



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.

April 9, 2024 REGULAR MEETING AGENDA

I. **CALL TO ORDER:** 7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. **ANNOUNCEMENTS**

III. **CONSENT AGENDA**

1. **Approval of Minutes**

- a. February 27, 2024 Study Session
- b. March 12, 2024 Regular Meeting
- c. March 26, 2024 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 April 9, 2024 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/97460787152>

V. **UNFINISHED BUSINESS**

A. Approval of Findings for PA-T2-2024-00046

VI. **TYPE II PUBLIC HEARING**

A. **PLANNING ACTION:** PA-T2-2024-00047

SUBJECT PROPERTY: 452 Williamson Way

OWNER/APPLICANT: Rogue Planning & Development Services for DeBoer

DESCRIPTION: An application is for a four-lot subdivision to allow for the construction of four residential dwelling units. There are four units proposed in two attached wall groups. The proposed residences would be deed restricted affordable housing units for ownership to families with incomes of less than 80% of the area median income. This use of the Employment Zoned property as deed restricted affordable housing is allowed without a zone change per Oregon Revised Statutes (ORS) 197.308. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **MAP:** 39 1E 04 DC, **TAX LOT:** 3630

VII. **OPEN DISCUSSION**

VIII. **ADJOURNMENT**

Next Scheduled Meeting Date: April 23, 2024 Study Session





Planning Commission Minutes

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February 27, 2024

STUDY SESSION

DRAFT Minutes

I. CALL TO ORDER:

Chair Verner called the meeting to order at 7:00 p.m. at the Civic Center Council Chambers, 1175 E. Main Street. Councilor Hyatt attended the meeting virtually via Zoom.

Commissioners Present:

Lisa Verner
Doug Knauer
Kerry KenCairn
Russell Phillips
Susan MacCracken Jain
Gregory Perkinson
Eric Herron

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:

Paula Hyatt

II. ANNOUNCEMENTS

Community Development Director Brandon Goldman made the following announcement:

- Commissioner MacCracken Jain is now also a member of the City's Public Arts Advisory Committee.

III. PUBLIC FORUM – None

IV. TYPE III PUBLIC HEARING

A. Housing Element / Housing Needs Analysis / Housing Production Strategy

Mr. Goldman outlined the core aspects of the Housing Element of the City's Comprehensive Plan, the 2021 Housing Capacity Analysis (HCA), and the 2023 Housing Production Strategy (HPS). He related how the Housing Element guides legislative development and spending priorities to address the community's housing needs, while its goals and policies are designed to foster a diverse and sustainable housing market, ensuring affordability and inclusivity to meet the evolving needs of the City.





Planning Commission Minutes

Mr. Goldman detailed the scope of the HCA, which included an assessment of the City's housing needs, its buildable land inventory, and identified various strategies to ensure that the City has an adequate land supply to accommodate its housing needs over the next 20 years. The HCA projected that the City would gain 858 new dwelling units between 2021 and 2041.

Mr. Goldman described how the HPS was initiated to assess the City's housing inventory and to identify various strategies the City could undertake to increase needed housing. In doing so, the HPS identified four main strategies the City could implement; 1) encouraging development of low- and moderate-income affordable rental housing; 2) increasing opportunities for affordable homeownership; 3) encouraging development of income-restricted affordable housing units; and 4) preserving the existence of low- and moderate-income affordable housing. Mr. Goldman briefly outlined the specific actions that could be taken to achieve these goals, as well as their implementation timeline over the next several years (see attachment #1).

DISCUSSION

The Commission discussed available housing and various strategies to increase housing in the City, including guidelines allowing building height increases in CFAs, strategies to incentivize development in the City, and nearby areas that could be annexed into the City in the future. Councilor Hyatt noted that some residents outside the city-limits had entered into irrevocable consent to annexation agreements when they are connected to City facilities.

The Commission discussed the importance of attracting middle-income residents while still providing necessary affordable housing. Commissioner Knauer commented that disincentivizing unwanted development could be important to encourage higher-density housing developments instead of larger single-family homes that require exceptions or variances to be approved. The Commission discussed building and environmental considerations with regards to wildfire protection.

V. OPEN DISCUSSION

Chair Verner asked if any members of the Commission were interested in assisting staff with any long-range items on the Community Development Work Plan for 2024. Commissioner KenCairn asked how staff would be handling the potential implementation of a manufactured-home park zone and how the Commission could assist with that project. Mr. Goldman responded that the City had applied for a grant for technical assistance from the Department of Land Conservation and Development (DLCDC), and that staff was in the process of developing an implementation timeline. He added that Commissioner KenCairn and Chair Verner had provided valuable insight during the



Planning Commission Minutes

development of the HPS as members of the advisory committee. Commissioner KenCairn expressed interest in assisting with the development of a manufactured-home park zone.

Commissioner Knauer noted that he had offered to assist with the upcoming Economic Opportunity Analysis (EOA) project. Mr. Goldman commented that staff is expecting to receive a contract from the DLCD regarding the City's proposed scope of work for the EOA within the next week.

VI. ADJOURNMENT

Meeting adjourned at 8:35 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*





Housing Planning in Ashland

Planning Commission
2/27/2024

Ashland Housing

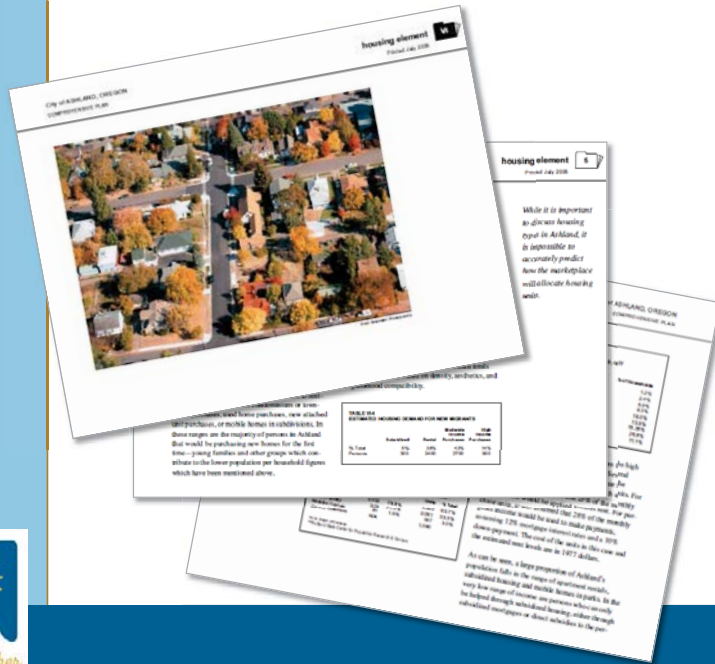
Housing Element
Goals and Policies

Housing Capacity Analysis
Need and availability

Housing Production Strategy
Strategic Actions



Housing Element



- Overview of the Housing Element's purpose and significance
- Overview of goals and policies: diversity, affordability, sustainability, and effective planning



Housing Element

Overview of the Housing Element's purpose and significance

The Housing Element of Ashland's Comprehensive Plan, adopted in June 2019, is instrumental in guiding the city's housing strategies, offering a comprehensive approach to diversify housing, ensure affordability, and integrate sustainability.

The Housing Element influences legislative development and shapes spending priorities to address the community's housing needs. The Comprehensive Plan guides development of local land use ordinances and actions that must align with the comprehensive plan's policies and objectives, ensuring a coherent approach to housing development and community planning.

The Housing Element does not function as an independent approval criterion for planning actions.



Housing Element

Overview of the Housing Element's Goals and Policies

The goals and policies outlined in the Housing Element are designed to foster a diverse and sustainable housing market, ensuring affordability and inclusivity to meet the evolving needs of the Ashland community.



Goal 1

Housing Element

Goal 1: Ensure a range of different dwelling types that provide living opportunities for the total cross section of Ashland's population. (9 Policies)

Policy 1: Provide for a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household sizes, and household types.

Policy 2: Support accessible design and housing strategies that provide housing options for seniors and for disabled persons.

Policy 3: Integrate housing with other compatible land uses through flexible zoning provisions.

Policy 4: Housing opportunities should be available to all residents without discrimination and consistent with local, state, and federally recognized protected classes under fair housing law.

Policy 5: Zone sufficient land at densities to accommodate an adequate supply of housing by type and cost to meet population growth and projected housing needs.



Goal 1

Housing Element

Goal 1: Ensure a range of different dwelling types that provide living opportunities for the total cross section of Ashland's population. (9 Policies)

Policy 6: Promote methods to use or adapt the City's existing housing stock to provide needed housing types.

Policy 7: Protect Ashland's historic neighborhoods through programs and efforts that promote preservation, rehabilitation, and the use of limited design review to maintain the quality of neighborhoods.

Policy 8: Use design standards to promote neighborhood compatibility and maintain consistency with the character of the surrounding built environment.

Policy 9: Support the retention and development of rental housing.



Goal 2

Housing Element

Goal 2: Support the creation and preservation of housing that is affordable to low and moderate income households and that is commensurate with the incomes of Ashland's workforce.(8 Policies)

Policy 10: Encourage the preservation of affordable housing, including housing that is subject to a term of affordability, to avoid the net loss of safe, healthy, affordable housing.

Policy 11: Utilize Ashland's Housing Trust Fund and other financial incentives to encourage the creation and retention of housing for homeownership or rent at a cost that will enable low and moderate income families to afford quality housing.

Policy 12: Cooperate with for-profit and non-profit affordable housing providers in locating low and moderate income units in Ashland.

Policy 13: Work in partnership among various levels of government, public agencies, and non-profit organizations to address homeless and low-income housing needs.



Goal 2

Housing Element

Goal 2: Support the creation and preservation of housing that is affordable to low and moderate income households and that is commensurate with the incomes of Ashland's workforce.(8 Policies)

Policy 14: Provide for minimal off-street parking requirements in locations where it is demonstrated that car ownership rates are low for resident populations in order to help reduce housing costs and increase affordability and where the impact on neighborhoods allow.

Policy 15: Consider prioritizing permitting processes for affordable housing developments, multifamily rental housing, and other needed housing types as documented in the Housing Needs Analysis.

Policy 16: Discourage demolition and conversion of needed housing types as identified by the Housing Needs Analysis.

Policy 17: Evaluate the cost of public infrastructure in relation to the impact on the cost of housing.



Goal 3

Housing Element

Goal 3: Encourage the development of housing in ways that protect the natural environment and encourage development patterns that reduce the effects of climate change. (4 Policies)

Policy 18: Development standards shall be used to fit development to topography, generally following the concept that density should decrease on physically and environmentally constrained lands.

Policy 19: Promote infill and compact development patterns to encourage housing affordability, maximize existing land resources, and conserve habitat and environmentally sensitive areas.

Policy 20: Promote building and site design that supports energy efficiency, renewable energy generation, and water conservation in new residential developments.

Policy 21: Ensure that city housing efficiency policies, programs and standards support the implementation strategies and actions described in the Ashland Climate and Energy Action Plan.



Housing Element

Goal 4: Forecast and plan for changing housing needs over time in relation to land supply and housing production. (4 Policies)

Policy 22: Maintain a data base that includes, measurement of the amount of vacant land and land consumption, housing conditions, land use, land values, and any other pertinent information.

Policy 23: Encourage development of vacant land within the City Limits, while looking to the lands within the Urban Growth Boundary to provide sufficient land for future housing needs.

Policy 24: Coordinate growth management planning with other jurisdictions in the region to accommodate expected residential growth and anticipated demand for different types of housing.

Policy 25: Strive to minimize the time taken to process land use and building permits so that the intent of state and local laws is fulfilled with the greatest possible thoroughness and effectiveness.



Housing Capacity Analysis

Adopted in 2021

The Housing Capacity Analysis (HCA) includes an assessment of housing needs, residential land supply, and identifies a variety of strategies and actions for accommodating needed housing.

The primary purpose of the HCA is to ensure that Ashland has an available land supply sufficient to accommodate our population's housing needs over the next 20 years.



Housing Capacity Analysis

The key findings of the Ashland's Housing Capacity Analysis are that:

Ashland's population is forecast to grow at a similar pace as in the past. Ashland UGB is forecast to grow from 21,936 people in 2021 to 23,627 people in 2041, an increase of 1,691 people. This population growth will occur at an average annual growth rate of 0.37%.

Ashland is planning for 858 new dwelling units. The growth of 1,691 people will result in demand for 858 new dwelling units over the 20-year planning period, averaging 43 new dwelling units annually.

Ashland has enough land to accommodate its housing forecast between 2021 and 2041. Ashland can accommodate growth (858 dwelling units) over the next 20-years with a surplus of capacity remaining.



Housing Capacity Analysis

The key findings of the Ashland's Housing Capacity Analysis are that:

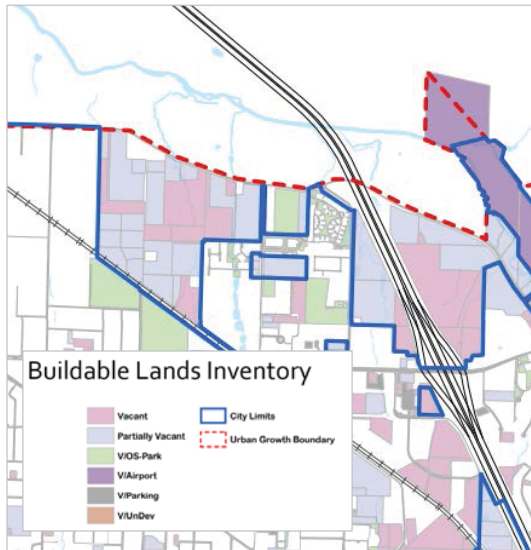
Ashland has unmet needs for affordable housing. About 63% of Ashland's households that rent are cost burdened (with 35% severely cost burdened) and 31% of Ashland's households that own their own home are cost burdened. Ashland has unmet housing needs for households with extremely-low and very-low-income households, as well as households with low- and middle-income.

Over the 2021 to 2041 period, Ashland will need to plan for more multifamily dwelling units in the future to meet the City's housing needs. Historically, about 66% of Ashland's housing was single-family detached. While 35% of new housing in Ashland is forecast to be single-family detached, the City will need to provide opportunities for development of new single-family attached (10% of new housing); duplex, triplex, and quadplex housing (10% of new housing); and multifamily units (35% of new housing).



Housing Capacity Analysis

The key findings of the Ashland's Housing Capacity Analysis are that:



Ashland has capacity for development of 2,754 dwelling units within the UGB under current policies, with much (36%) of the current capacity within Low Density Residential Plan Designations.

About 1,299 dwelling units of this total capacity (47%) will be between the city limits and UGB, and will require annexation before development occurs.



Housing Production Strategy

Adopted 2023



- **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).



Housing Production Strategy

Adopted 2023

Ashland's Housing Capacity Analysis projected that the City would grow by 858 new dwelling units between 2021 and 2041.

These dwelling units will need to be available at a variety of income levels. Assuming future residents of Ashland have an income distribution that is the same as existing residents, about a third of new housing will need to be for those with very low or extremely low incomes (below 50% MFI).

