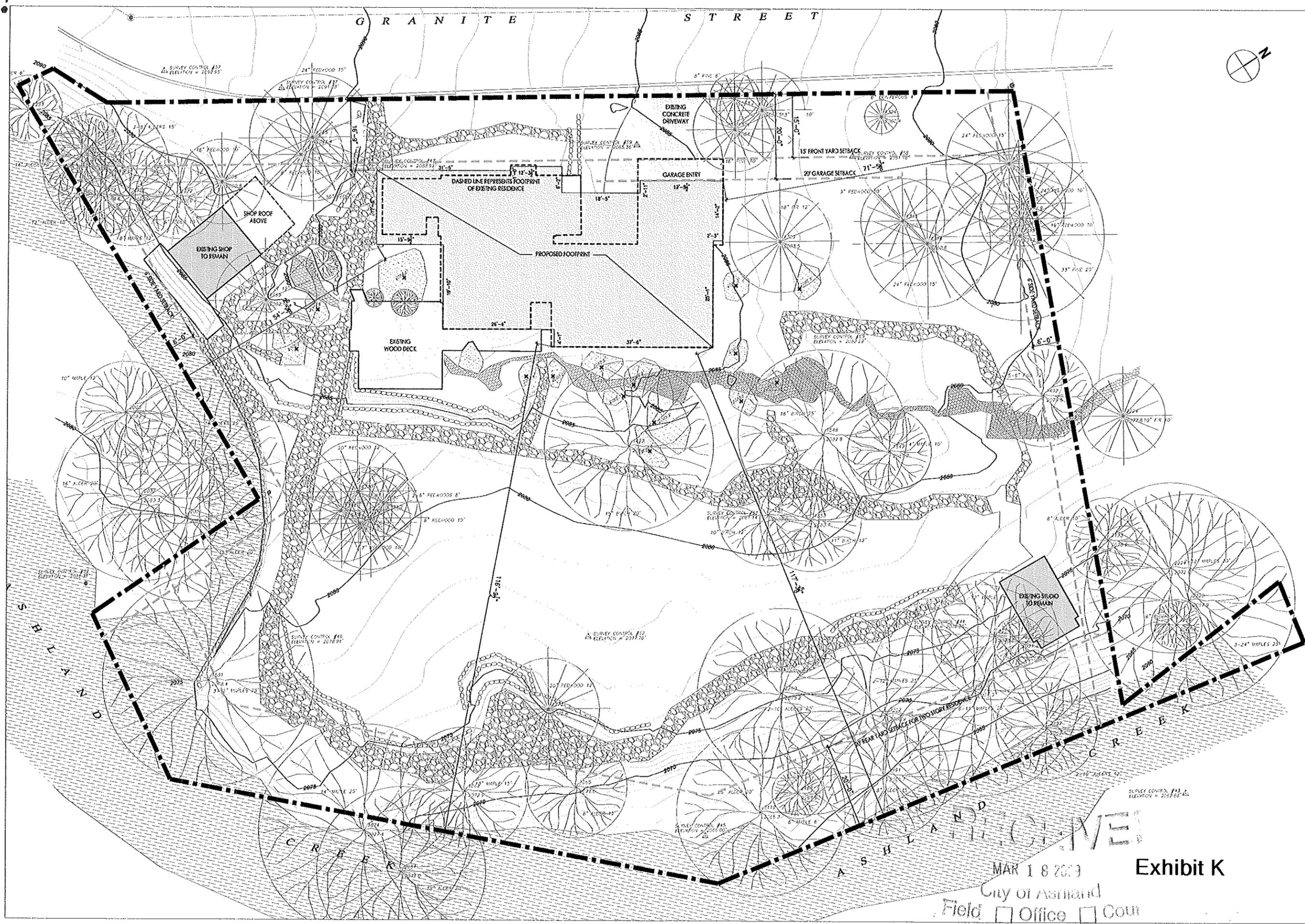
According to Jackson County Assessor and Mapping Division records, the table above generally describes the neighborhood’s characteristics in relationship to the existing house at 440 Granite Street. The table illustrates the houses in the area have an existing average house size to lot ratio of approximately 12% (House Size / Lot Area) with the proposal remaining at approximately 9% which is less than the neighborhood’s average. In addition, the table illustrates the neighborhood is comprised of contemporary homes built between 1950 and the present, but with the original construction of the subject house occurring in 1915 with multiple additions occurring in the 1930’s and 1960’s.

Finally, the attached photos best illustrate the diversity of homes found in this section of Granite Street although all of the homes, but for the subject home, lays west of the right-of-way while this home is the only residence on the east side of Granite Street (between Granite Street and Ashland Street). Each home is unique in that they represent a diverse architectural style from various eras. For example, the home at 514 Granite Street, built in 1950, looks like a 1930’s “Bungalow”, albeit modified over the years, and 445 Granite Street was built in 1985, but reflects a “Queen Anne Cottage” from the turn of the Century. The other homes in the neighborhood reflect their time period (1950 and 2000) and vernacular style.

VI. List of Exhibits:

- Exhibit A) Structural Inspection, Thornton Engineering Kirk J. Daley
- Exhibit B) Electrical Inspection, Kaylor Electric, LLC., Talmage E. Kaylor
- Exhibit C) Plumbing Inspection, Applegate Plumbing, LLC., David Kennedy

- Exhibit D) Mechanical Inspection, Spring Air, Inc., Bernie Gordon
- Exhibit E) Contractor Comments, Davis Construction, Robert Davis
- Exhibit E1) Architect Comments, Richard Wagner
- Exhibit F) Appraisal Letter, Mackris Appraisal Services, Kathleen Mackris
- Exhibit G) Appraisal Report, Cathleen Bonney
- Exhibit H) Property Survey, Polaris Land Survey, Shawn Kampman
- Exhibit I) Ashland Creek Flood Study, Thornton Engineering, Mike Thornton (for Planning Department reference)
- Exhibit J) Photos – Site, Neighborhood and Understructure
- Exhibit K) Site Plan
- Exhibit L) Site Plan w/ First Floor Floorplan
- Exhibit M) Elevations



NARNIA HOUSE
 440 GRANITE STREET
 PORTLAND, OREGON
 GBD ARCHITECTS, INCORPORATED
 20091000 MARCH 2009
 JON AND ESTHER PHELPS

SITE PLAN

SCALE: 1" = 20'-0"

MAR 18 2009
 City of Ashland
 Field Office Court

Exhibit K