

## 755 N Mountain Avenue discussion

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To: Brandon Goldman <brandon.goldman@ashland.or.us>; Derek Severson <derek.severson@ashland.or.us>  
Cc: Steven Matiaco <steven.matiaco@ashland.or.us>; Don Jones <dj@spartan1.com>; Raymond Kistler  
<raymondk@kswarchitects.com>

[EXTERNAL SENDER]

Hello Brandon and Derek,  
Hope you are well and enjoyed the holiday.

I'm reaching out to you on behalf of Don Jones in regards to the house at 755 N Mountain Avenue, its condition, and what Don's options are to help alleviate some of the dangerous conditions on the site and the dangerous building. Don and I would like to meet with staff to go over our concerns sometime this week.

Gates, chains, signs, and other barriers to prevent trespassing are removed on a routine basis.

Steve Matiaco and I met at the site and I toured the structure and took numerous photos of its condition last week.

One of the concerns is that the property owner will lose their ability to reconstruct a single-family residence on the property (outside of the environmentally constrained areas) if the building is deemed unsafe and needs to be removed from the property.

It has been our understanding that a replacement dwelling is expected to achieve compliance with the North Mountain Neighborhood Master Plan lot layout and its street configurations, as well as the Transportation System Plan, and Street Dedication map. This will be very difficult because the N Mountain Neighborhood Plan and the Street Dedication Map differ and in both instances, the street depicted on both maps could not possibly be constructed to street standards due to topography, trees, and vision clearance issues on the hillslope.

*RE: Site #7 on Parks, Trails & Open Space Draft Map*

This leads me to the next concern which was peaked by the Planning Commission packet for the Study Session with Parks on Tuesday, November 28th. It appears that the subject property area included in the Parks and Openspace Master Plan is increasing in area. Some of the property was already included which made sense as it was the Bear Creek Floodplain Area and the area designated as NM-G. The draft Parks and Openspace Master Plan now includes the area of the property where the existing residence is located which is also the area where the replacement dwelling would likely be located.

The inclusion of the entire 11-acre property into the Parks and Openspace Master Plan creates an additional regulatory barrier to the reconstruction of a single-family home. The inclusion of the entire 11-acre property appears to be in conflict with the Buildable Lands Inventory and the Housing Needs Analysis, and in conflict with the Comprehensive Plan Designation and the Zoning per the North Mountain Park Neighborhood Plan. Changes to the Comprehensive Plan or zoning of the area would at a minimum necessitate a modification of the North Mountain Neighborhood Plan.

Can staff provide a few options to have a quick discussion with Don and myself?

Tuesday, Thursday, or Friday?

Thank you,  
Amy

**Amy Gunter**

*Rogue Planning & Development Services*

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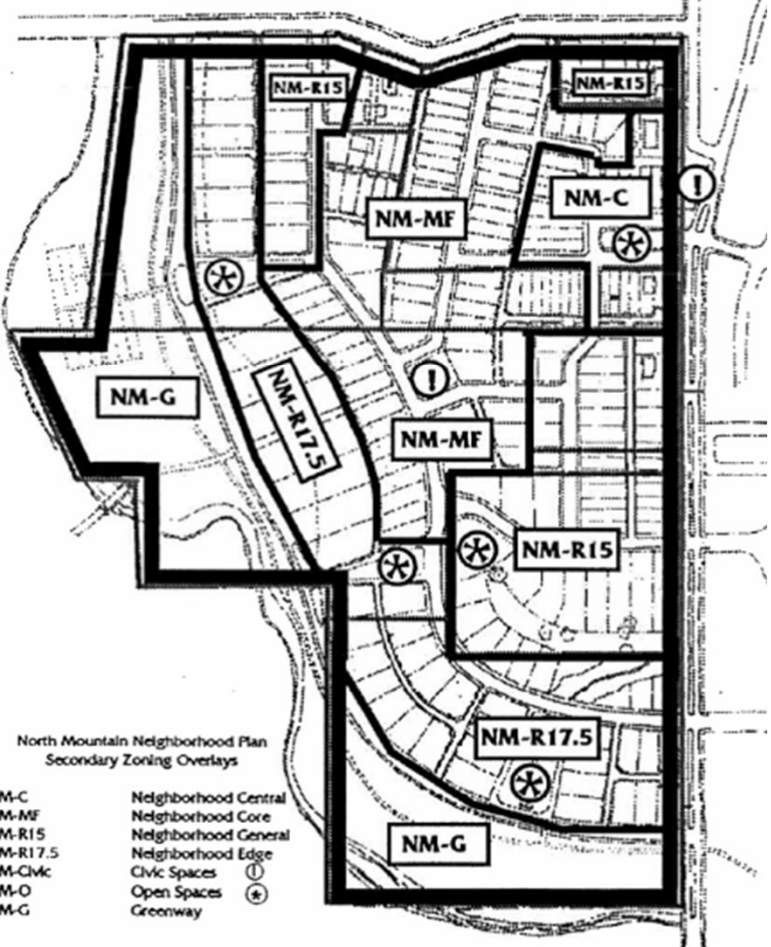
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# Neighborhood Plan

Proposed Secondary Zoning



## AMC 18.3.5.090 North Mountain Greenway Zone (NM-G)

A. **Applicability.** All projects containing land identified on the North Mountain Neighborhood Plan map as part of the North Mountain/Bear Creek Greenway shall dedicate that area so designated to the City for park purposes. It is recognized that previous zone changes allowing increases in allowable development density (up-zoning) as part of the North Mountain Neighborhood Plan imparted significant value to properties, and the required dedication of those lands within the North Mountain/Bear Creek Greenway for park purposes is both necessary based on the impacts of planned development and proportional to the value bestowed upon the property through the change in zoning designation.

B. **Dedication on Final Survey Plat.** The dedication of lands within the North Mountain/Bear Creek Greenway shall be indicated on the final survey plat accompanying all partitions, subdivisions, and Performance Standards developments.

C. **Development Restrictions.** It is recognized that lands within the North Mountain/Bear Creek Greenway are identified as part of Ashland's Floodplain Corridor Lands, and are prohibited from further development, except as outlined in chapter [18.3.10](#) Physical and Environmental Constraints Overlay.