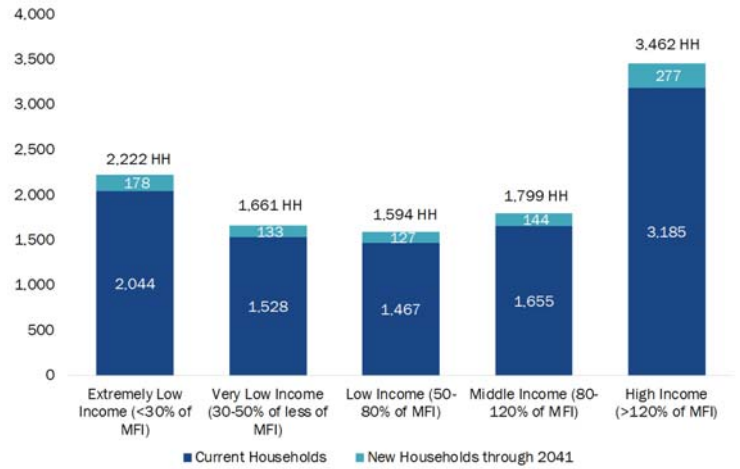


Exhibit 11. Ashland's Future Households by Income, 2021 to 2041
 Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimate, Table B19001, U.S. Department of HUD 2021 MFI, and PSU's Population Forecast, 2021 to 2041 as found in Ashland's Housing Needs Analysis.
 Note: Median Family Income (MFI) is estimated for a household of 4.



Housing Production Strategy

■ 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 (MUPTEx) 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	■	■	■	■



Housing Production Strategy

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 (MUPTE) to support multifamily or affordable housing					Begin implementation 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					





Planning Commission Minutes

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March 12, 2024

REGULAR MEETING

DRAFT Minutes

I. CALL TO ORDER:

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

Commissioners Present:

Lisa Verner
Doug Knauer
Kerry KenCairn
Eric Herron
Russell Phillips
Gregory Perkinson
Susan MacCracken Jain

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Aaron Anderson, Senior Planner
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:

Paula Hyatt

II. ANNOUNCEMENTS

Chair Verner announced that she received an email from the Oregon Ethics Committee and advised all Commissioners to register as members of the Planning Commission.

Community Development Director Brandon Goldman made the following announcements:

- The Oregon state legislature passed Senate Bill 1537 which will now go to the governor's office to be signed. SB 1537 contains numerous housing provisions, such as the ability for applicants to request exceptions to existing standards that cities are required to approve in order to promote the creation of additional housing. It also contains a provision that would grant opportunities for cities of Ashland's size to expand their Urban Growth Boundary into urban reserve areas by up to 50 acres, provided that at least 30% any new housing units created as a result are affordable housing.
- The Historic Preservation Advisory Committee will be holding its annual award ceremony on May 18, 2024 at Railroad Park from 10:00am – 2:00pm. It will include tours and a ribbon cutting ceremony for the Marking Ashland Places (MAP) project.
- The audio/visual equipment in the Civic Center Council Chambers is being replaced in the last week of March. The March 26, 2024 Study Session will be held in an alternate location.
- The March 26, 2024 Study Session will examine the scope of work for Climate Friendly Areas (CFAs), as well as a closer review of SB 1537.





Planning Commission Minutes

- All Commissioners whose terms expire on April 31, 2024 and wish to continue serving on the Commission should contact the City Records Office for reappointment. The Commission will also hold Elections of Officers at its May 14, 2024 Regular Meeting.

III. **CONSENT AGENDA**

1. **Approval of Minutes**

- a. February 13, 2024 Regular Meeting

Commissioners Knauer/KenCairn m/s to approve the consent agenda as presented. Voice Vote: All AYES. Motion passed 7-0.

IV. **PUBLIC FORUM** – None

V. **TYPE II PUBLIC HEARING**

A. PLANNING ACTION: PA-T2-2024-00046

SUBJECT PROPERTY: 210 Alicia Ave

APPLICANT: Rogue Planning & Development Services

OWNER: Adderson Construction Inc.

DESCRIPTION: A request for Outline and Final Plan approval for a five-lot Performance Standards Subdivision (4 residential lots, 1 common area) for the property located at 210 Alicia Ave. The application also includes requests for: a Variance to allow a private driveway to serve four units (AMC 18.4.6.040.C.1) where dedication of a public street is typically required. The application also includes an Exception to Street Standards due to the existing unimproved street. The application also includes the request to remove a single 20" plum tree along the western side of the property as it is in conflict with the proposed driveway. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5; **ASSESSOR'S MAP:** 39 IE 04 DB; **TAX LOT:** 1700

Ex Parte Contact

All Commissioners except for Commissioner Herron conducted a scheduled site visit on March 11, 2024. Commissioner Knauer conducted an additional site visit. No ex parte contact was declared.

Staff Presentation

Senior Planner Aaron Anderson began by outlining the application, which includes a request for Outline and Final Plan approval, as well as an Exception to Street Standards and a Variance to the number of lots accessed by a private drive and relief from street dedication. Mr. Anderson briefly described the development history of the neighborhood and explained that this project would be





Planning Commission Minutes

processed as a Performance Standard Subdivision (see attachment #1).

Mr. Anderson stated that the applicant's findings addressed the following eight main approval criteria, with staff primarily focusing on the 3rd and 7th criterion:

- 1) The development meets all applicable ordinance requirements of the City.
- 2) Adequate key City facilities can be provided including water, sewer, paved access.
- 3) The natural features, such as wetlands, large trees, are included in unbuildable areas.
- 4) The development of the land will not prevent adjacent land from being developed.
- 5) There are adequate provisions for the maintenance of common open space.
- 6) The proposed density meets the base and bonus density standards.
- 7) The development complies with the street standards.
- 8) The proposed development meets the common open space standards.

Regarding the 3rd criterion, he explained that it was staff's determination that the wetland was not subject to the regulations under Ashland Municipal Code (AMC) 18.3.11, and that the two 20-inch willows cited in the application's site plan were not found when staff conducted a site visit. Mr. Anderson mentioned that the applicant would likely argue that AMC defines "significant trees" but does not define "large trees", but that staff had recommended a condition of approval that the building envelope for lot #2 be modified so that those trees identified would not be in the buildable area.

Regarding the 7th criterion, Mr. Anderson noted that the application proposed a total right-of-way (ROW) width of 47ft, with City standard's ranging from 50-55ft. Mr. Anderson explained that a subdivision of four lots or greater would require a street dedication and that the applicants were requesting a variance for the proposed four lots to instead be accessed by a single private drive. The application also included a request for an exception to street standards to not require the installation of two short sidewalks given the width of the proposed street and lack of connectivity to any existing sidewalks. Staff concluded that both the exception and variance request were reasonable.

Mr. Anderson noted that the application also requested the removal of a shed and plum tree from the site, the latter of which was supported by a recommendation from the Tree Management Advisory Committee.

Staff recommended that the application be approved with the conditions outlined in the staff report.

Questions of Staff

Chair Verner asked if staff located any 20-inch trees like those cited in the application. Mr. Anderson responded that staff did not find any 20-inch trees where they were shown on the site plan, and advised that the Commission request further information from the applicant. Commissioner





Planning Commission Minutes

KenCairn stated that she identified two deceased cottonwood trees, and that the walnut tree identified in the application was near the property line and would therefore not impact the development.

Commissioner Knauer requested clarification over the status and proposed location of an existing easement on the property. Mr. Anderson responded that a court maintained easement information rather than the City, and suggested that the Commission direct that inquiry towards the applicant.

Commissioner Knauer noted that the private driveway would be dedicated as a fire-apparatus access point and requested clarification over this designation. Mr. Anderson responded that all easements are dedicated areas for City use, and that this space would be used as a fire-apparatus turnaround point.

Applicant's Presentation

Amy Gunter of Rogue Planning & Development Services began by reminding the Commission that this property was granted approval for a 12 unit, 13 lot cottage housing development which utilized the same driveway configuration and same street exceptions in 2020 (see attachment #2).

Ms. Gunter reiterated the applicant's request for the project, emphasizing that the tree removal was only for the 20-inch plum tree as all other trees on the property are under the regulatory sizes found in the City's Land Development Ordinance. She stated that there would be limited vehicular traffic generated by the four lots proposed, nor would it substantially effect the neighborhood street patterns of Alicia Avenue and Sylvia Street. Ms. Gunter explained that the proposed driveway would include a screening fence along the property line, as well as four on-street parking spaces.

Ms. Gunter stated that each lot exceeded the minimum density requirements for the zone, complied with minimum north-south lot dimensions for the solar access ordinance, and had substantial buildable areas within the building envelopes. She noted that the easement which crosses the property is non-descriptive, is only used for the transportation of irrigation waters, and that the adjacent property owner had agreed to relocate this easement. Ms. Gunter explained that lot #5 would effectively be used as an easement area for the driveways, parking areas, and utilities that extend from Alicia Avenue to the property.

Regarding the requested variance, Ms. Gunter stated that there are several reasons that the street would be unable to connect to adjacent properties to the east, west, or south. She added that the City's Public Works Department had not shown interest in only four lots being developed on a fully public street that resulted in a dead-end.

Ms. Gunter stated that the performance Standards for a Subdivision required that significant features be included in the open space, common areas, and unbuildable areas. She contended that



Planning Commission Minutes

the only natural feature that met this criterion was the 20-inch plum tree identified above. Ms. Gunter stated that manually controlled irrigation water created this artificial wetland, which would move when the irrigation water is relocated. She pointed out that the 20-inch willows identified on the site plan are actually clusters of smaller trees, and therefore are not protected from removal.

Ms. Gunter concluded by stating that the variance and exception requests were generated due to conditions beyond the property owner's control, such as the existing layout, existing development patterns, existing frontage, and that the proposal represents the minimum necessary for such a development to be achieved. She outlined how the proposal conformed to City standards with the exclusion of the exception to Street Standards to not provide 18ft of street improvements and the variance to public street dedication, which are necessary for development.

Questions of the Applicant

Commissioner KenCairn asked how wide the proposed driveway would be. Ms. Gunter responded that it would be 27ft wide. Commissioner KenCairn expressed concern about the lack of a landscape buffer along the driveway and suggested that a condition of approval be added to ensure the installation of one. Ms. Gunter noted that there would be a natural landscaping buffer due to the location of utilities.

Mr. Goldman commented that the state recently changed parking standards as part of the Climate Friendly and Equitable Communities (CFEC) guidelines. If the Commission determined that this project did not create a public street then the applicant would not need to provide the four on-street parking spaces proposed. Commissioner MacCracken Jain asked how wide the street would be if parking was provided on both sides of the street. Ms. Gunter responded that the street would be 7ft wide, but that those parking spaces are not required. Commissioner Perkinson suggested that the on-street parking be removed and replaced with a buffer.

Commissioner Knauer asked how stormwater would be managed. Ms. Gunter responded that each property would have its own rain garden features and that an engineering system would be installed to process stormwater. Ms. Gunter added that this engineering system had previously been approved by the City and utilized by past subdivisions.

Commissioner Knauer expressed concern over the proximity of pedestrians to the street and suggested that raised pedestrian access to the site be considered. He emphasized the need for raised pedestrian access to the property, particularly as the City further promotes developments with alternative transportation methods. Ms. Gunter noted that there would be approximately 5ft of gravel space along the driveway, as well as 15ft setbacks on the lots themselves that would provide a natural space for pedestrian access.

Chair Verner closed the Public Hearing and Public Record at 8:06pm.



Planning Commission Minutes

Deliberation and Decision

The Commission discussed the lack of dedicated pedestrian access along the driveway. Chair Verner suggested that the Commission add a condition to require the installation of a 6.5ft landscape strip with a 6-inch curb on the western side of the driveway adjacent to the existing home. This would result in a 20ft-wide driveway area.

Commissioner Knauer stated that this project should not be designed only for car-access, and the Commission generally agreed. Commissioner KenCairn pointed out that most sections of the code would require the installation of a buffer for a development like the one proposed.

Commissioners Perkinson/MacCracken Jain m/s to accept staff's recommendations with the following revisions: 1) the removal of condition #2; 2) a condition of approval be added that specifies removal of the parking along the western side of the property; and 3) in lieu a 6.5ft buffer and 6in curb be installed. DISCUSSION: Commissioner Knauer remarked that the Commission should not design this project for the applicant, but that it could provide guidelines. Commissioner Herron inquired if it would be appropriate for the Commission to require something be added to an application that was not already requested. Commissioner KenCairn responded that it would be. Commissioner Knauer posited whether the applicant should be required to install two new trees to replace the plum tree being removed. Commissioner KenCairn responded that the proposal is not for a new City street, so new street trees would not be required, and that future owners would likely plant new trees on their lots voluntarily. The Commission discussed whether to require the addition of safe pedestrian access. Commissioner MacCracken Jain pointed out that Alicia Avenue is not a pedestrian-friendly street and that this new subdivision would not generate significantly more foot-traffic.

Amendment #1: Commissioners Knauer/Herron m/s to amend the motion such that the private drive shall include space on the east or west side designed to provide safe pedestrian access to Alicia Avenue.

Amendment #2: Commissioners KenCairn/MacCracken Jain m/s to require that the landscape buffer include the mitigation trees that are required for the project. DISCUSSION: Chair Verner asked if the number of trees should be specified. Commissioner KenCairn responded that the number should not be specified, stating that at least one mitigation tree is already required for this project. Commissioner Perkinson pointed out that mitigation trees in the landscape buffer could limit fire access to the subdivision. Commissioner KenCairn cautioned that the landscape buffer could be left unmaintained if its condition is not specified and unenforced. **Amendment #2 is withdrawn.**

Amendment #1 Roll Call Vote: Commissioners Knauer, Herron, KenCairn, Perkinson, Phillips: AYE. Commissioners MacCracken Jain, Verner: NAY. Motion passed 5-2.





Planning Commission Minutes

Roll Call Vote on Main Motion as Amended: Commissioners Knauer, Herron, KenCairn, Perkinson, Phillips, Verner: AYE. Commissioner MacCracken Jain: NAY. Motion passed 6-1.

V. OPEN DISCUSSION - None

VI. ADJOURNMENT

Meeting adjourned at 8:38 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



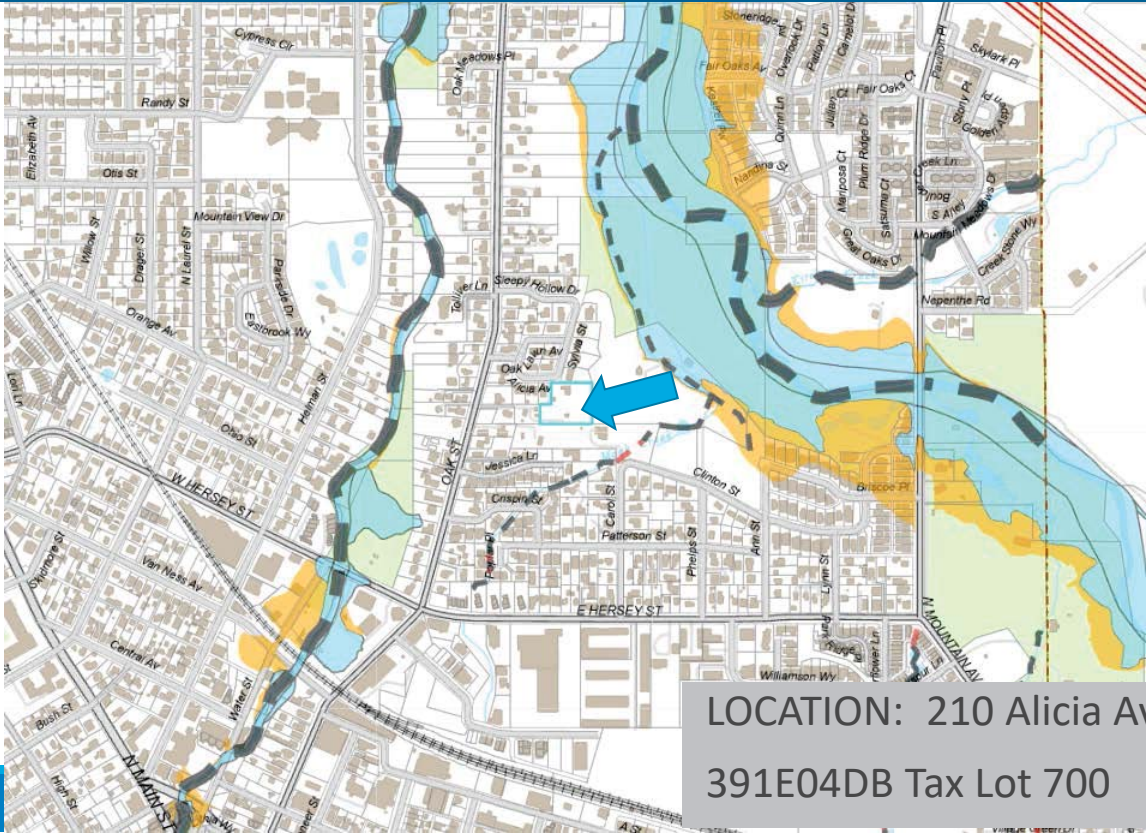
PA- T2-2023-0046
210 Alicia – Performance Subdivision

PLANNING
COMMISSION
MAR 12, 2023

Application Request

The request is for approval of an Outline and Final Plan Approval of 5-lot subdivision. (four residential development lots and a common area lot)

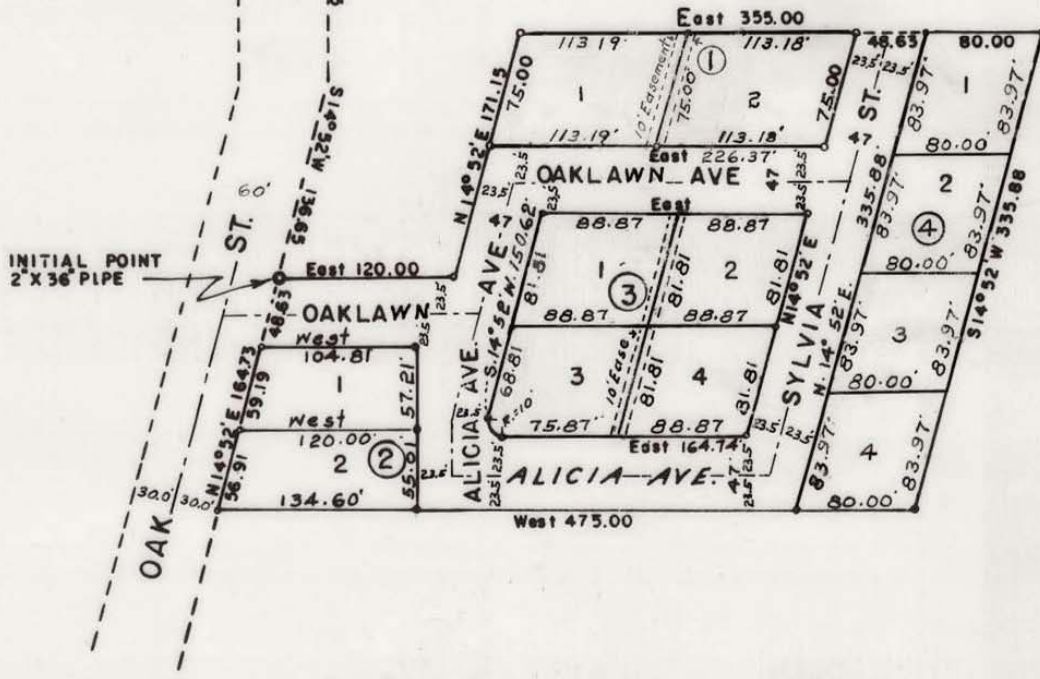
An exception to street standards & Variance to number of lots accessed by a private drive / relief from street dedication



LOCATION: 210 Alicia Ave
391E04DB Tax Lot 700

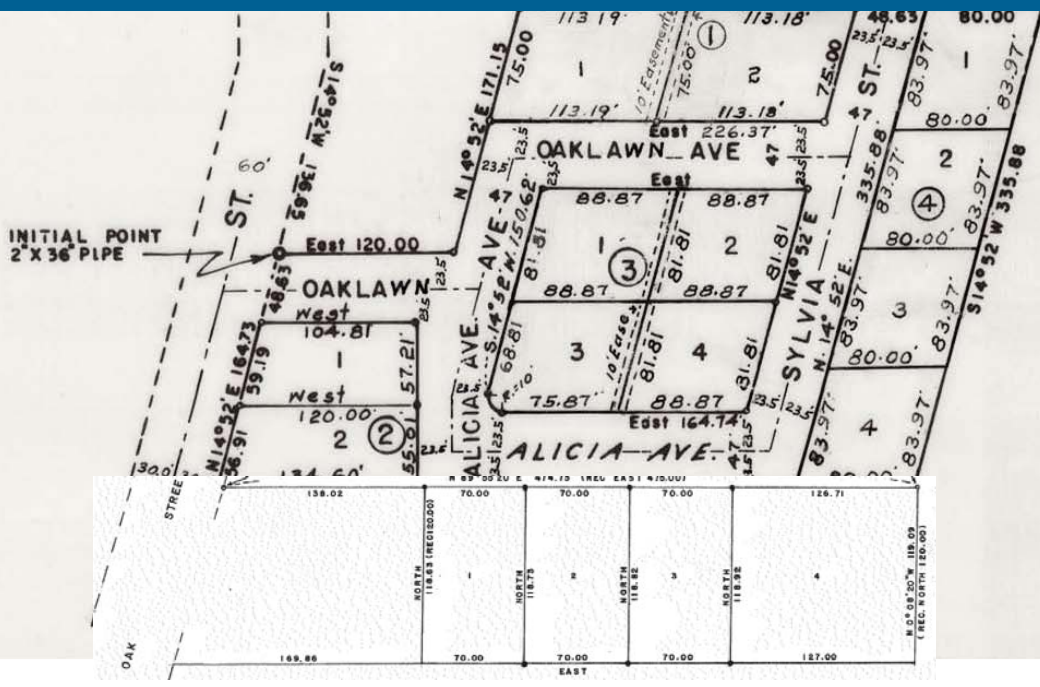


LOCATION: 210 Alicia Ave
391E04DB Tax Lot 700



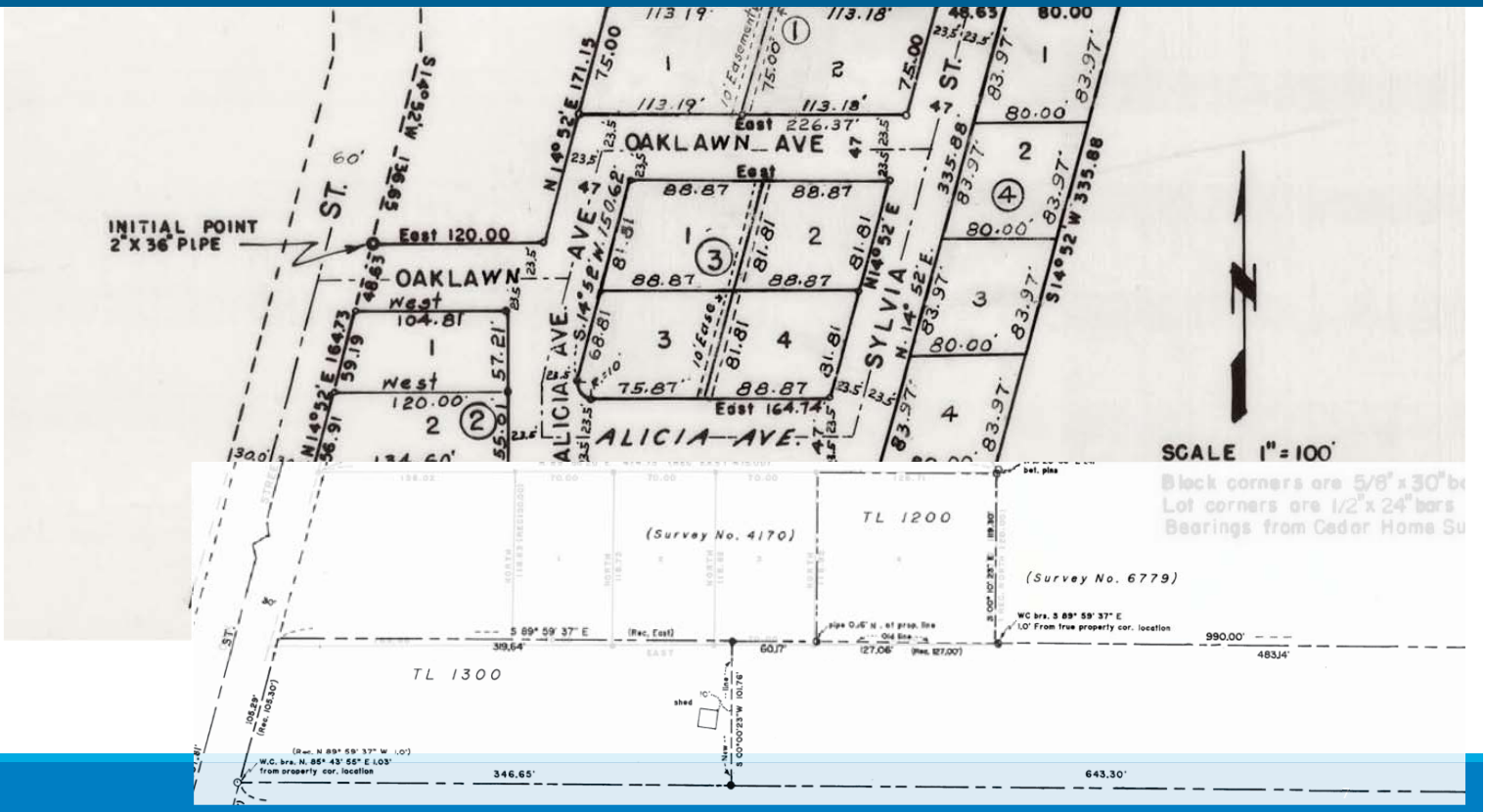
SCALE 1" = 100'

Block corners are 5/8" x 30" bars
Lot corners are 1/2" x 24" bars
Bearings from Cedar Home Su

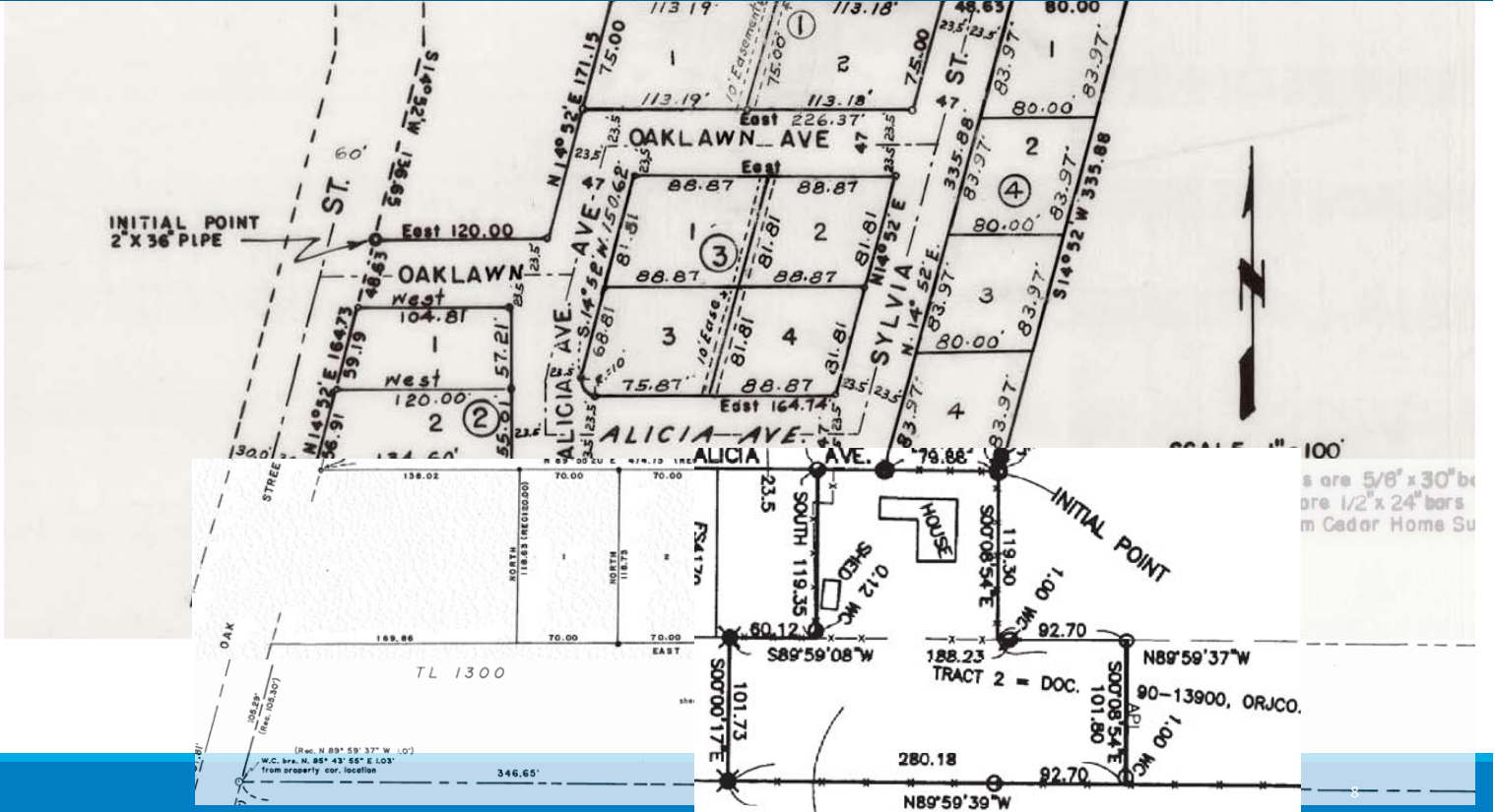


SCALE 1" = 100'

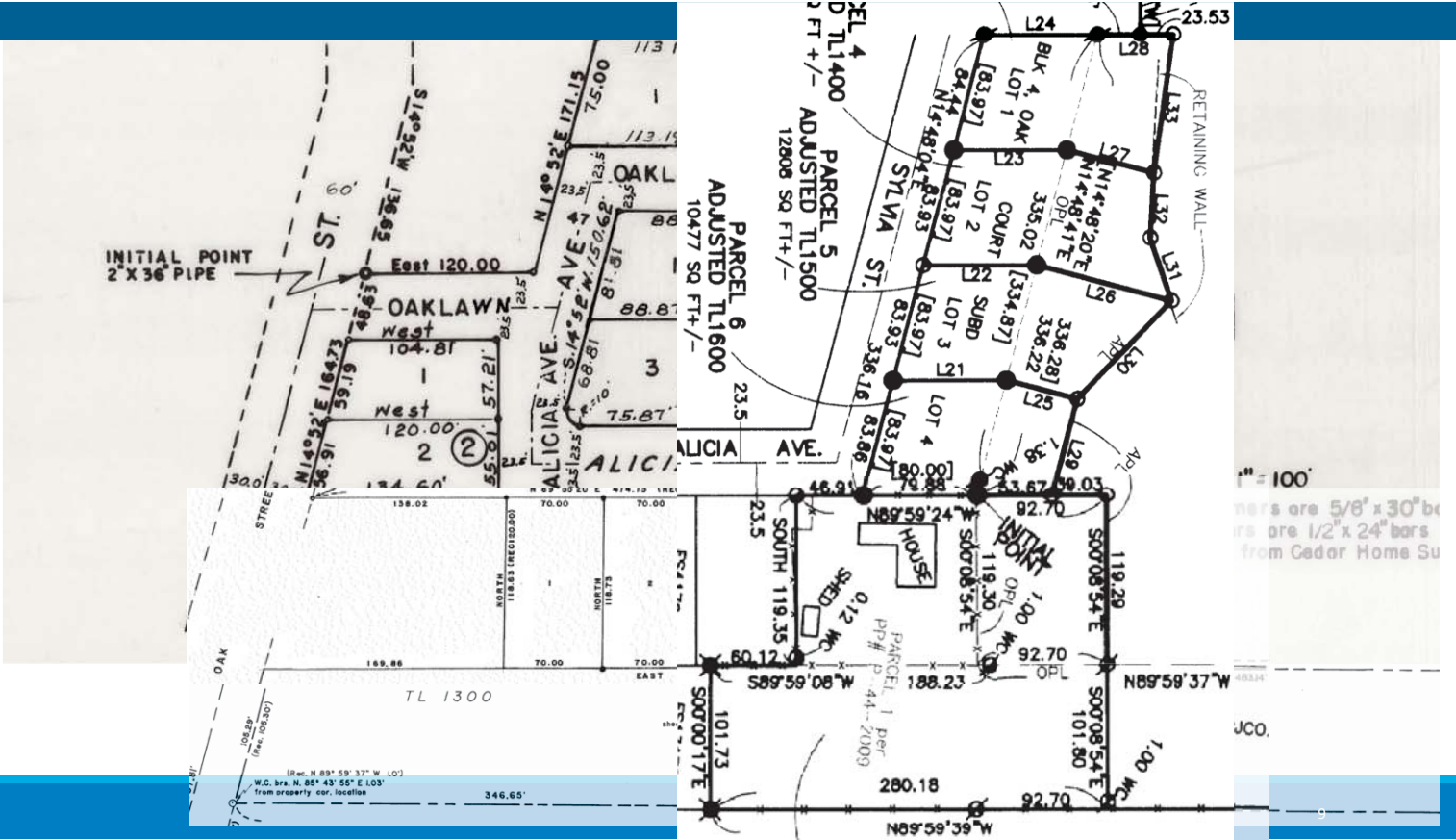
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Bearings from Cedar Home Su



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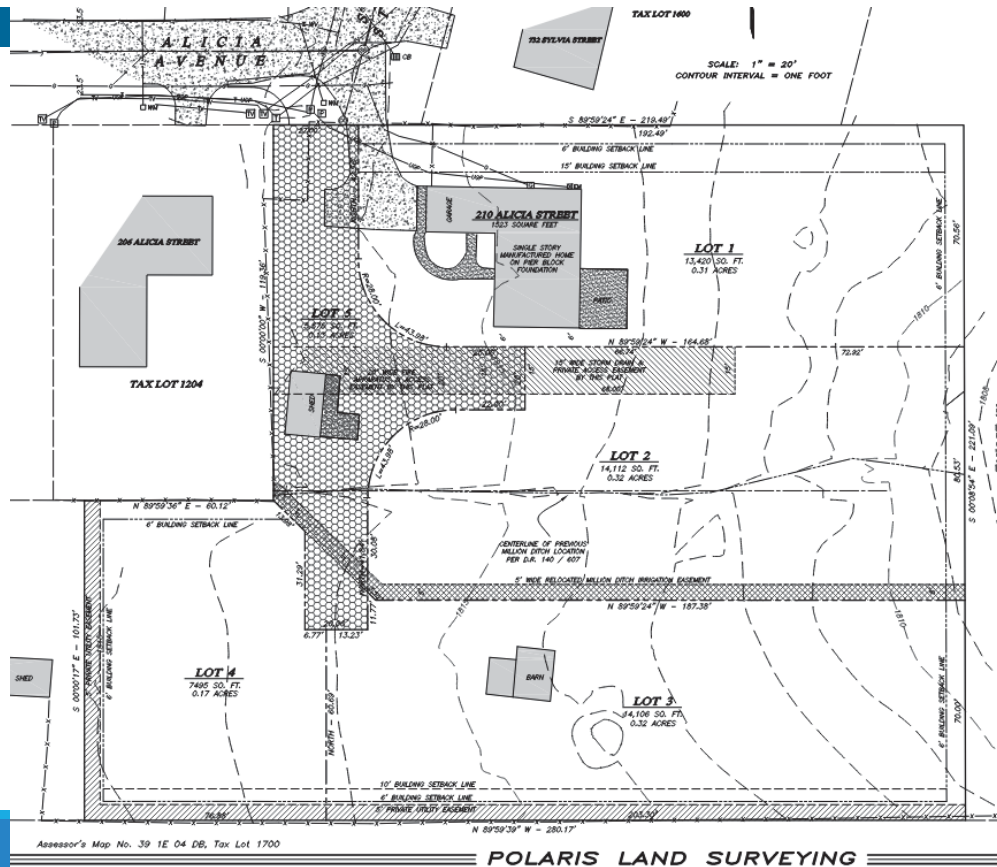




Performance Standards Option

18.3.9.030: PSO-Overlay

B. Applicability. This chapter applies to properties located in the Performance Standards Option Overlay (PSO) as depicted on the Zoning Map. ***All developments in the PSO overlay, other than partitions and development of individual dwelling units, shall be processed under this chapter.*** The minimum number of dwelling units for a Performance Standards Subdivision within residential zoning districts is three.



Assessor's Map No. 39 1E 04 D6, Tax Lot 1700

POLARIS LAND SURVEYING

13

Density Standards

Lot size: 1.26 ac

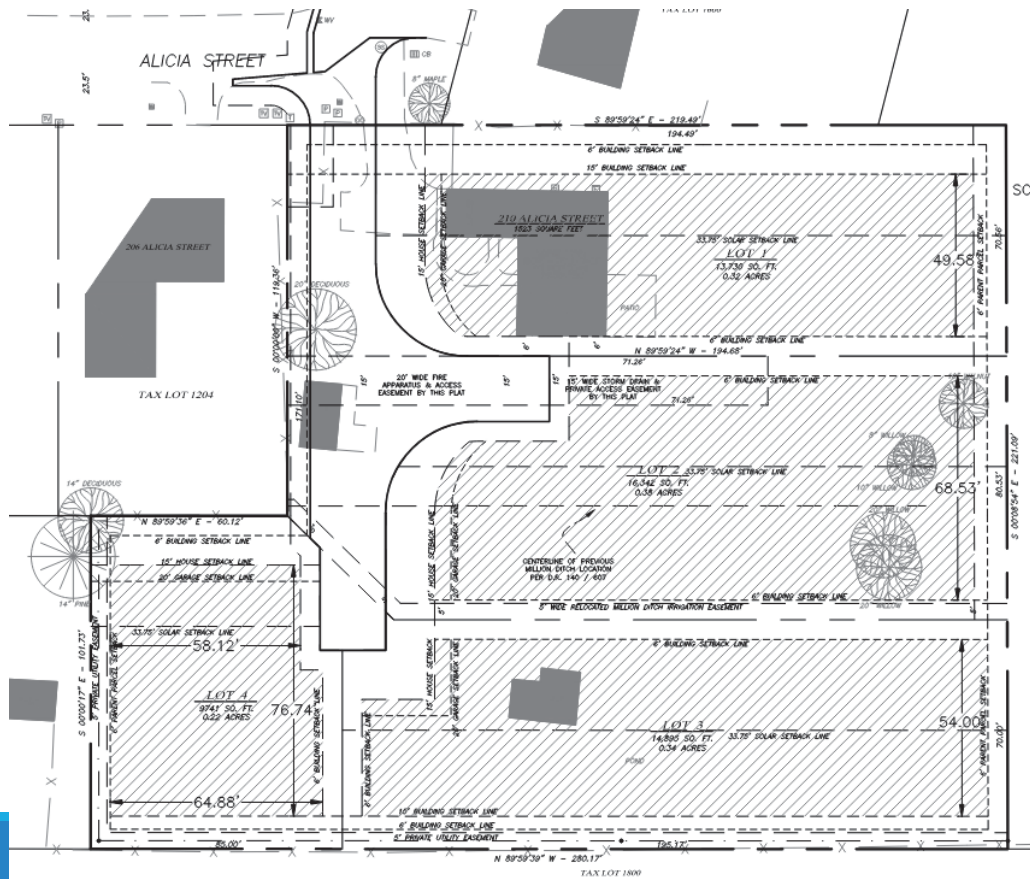
R-1-5 @ 4.5 /ac (AMC 18.3.9.050.A.1)

Base Density: $4.26 \times 4.5 = 5.67$

No density bonuses proposed.

Proposed density is 4 lots.

14



Approval Criteria

- 1) The development meets all applicable ordinance requirements of the City.
- 2) Adequate key City facilities can be provided including water, sewer, paved access.
- 3) The natural features, such as wetlands, large trees, are included in unbuildable areas.
- 4) The development of the land will not prevent adjacent land from being developed.
- 5) There are adequate provisions for the maintenance of common open space.
- 6) The proposed density meets the base and bonus density standards.
- 7) The development complies with the street standards.
- 8) The proposed development meets the common open space standards.

3rd Criterion

“The natural features, such as wetlands, large trees, are included in unbuildable areas.”

- ❖ The wetland is artificially created / not subject to state regulations based on DSL Determination
- ❖ Significant Tree. A conifer tree having a trunk 18 caliper inches or larger in diameter at breast height (DBH), or a deciduous tree having a trunk 12 caliper inches in diameter at breast height.
 - ❖ 18.6 does not provide a definition for “Large Tree” however all trees larger than 6” DBH are regulated.

17

Artificial Wetland / DSL delineation 2020 Approval

2. Possible Wetlands. For wetlands not classified as Locally Significant on the Water Resources map, the Wetland Protection Zone shall consist of all lands identified to have a wetland presence on the wetland delineation, plus all lands within 20 feet of the upland-wetland edge as illustrated in Figure [18.3.11.040.B.2](#). Possible Wetlands includes all areas designated as such on the Water Resources map **and any unmapped wetlands discovered on site**. A wetland delineation prepared by a qualified wetland specialist shall be submitted to the City that graphically represents the location of wetlands on a site plan map in accordance with subsection [18.3.11.100.A.3](#). An average buffer width of 20 feet may be utilized around the perimeter of a possible wetland upon submission of evidence and a detailed plan by a natural resources professional demonstrating that equal or better protection of the functions and values of the resource will be ensured.

18

Artificial
Wetland / DSL
delineation
2020 Approval

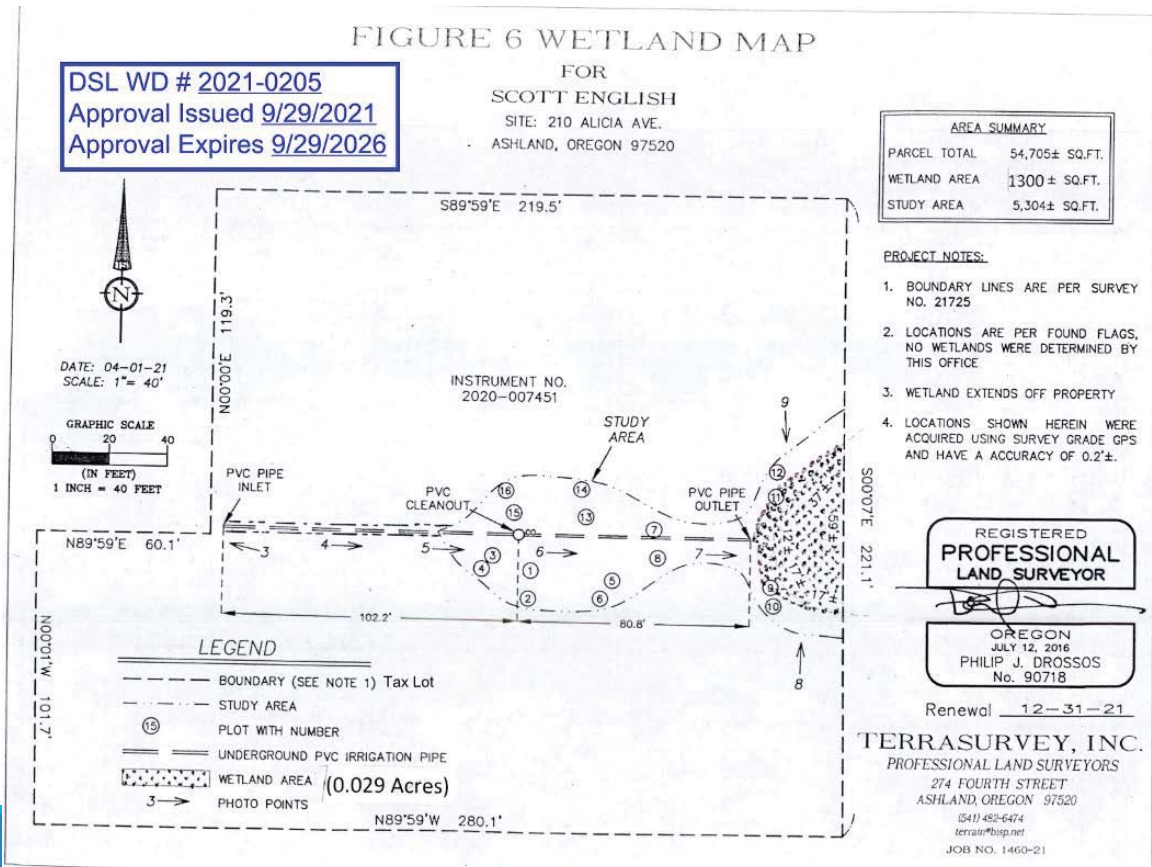
“The Planning Commission finds that if the possible *wetland is found to be jurisdictional by DSL*, an area extending 20 foot beyond its upland edge would be required to be protected within a Water Resource Protection Zone (WRPZ) as provided in AMC 18.3.11.”

19

Artificial
Wetland / DSL
delineation
WD#2021-0205

Within the study area, one wetland and a recently piped irrigation ditch were identified. However, both the wetland and ditch are exempt and not subject to the permit requirements of the state Removal-Fill law. The recently piped ditch, even prior to being piped, is exempt per OAR 141-085-0515(8), and the wetland is exempt per OAR 141-085-0515(6). The wetland was determined to be created in uplands by irrigation and the total area, including the portion extending offsite to the east, is less than an acre.

20



To apply AMC 18.3.11?

IN FAVOR

- The DSL makes clear that other local regulations may apply.
- There is no language found in the Land Use Ordinance that supports the conclusion that if DSL determines the wetland is exempt from state law that local regulations should similarly be exempt.
- The wetland is providing habitat and other eco systems services

AGAINST

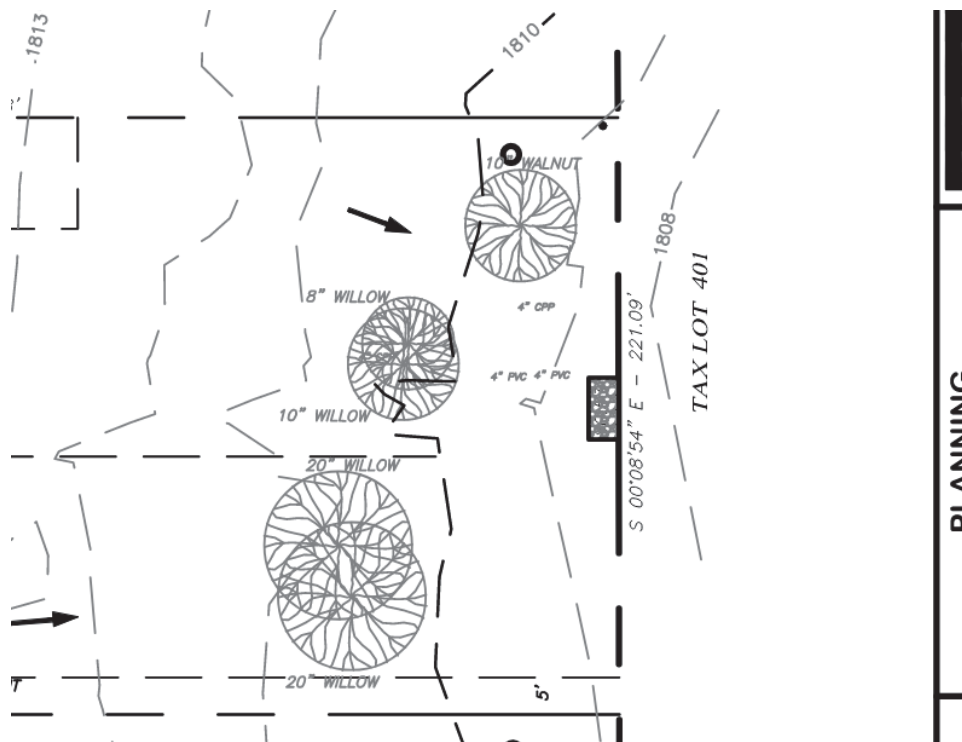
- The wetland was in fact artificially created and fed by irrigation water.
- The applicant has made clear that they intend to pipe the water to the adjacent property.
- It is beyond the authority of The Planning Commission to make a condition of approval requiring the continued provision of irrigation water to support the artificial wetland.

Artificial Wetland / DSL delineation

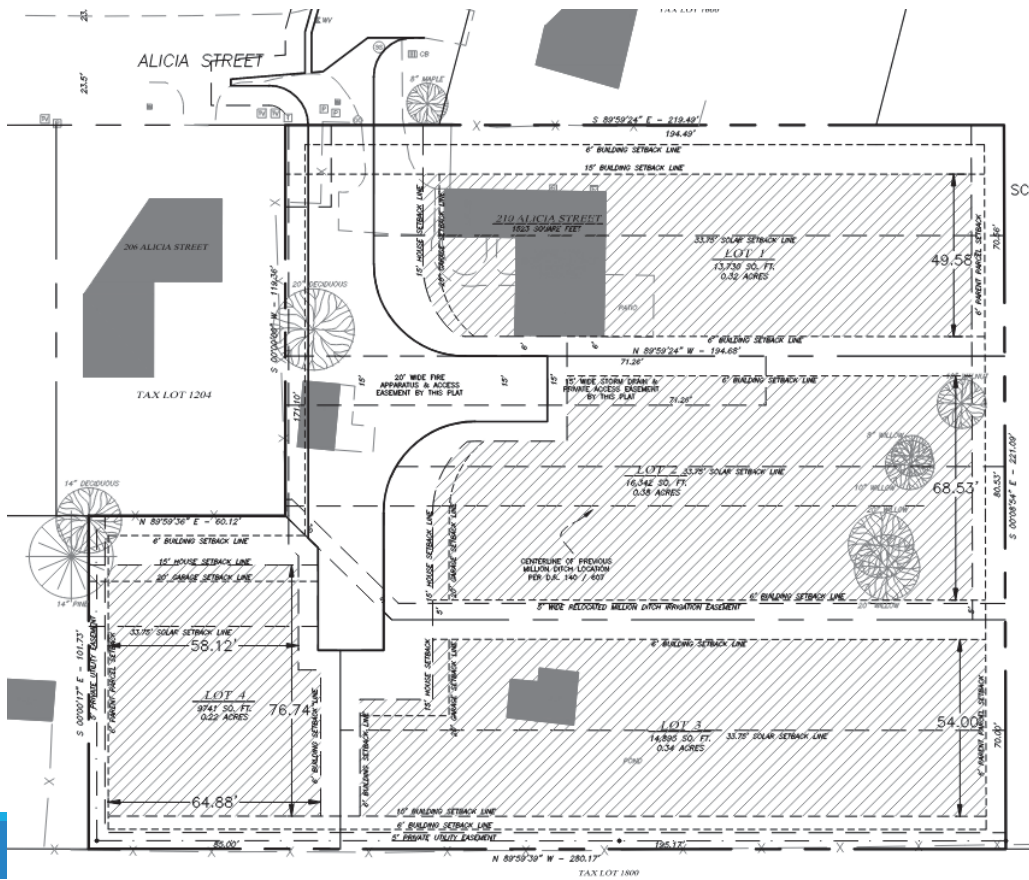
...in the final analysis staff recognizes that the wetland here is supported by an artificial water source which the applicant intends to cut-off, and given that that source is governed by the Water Master and irrigation district/users group, the Commission could not require that water be maintained to preserve the wetland in place. As such, staff believes that the Commission can and should determine that this wetland is not subject to regulation under AMC 18.3.11 given the uncertain, artificial water source, as supported by DSL's determination.

[Staff report – bottom page 5]

24

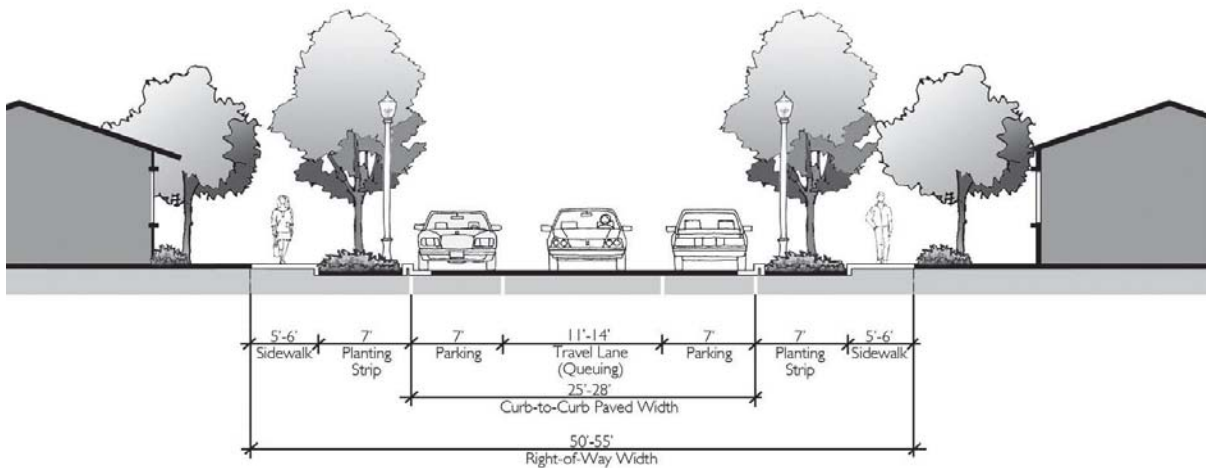


25



7th criterion

“The development complies with the street standards.”



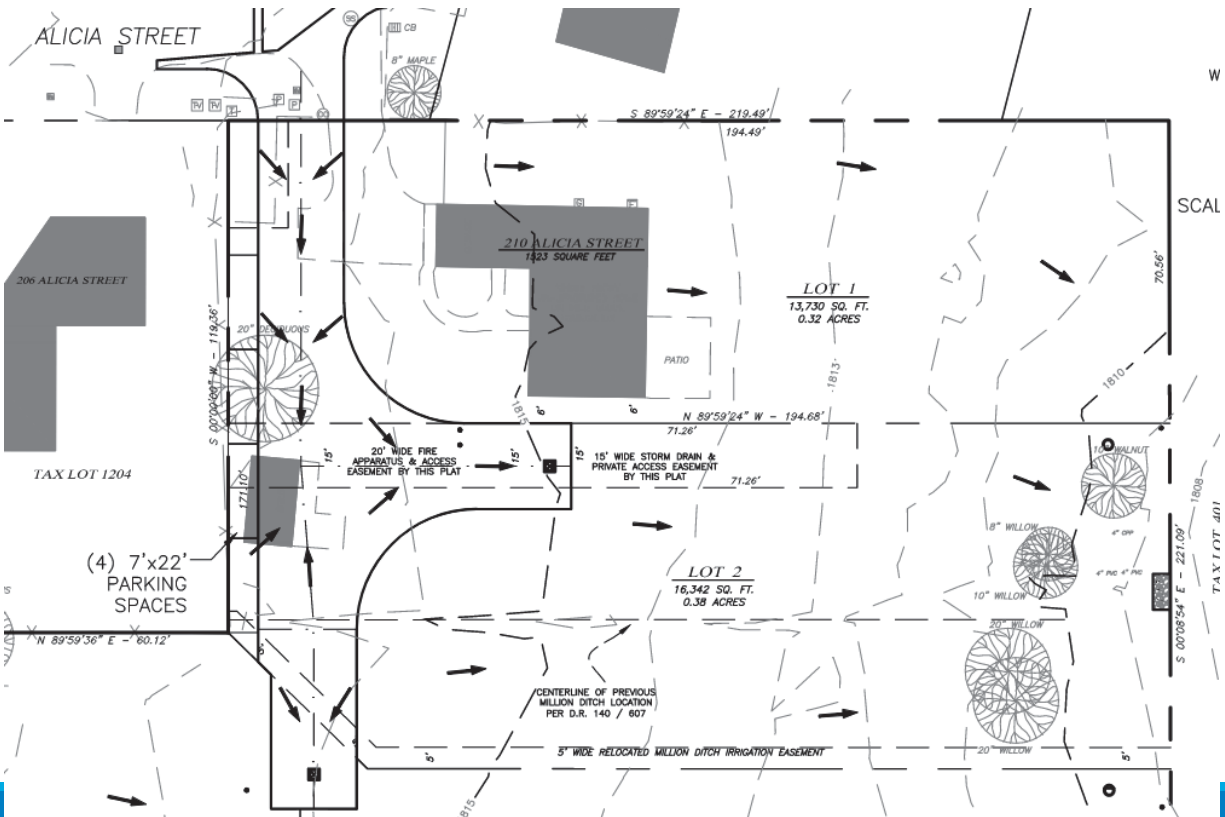
Street Standards Exception / Variance

City standards envision six- to six-foot sidewalks, seven-foot parkrow planting strips, a six-inch curb, seven-foot parking bays, and eleven- to fourteen total travel lane.

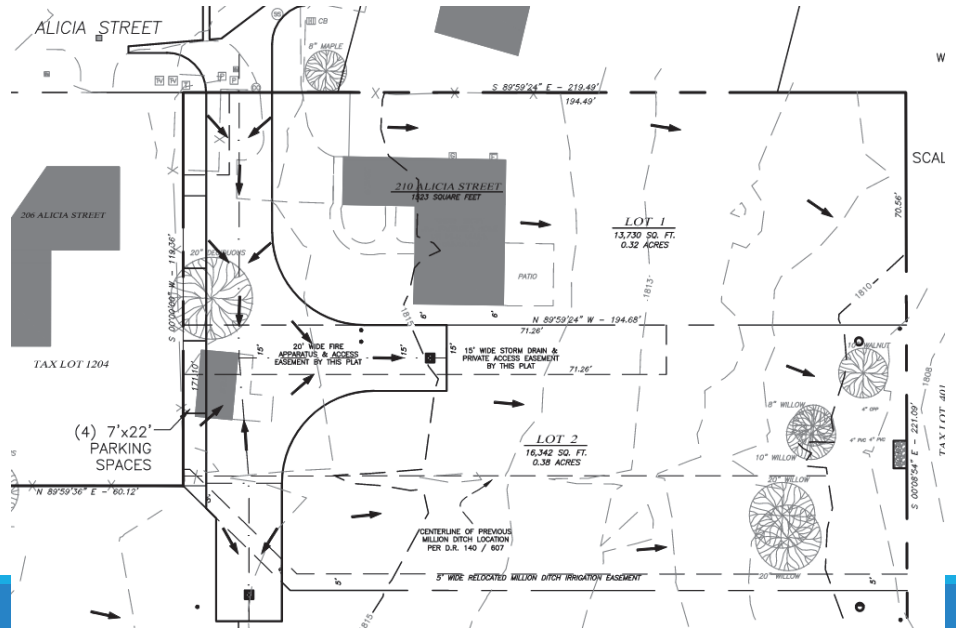
The city-standard cross-section includes a total right-of-way width of 50-55 feet although the existing right-of-way is only 47 feet.

Subdivisions of four or more are typically required to dedicate a public street. The application includes a request for a variance to allow four lots access off of a private drive.





Tree Removal



Staff Recommendation

Staff recommend approval of Outline and Final plan along with the requested exception to street standards, a variance to the number of lots accessed from a private drive, and the removal of a one significant tree.



Questions?

Approval Criteria for Outline Plan

- a. The development meets all applicable ordinance requirements of the City.
- b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
- c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.
- d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
- e. There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- f. The proposed density meets the base and bonus density standards established under this chapter.
- g. The development complies with the street standards.
- h. The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the City of Ashland.

Approval Criteria for Final Plan

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- c. The common open spaces vary no more than ten percent of that provided on the outline plan
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

Approval Criteria for Exception to Street Standards

1. Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section 18.4.6.040 if the circumstances in either subsection B.1.a or b, below, are found to exist.
 - a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection 18.4.6.040.A; and the exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable:
 - i. For transit facilities and related improvements, access, wait time, and ride experience.
 - ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
 - iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safely and efficiently cross roadway; or
 - b. 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 purposes, intent, and background of the street design standards in subsection 18.4.6.040.A.

Approval Criteria for Variance

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.

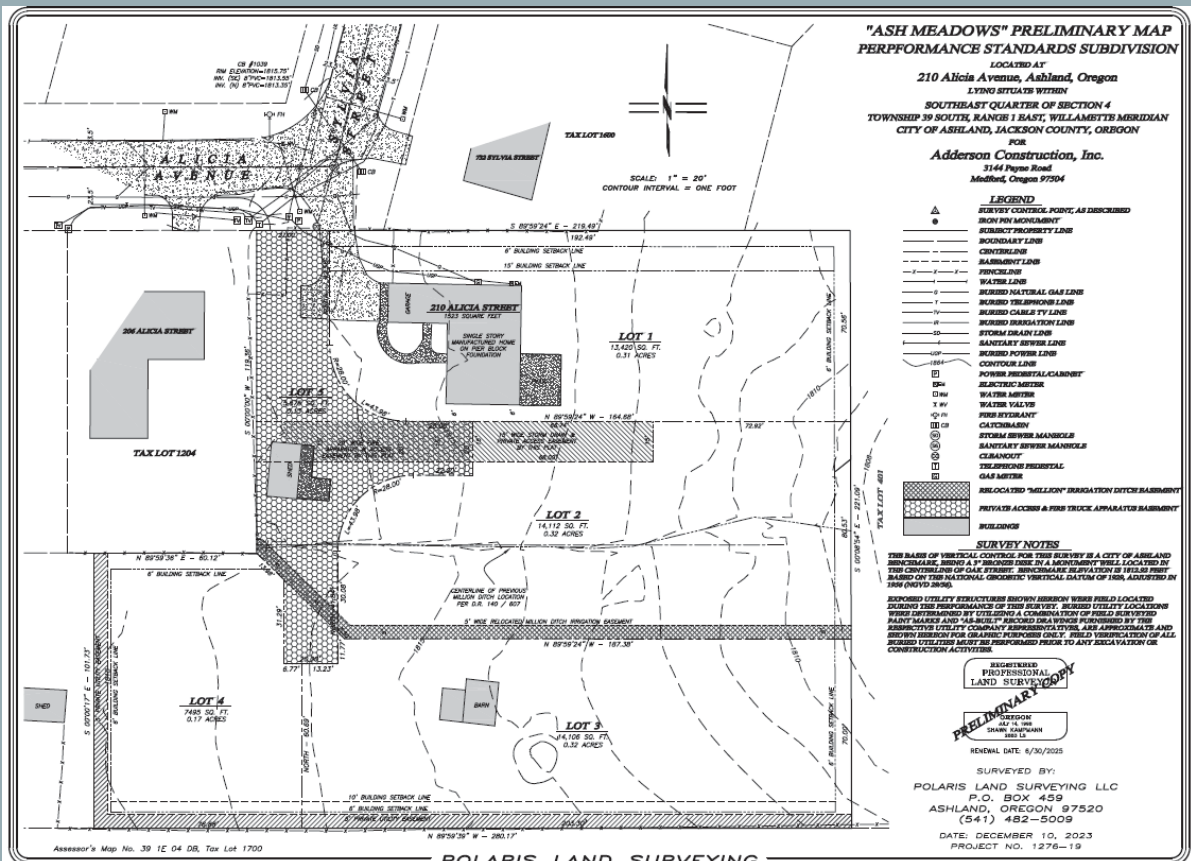
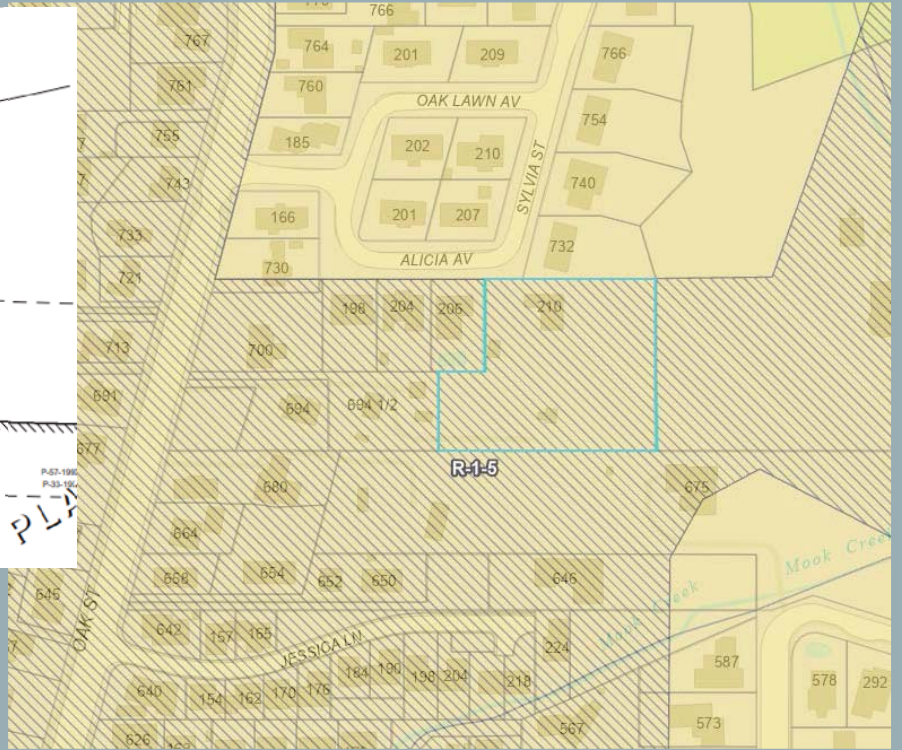
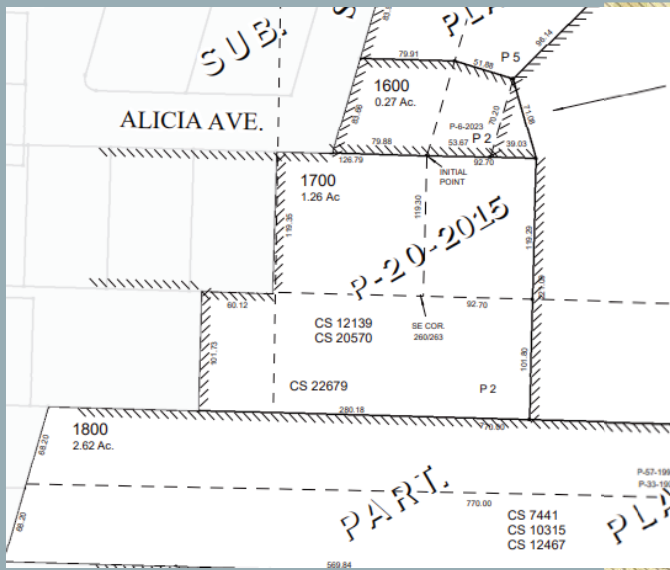
Approval Criteria for Tree Removal

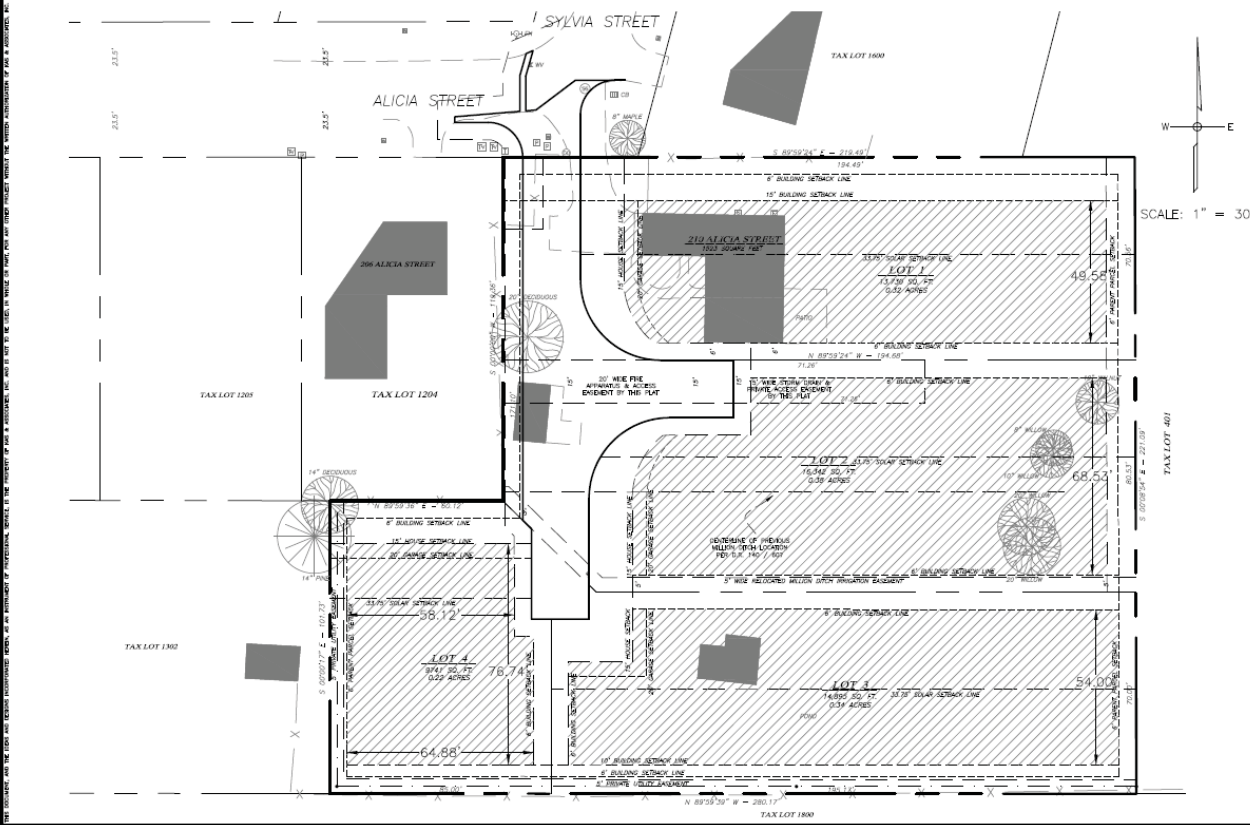
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.
 - b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
 - e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

REQUEST FOR OUTLINE & FINAL PLAN
APPROVAL
5 LOT RESIDENTIAL SUBDIVISION

210 ALICIA STREET
39 1E 04DB: Tax Lots: 1700







SCALE: 1" = 30'

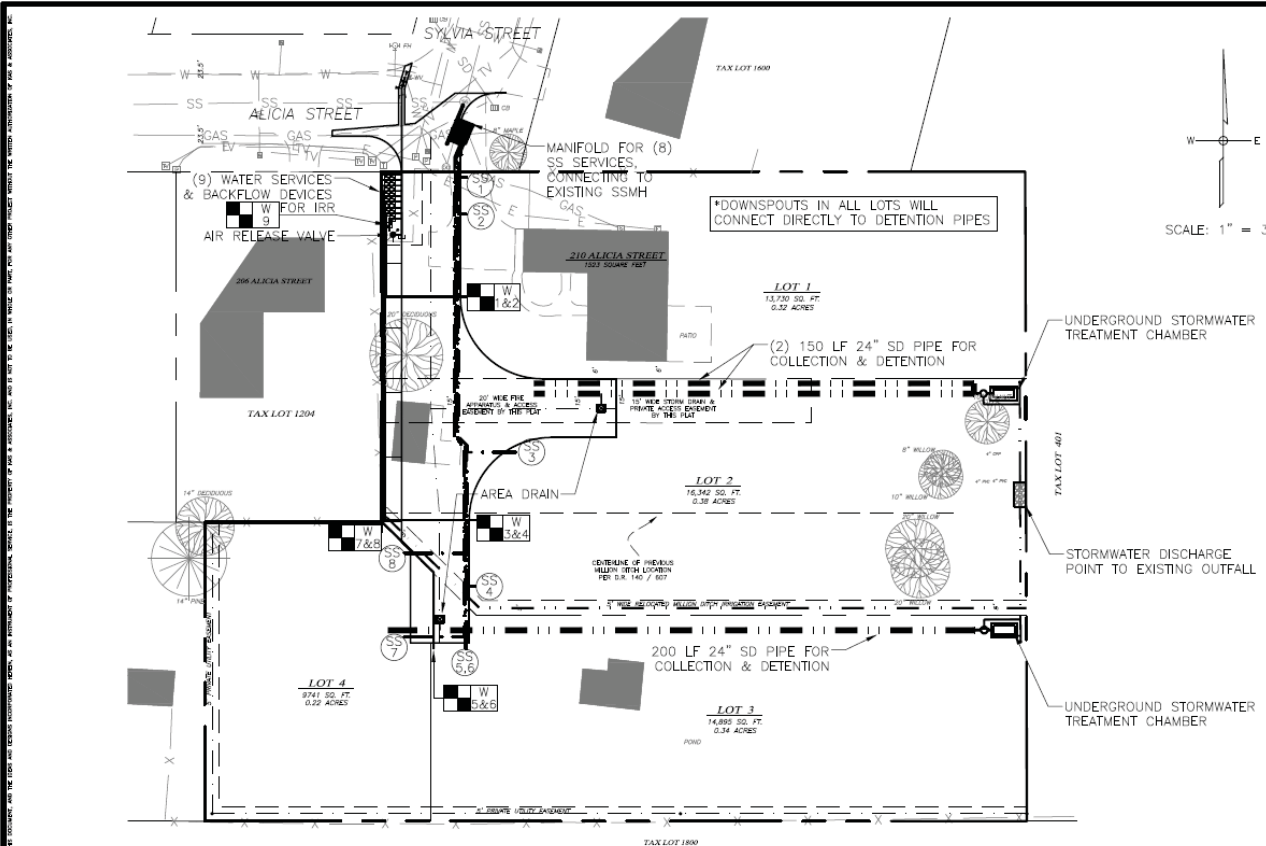
REGISTERED PROFESSIONAL ENGINEER
 15,234
Scott D. Finley
 OREGON
 SEC. 7, 1999
 SCOTT D. FINLEY
 EXPIRES: 12-31-2024

CIVIL STRUCTURAL PLANNING
 KAS ASSOCIATES, INC.
 ENGINEERING SERVICE
 Grants Pass, OR 97527
 1887 Williams Hwy, Suite 222
 304 S. Holly Street
 Medford, OR 97501
 Ph: (541) 775-2800
 kas@kasinc.com • www.kasinc.com

PLANNING
 SETBACKS & BUILDING ENVELOPE

CITY OF ASHLAND
 ADDRESSOR 6-LOT SUBDIVISION
 210 ALICIA STREET
 ASHLAND, OR 94520

SHEET NO. P1



SCALE: 1" = 30'

REGISTERED PROFESSIONAL ENGINEER
 15,234
Scott D. Finley
 OREGON
 SEC. 7, 1999
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 EXPIRES: 12-31-2024

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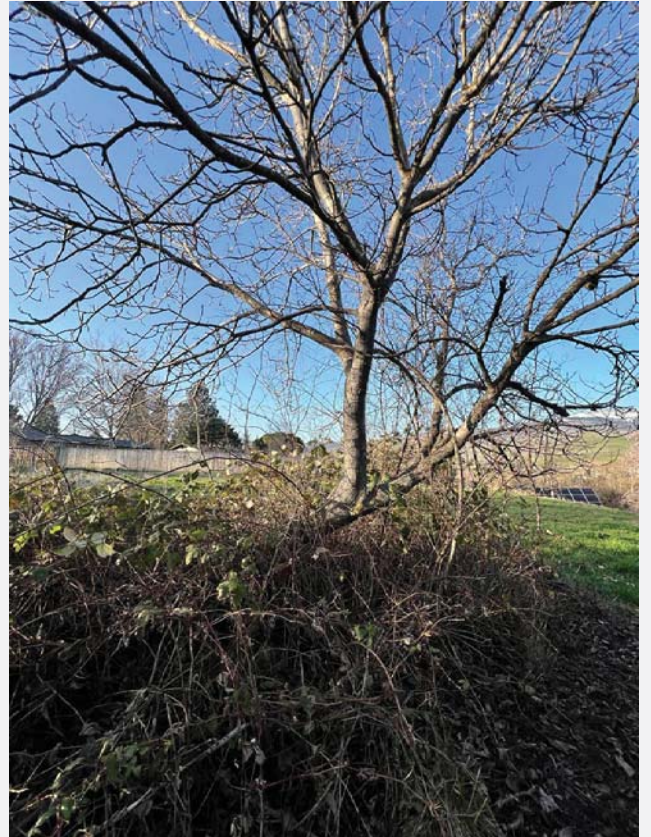
PLANNING
 PRELIMINARY UTILITY PLAN

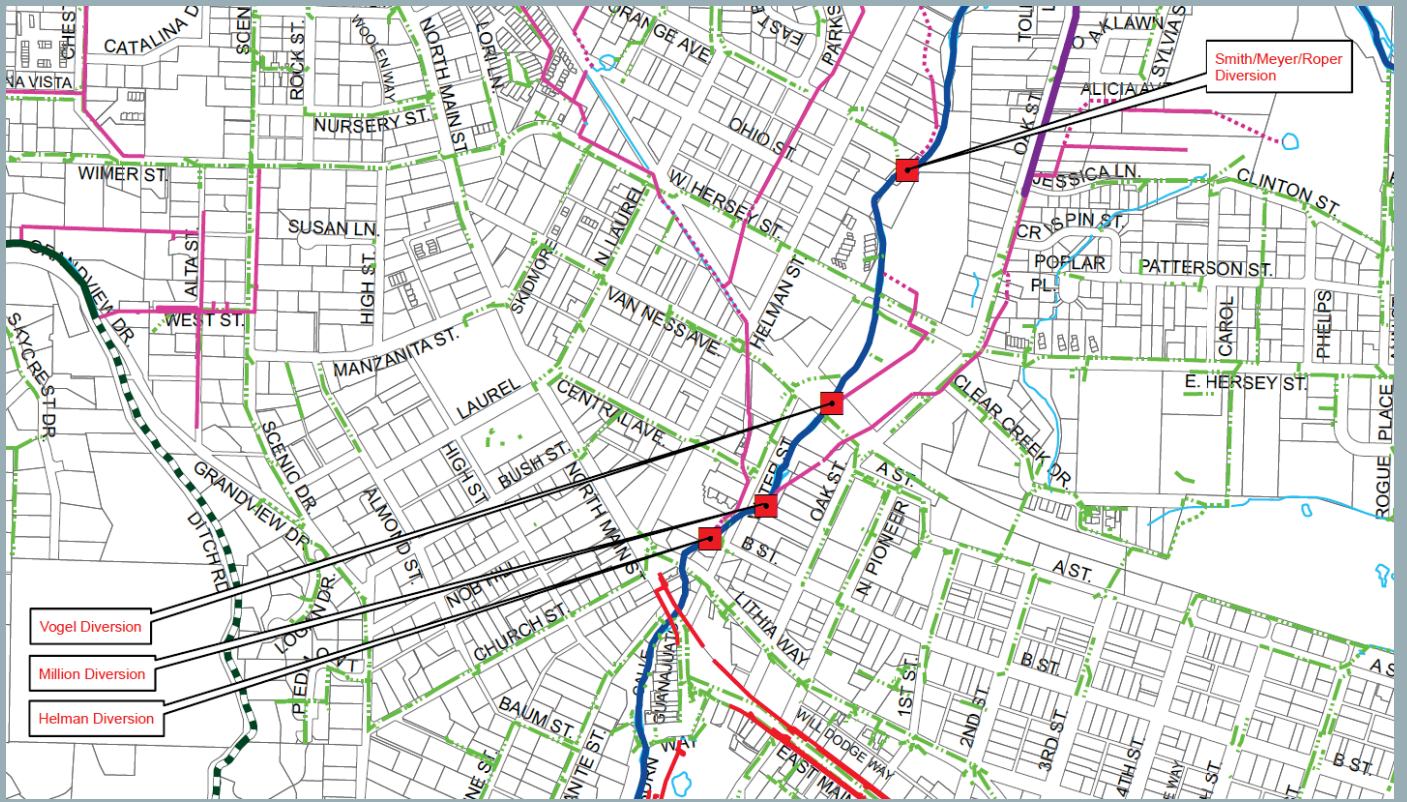
CITY OF ASHLAND
 ADDRESSOR 6-LOT SUBDIVISION
 210 ALICIA STREET
 ASHLAND, OR 94520

SHEET NO. P3

PERFORMANCE STANDARDS SUBDIVISION

18.3.9.040.A.3.c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.





CONCLUSION

- The proposal complies with the criteria for a Performance Standards Subdivision.
- All proposed lot area and dimensions exceed the minimum lot size in the R-1-5-P zone.
- The proposed private driveway is an acceptable access for the four lots and the need for the variance to not install a public street is consistent with the approval criteria.
- Proposed development provides needed housing.
- Comprehensive Plan Goals and Policies met
 - Housing Element
 - Public Services
 - Urbanization



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.

March 26, 2024

STUDY SESSION

DRAFT Minutes

I. CALL TO ORDER:

Chair Verner called the meeting to order at 7:00 p.m. at the Community Development and Engineering Services Building at 51 Winburn Way. She noted that the meeting was available to be viewed and attended via Zoom.

Commissioners Present:

Lisa Verner
Doug Knauer
Kerry KenCairn
Russell Phillips
Gregory Perkinson

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Michael Sullivan, Executive Assistant

Absent Members:

Susan MacCracken Jain
Eric Herron

Council Liaison:

Paula Hyatt (absent)

II. ANNOUNCEMENTS

Community Development Director Brandon Goldman made the following announcements:

- All Commissioners should receive a Notice of Economic Interest from the City Recorder's Office.
- The City had applied for a technical assistance grant from the Department of Land Conservation and Development (DLCD) for the development of a manufactured home park zone. This grant was received and the City will be moving forward with an ordinance.

Commissioner Knauer asked how manufactured homes are defined. Mr. Goldman responded that they are typically homes that are pre-fabricated and placed on-site fully intact and inspected at the factory in which they are created.

III. PUBLIC FORUM – None

IV. OTHER BUSINESS

A. Senate Bill 1537 Legislative Update





Planning Commission Minutes

Mr. Goldman provided a brief update on Senate Bill 1537, which was recently approved by the State Legislature, and is intended to be a comprehensive approach to housing policy reform. Its main goals are to streamline the housing development process, support affordable housing projects, and more effectively enforce affordable housing laws.

Mr. Goldman related how SB1537 would affect land use regulations in a number of ways, including:

- Amendments to the Oregon Goal Post Rule – These changes would allow applicants of permits, limited land use decisions, or zone changes to request that their project be processed by the standards that are currently in place when the request is made, not the standards in place when their application was first submitted.
- Urban Growth Boundary (UGB) Expansions – This would allow cities to engage in a one-time expansion of their UGB depending on their size. With a population under 25,000 the City would be eligible to expand its UGB by up to 50 acres.
- Housing Land Use Adjustments – This would mandate that jurisdictions approve requested “adjustments” or deviations from existing land use regulations, for the purpose for facilitating the development of housing projects.
- Limited Land Use decision – Includes approval or denial of applications for replats, property line adjustments, and extension alterations or expansions of a nonconforming use in the definition of “limited land use decision.” This would direct cities to only apply procedures specified in ORS 197.195 to limited land use decisions, and would therefore not be subject to land use proceedings or appeal to the Commission.

Chair Verner asked who the deciding body would be if staff denied an application that was considered limited land use decision. Mr. Goldman responded that appeals would be reviewed by an independent judge who could not be a City employee or a member of the Commission.

The Commission discussed how this legislative update could affect land use in the City. Mr. Goldman described how the Grandview Terrace Annexation was remanded to the City from the Land Use Board of Appeals because it was determined that the City had erred in approving the application based on Climate Friendly and Equitable Communities (CFEC) guidelines that went into effect after the application was submitted, but were in effect when the application was approved. He related how the changes to the Goal Post Rule could impact similar planning actions in the future.

The Commission discussed the Housing Land Use Adjustments and their impact on development in the City, particularly with regards to building height increases or their potentially deleterious affect on the Historic District. Chair Verner asked if these adjustments would require the City to make code changes. Mr. Severson responded that the City could adopt changes or implement the guidelines from state rules.





Planning Commission Minutes

B. Ashland Climate Friendly Areas Adoption Grant (2024) - Update

Planning Manager Derek Severson outlined the timeline for the Climate Friendly Areas (CFAs) rulemaking and implementation process. The areas identified for potential CFA designation included the Railroad property, the Transit Triangle, the Croman Mill District, and the downtown. The City Council approved Ashland's CFA study in September, 2023. The City applied for and received a grant for technical assistance from the DLCD, and will utilize the services of 3J Consulting, ECONorthwest, and the Rogue Valley Council of Governments to assist with development and implementation. Mr. Severson related how the creation of CFAs would require code changes, some of which are already in effect, such as the removal of parking requirements for new developments and the removal of density requirements in the Transit Triangle. The Commission discussed the impact of CFAs in the City, particularly with regard to density, mixed-use developments, and building height limitations.

C. Conditional Use Permits, Variances, and Conditions of Approval

Mr. Goldman outlined the various ways in which the Commission could apply conditions and suggest changes to projects under their review. He stated that when assessing an application with a variance request, the Commission has the prerogative to suggest modifications to the proposal to ensure it aligns more closely with established City standards. Mr. Goldman described how the Commission could continue a Public Hearing with a directive to the applicant to make required changes to a project to meet existing standards, as was the case with PA-T2-2022-00037, 165 Water Street, which was ultimately denied by the Commission when the application failed to make sufficiently significant changes. Mr. Goldman related how the Commission could also apply conditions of approval to an application to better align it to established standards. The Commission discussed how these different methods could be applied to future applications, emphasizing that the preferred method would be imposing conditions or working with the applicant to make necessary changes to an application rather than resorting to denial of a project.

V. OPEN DISCUSSION – None

VI. ADJOURNMENT

Meeting adjourned at 8:09 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



UNFINISHED BUSINESS

**Approval of Findings for PA-T2-2024-00046,
210 Alicia Avenue**

**THE CITY OF ASHLAND
BEFORE THE PLANNING COMMISSION**

APRIL 9, 2024

IN THE MATTER OF PLANNING ACTION PA-T2-2024-00046 A)	
REQUEST FOR OUTLINE PLAN AND FINAL PLAN APPROVAL FOR A)	DRAFT
5 LOT, 4 RESIDENTIAL UNIT PERFORMANCE STANDARD OPTION)	
SUBDIVISION. INCLUDED IN THE APPLICATION IS A REQUEST FOR)	FINDINGS,
AN EXCEPTION TO STREET STANDARDS, A VARIANCE TO)	CONCLUSIONS,
PRIVATE DRIVE STANDARDS, AND A TREE REMOVAL PERMIT)	AND ORDERS.
)	
OWNER ADDERSON CONSTRUCTION INC)	
APPLICANT: ROGUE DEVELOPMENT SERVICES)	DRAFT
)	

RECITALS:

- 1) The subject property is located at 210 Alicia Ave and is tax lot #1700 of Assessor’s Map 39-1E-04-DB. It is 1.26 acres in size and is zoned R-1-5 (Single Family Residential) with the Performance Standards Option (PSO) Overlay. All development in the PSO Overlay is required to be processed in accordance with chapter 18.3.9 “Performance Standards Option and PSO Overlay”.
- 2) The application is a request for concurrent Outline and Final Plan approval for a five-lot Performance Standards Option subdivision, including four residential lots and one common space lot. The application also includes requests for a variance to allow a private driveway to serve four residential lots where dedication of a public street is typically required, and an exception to street standards to not install standard improvements. The application also includes a request to remove a single non-hazard tree.
- 3) The subject property is south of, and adjacent to, Oak Court Subdivision which was subdivided in 1965. The subject property came into existence from a partition in 1970 and took its current shape in 2015 through a property line adjustment. The 46-feet of frontage, as well as the surrounding neighborhood, lack standard street improvements including curb, gutter, and sidewalk.
- 4) The property had a previous land use approval for a cottage housing development in 2020 (“The 2020 approval”). The 2020 approval noted the existence of a possible wetland which received water from an irrigation ditch. The 2020 approval required that the wetland be investigated and subject to local regulation if the Department of State Lands (DSL) found the wetland to be ‘jurisdictional.’ The wetland was delineated by an environmental consultant which identified a 1,300 square-foot wetland. The DSL approved the delineation and determined that it was exempt from State regulations because it was less than one acre in size (OAR 141-085-0515(6)), and because it is artificially created (OAR 141-085-0515(8)). The application indicates that the irrigation water is going to be piped to the adjacent property.

5) The applicant's proposal is detailed in plans which are on file at the Department of Community Development and by their reference are incorporated herein as if set out in full.

6) The criteria of approval for Outline Plan are described in **AMC 18.3.9.040.A.3** as follows:

- A. the development meets all applicable ordinance requirements of the city.
- B. adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.
- C. the existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.
- D. the development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.
- E. there are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- F. the proposed density meets the base and bonus density standards established under this chapter.
- G. the development complies with the street standards.
- H. the proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

7) The criteria of approval for Final Plan are described in **AMC 18.3.9.040.B.5** as follows:

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- c. The common open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

8) The criteria of approval for an Exception to Street Standards are described in **AMC 18.4.6.020.B** as follows

- B. Exceptions and Variances. Requests to depart from the requirements of this chapter are subject to chapter [18.5.5](#), Variances, except that deviations from section [18.4.6.040](#), Street

Design Standards, are subject to subsection [B.1](#), Exception to the Street Design Standards, below.

1. Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section [18.4.6.040](#) if the circumstances in either subsection [B.1.a](#) or [b](#), below, are found to exist.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection [18.4.6.040.A](#); and the exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable:

i. For transit facilities and related improvements, access, wait time, and ride experience.

ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.

iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safely and efficiently cross roadway; or

b. 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 purposes, intent, and background of the street design standards in subsection [18.4.6.040.A](#). (Ord. 3204 § 2, amended, 12/21/2021)

9) The criteria of approval for a Variance are described in **AMC 18.5.5.050.A** as follows,

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.

10) The criteria of approval for removal of a Tree that is Not a Hazard are described in **AMC 18.5.7.040.B.2** as follows

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

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

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

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

11) The Planning Commission, following proper public notice, held a public hearing on March 12, 2024. Testimony was received, and exhibits were presented. Subsequent to the close of the public hearing The Planning Commission approved the application subject to conditions of approval.

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 encourages 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 notes that the application was deemed complete on February 12, 2024, 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 the following day, February 13, 2024 (28 days prior to the March 12th Meeting).

2.3 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the March 12th Staff Report, the applicant's public hearing testimony, and the exhibits received.

2.4 The Planning Commission finds that the proposal for Outline Plan approval meets all applicable criteria for Outline Plan approval described in AMC 18.3.9.040.A.3 and detailed below.

2.4.1 The first approval criterion for Outline Plan approval is that: *“The development meets all applicable ordinance requirements of the City.”* The application materials explain that the proposal utilizes the Performance Standards Option Chapter 18.3.9 as is required in the PSO overlay. The Commission finds that with the approval of the exception to street standards, discussed below, the proposal will meet all applicable ordinance requirements, and finds that this criterion of approval is satisfied.

2.4.2 The second approval criterion for Outline Plan approval is that, *“Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.”* The Planning Commission notes that the application materials assert that adequate key City facilities can be provided to serve the development, and that based on consultations with representatives of the various City departments (i.e. water, sewer, streets and electric) the four new housing units will not cause a City facility to operate beyond capacity.

The application explains, and Public Works has confirmed, that there is a six-inch water main in Sylvia Street, a four-inch water main in Alicia Street, and a fire hydrant is in place directly across from the driveway on Alicia Street. The applicant further asserts that there is adequate water pressure available to provide water service to the proposed new units.

The application explains, and Public Works has confirmed, that there is a six-inch sanitary sewer line within the right-of-way for Alicia Street and Sylvia Street. The applicant further notes that in discussions with the sanitary sewer department, there are no reported capacity issues in the vicinity. The application concludes that the four units should not cause the system to operate beyond its current capacity. Public Works staff have indicated they see no issues for sanitary sewer capacity, and note that the development drains into a sewer trunk line east of Sylvia Street, and on into the Oak Street line north of Nevada Street where there are no known capacity issues.

The application indicates that electrical infrastructure is available in the immediate vicinity, and that the applicant has worked with the electrical department to design the provided electrical service plan.

The application notes, and Public Works has confirmed, that there is a ten-inch storm sewer line within the Sylvia Street right-of-way. The applicant explains that the subdivision is using low impact development standards as provided under the Rogue Valley Sewer Services (RVSS) Standards for Storm Water Management with onsite retention.

An existing fire hydrant is in place directly across Alicia Avenue from the driveway entrance. As is typical, the Fire Marshal will review the final civil drawings and building permit submittals for compliance with fire codes relative to water supply and fire apparatus access.

The Planning Commission finds that with the forgoing that this criterion of approval is satisfied.

2.4.3 The third criterion for approval of an Outline Plan is that, *“The existing and natural features*

of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.” The Planning Commission notes that the wetland here is supported by an artificial water source (irrigation water) which the applicant intends to cut-off and pipe to the adjacent property. The Planning Commission finds that this wetland is not subject to regulation under AMC 18.3.11 given the uncertain, artificial water source, as supported by DSL’s determination. The Planning Commission notes that there are no other qualifying natural features and finds that this criterion of approval is satisfied.

2.4.4 The fourth criterion for approval of an Outline Plan is that, *“The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.”* The application materials provided explain that the adjacent properties are developed. Recognizing that existing development patterns and physical constraints may limit development of the adjacent properties, the Planning Commission finds that the proposed subdivision and its associated access and utility installation will not prevent the adjacent lands from being developed as envisioned in the Comprehensive Plan, and finds that this criterion of approval is satisfied.

2.5.5 The fifth approval criterion is that, *“There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.”* The application materials indicate that the applicant will provide Homeowners’ Association (HOA) Covenants, Conditions & Restrictions (CC&R’s) and By-Laws which include provisions for the long-term operation and maintenance the common area and private drive, and a condition of approval has been included below requiring the same to be provided for review prior to the recording of the final plat. With the inclusion of this conditions, the Planning Commission finds that there are adequate provisions for the maintenance of the open space and common areas, and finds that this criterion of approval is satisfied.

2.4.6 The sixth criterion is that, *“The proposed density meets the base and bonus density standards established under this chapter.”* The base density for R-1-5 development under the Performance Standards Option Chapter is 4½ dwelling units per acre. The parent parcel here is 1.26 acres, and the base density is 5.67 dwelling units (1.26 acres x 4.5 dwelling units/acre = 5.67 dwelling units). The proposed density is four dwelling units. The Planning Commission notes that four dwellings is within the allowed density, and finds that this criterion of approval is satisfied.

2.4.7 The seventh Outline Plan approval criterion is that, *“The development complies with the Street Standards.”* As mentioned above the application also includes a Variance to the number of lots allowed to access a private drive (the requirement to dedicate a public road for four lots), which in turn requires an exception to the Street Standards. Therefore, this approval criterion can only be satisfied if the Variance and exception to the street standards are granted.

The Planning Commission notes that the Alicia Avenue right-of-way is unimproved with no sidewalks, curbs or gutters in place on either side of the street, and right-of-way beyond the pavement is gravel. For residential neighborhood streets, city street standards envision five-foot sidewalks, seven-foot park row planting strips, a six-inch curb. With the limited street frontage to be taken up with required driveway improvements, there is no additional width for sidewalk installation.

The Planning Commission notes that the code requires the dedication of a public road for four lots, however in the present case the road would be a short dead-end cul-de-sac which would not contribute to the transportation network of the city. As such, the Public Works Department would not be inclined to accept a public roadway that does not further the public good. The property configuration prevents the extension of any public street system, and the development pattern on adjacent properties to the north and south also prevent the extension of an interconnected street system. The Planning Commission notes that the variance to allow a private driveway to serve four lots instead of three is the minimum necessary. The Planning Commission notes that the private driveway will be dedicated as fire apparatus access.

The Planning Commission notes that based on the forgoing both the Variance and an Exception to the Street Standards are merited. The Planning Commission notes that the applicant shall be required to sign-in favor of a Local Improvement District (LID) for the future improvement of Alicia Avenue, and of Oak Lawn Avenue which provides a connection out to Oak Street and the broader sidewalk system, and a condition of approval to that affect has been included below. The Planning Commission further notes that while the exception is merited it is important to ensure safe pedestrian access. The Planning Commission finds that a condition of approval is required to ensure safe pedestrian access to wit: That to address 'safe pedestrian access' the applicant shall provide a modified civil plan that includes an at grade change in materials (concrete) within the 20' improvement to provide pedestrian access that will support accessibility as well as fire truck apparatus.

The Planning Commission finds that with the forgoing that this criterion of approval is satisfied.

2.4.8 The final approval criterion is that, *"The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the City of Ashland."* The Performance Standards Option Chapter requires that at least five percent of the total lot area be provided in common open space for developments with a base density of ten units or greater. The Planning Commission notes that the present application only has four lots so common open space is not required and that this approval criterion is satisfied.

The Planning Commission concludes based on the above that all applicable approval criteria for Outline Plan subdivision approval have been satisfied.

2.5 The Planning Commission finds that the approval criteria for Final Plan are intended to insure substantial conformance between Outline Plan approval and Final Plan approval when the two are requested as separate procedural steps. The Planning Commission finds that where the two are allowed to be filed concurrently, as is the case here, there is no procedural separation between the two and the concurrent Final Plan proposal is identical to the Outline Plan in terms of number of dwelling units, yard depths, distances between buildings, common open spaces, building sizes, building elevations and exterior materials, standards resulting in density bonuses, and street standards. The Planning Commission concludes that the final plan approval criteria are met.

2.6 The Planning Commission notes that the application includes a request to remove a 'significant' plum tree which is in conflict with the proposed private drive. The Planning

Commission notes that the Tree Management Advisory Committee reviewed the application and agreed that the tree was in poor form and recommended approval of the removal. The Planning Commission finds that the criteria of approval are met and that AMC 18.5.7.040.2.e. provides that *“The City shall require the applicant to mitigate for the removal of each tree granted approval. Such mitigation requirements shall be a condition of approval of the permit.”* A condition of approval to that effect has been included below.

2.7 The Planning Commission finds that there is substantial evidence in the record to make findings that each of the criteria of **approval** for Outline and Final Plan approval have been met, as was presented in the applicant’s submittal, as well as the Staff Report dated March 12th, and by each of their reference are hereby incorporated herein as if set out in full.

2.8 Following the closing of the public hearing The Planning Commission deliberated and a motion was made approving the Outline and Final Plan application subject to the conditions of approval in the Staff Report with the inclusion of a new condition of approval #5d discussed further in the following section.

2.9 The Planning Commission finds that with the conditions of approval included in this decision below, the proposal satisfies the relevant 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 a 5-lot, 4-residential unit Performance Standards subdivision Outline and Final Plan, including a variance to street standards and an exception to street standards and a tree removal is supported by evidence contained within the whole record and is **approved** including the conditions of approval below.

The conditions of approval are below:

- 1) That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) That the private drive shall have a six foot buffer with a six inch curb from the property to the west.
- 3) That to address ‘safe pedestrian access’ the applicant shall provide a modified civil plan that includes an at grade change in materials (concrete) within the 20’ improvement to provide pedestrian access that will support accessibility as well as fire truck apparatus.
- 4) That a mitigation tree be planted consistent with AMC 18.5.7.050. The Tree MAC recommends that such planting be a large stature tree at maturity.
- 5) That permits shall be obtained from the Ashland Public Works Department prior to any additional work in the public right of way.
- 6) That a final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided prior to bringing combustible materials onto the property, and any new

landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.

- 7) That a final survey plat shall be submitted within 12 months of Final Plan approval and approved by the City of Ashland within 18 months of this approval. Prior to submittal of the final subdivision survey plat for signature:
 - a. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation, and fire apparatus access shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.
 - b. Subdivision infrastructure improvements including but not limited to utilities, driveways, streets and common area improvements shall be completed according to approved plans, inspected and approved.
 - c. Electric services shall be installed underground to serve all lots, inspected and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
 - d. That the sanitary sewer laterals and water services including connection with meters at the street shall be installed to serve all lots within the applicable phase, inspected and approved.
 - e. The property owner shall sign in favor of Local Improvement Districts (LIDs) for the future street improvements, including but not limited to paving, sidewalks, park row with irrigated street trees, curb, gutter, storm drainage and undergrounding of utilities, for Alicia and Oak Lawn Avenues. This LID agreement shall be signed and recorded concurrently with the final survey plat. Nothing in this condition is intended to prohibit an owner/developer, their successors or assigns from exercising their rights to freedom of speech and expression by orally objecting or participating in the LID hearing or to take advantage of any protection afforded any party by City ordinances and resolutions.
 - f. A copy of the proposed CC&R's to ensure the future maintenance of the private drive, compliance with the tree protection plan, and fencing regulations.
- 8) That the building permit submittals shall include the following:
 - a. Identification of all easements, including but not limited to any public and private utility easements, mutual access easements, and fire apparatus access easements.
 - b. Solar setback calculations demonstrating that all units comply with Solar Setback Standard A in the formula $[(\text{Height} - 6) / (0.445 + \text{Slope}) = \text{Required Solar Setback}]$ and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade.
 - c. Final lot coverage calculations demonstrating how lot coverage is to comply with the applicable coverage allowances of the R-1-5 zoning district. Lot coverage includes all building footprints, driveways, parking areas and other circulation areas, and any other areas other than natural landscaping.

- d. That storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system through the curb or gutter at a public street, a public storm pipe, an approved public drainage way, or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.

Planning Commission Approval

Date

**TYPE II
PUBLIC HEARING**

**PA-T2-2024-00047,
452 Williamson Way**

NOTICE OF APPLICATION

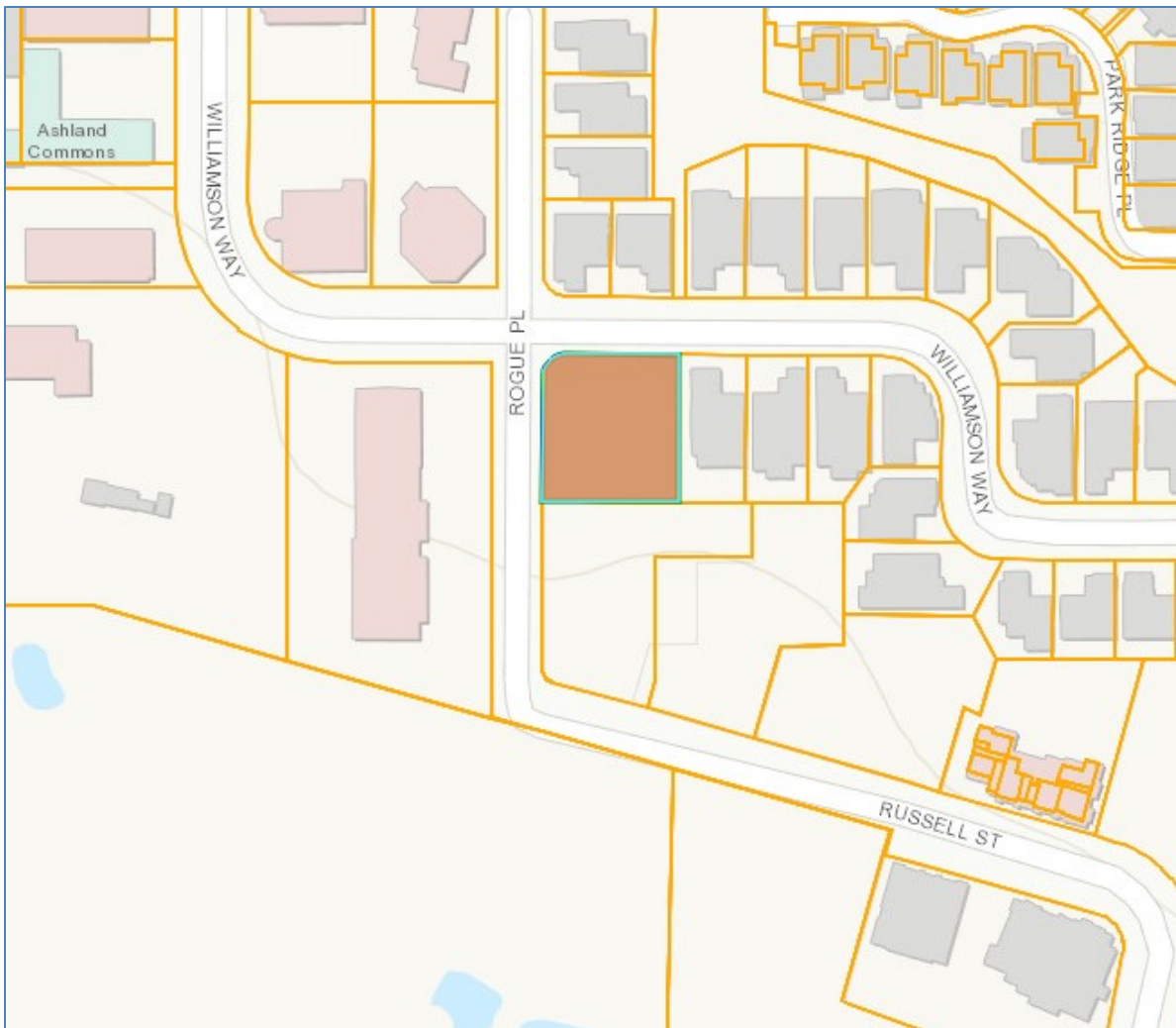
PLANNING ACTION: PA-T2-2024-00047

SUBJECT PROPERTY: 452 Williamson Way

OWNER/APPLICANT: Rogue Planning & Development Services for DeBoer

DESCRIPTION: An application is for a four-lot subdivision to allow for the construction of four residential dwelling units. There are four units proposed in two attached wall groups. The proposed residences would be deed restricted affordable housing units for ownership to families with incomes of less than 80% of the area median income. This use of the Employment Zoned property as deed restricted affordable housing is allowed without a zone change per Oregon Revised Statutes (ORS) 197.308. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **MAP:** 39 1E 04 DC, **TAX LOT:** 3630

ASHLAND PLANNING COMMISSION MEETING: *Tuesday, April 9, 2024 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 or 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).

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- 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.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
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SUBDIVISION CRITERIA

18.5.3.070 Preliminary Subdivision Plat Criteria

- A.** *Approval Criteria.* The approval authority, pursuant to subsection [18.5.3.030](#).A, may approve, approve with conditions or deny a preliminary subdivision plat on findings of compliance with all of the following approval criteria.
1. The subdivision plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.
 2. Proposed lots conform to the requirements of the underlying zone, per part [18.2](#), any applicable overlay zone requirements, per part [18.3](#), and any applicable development standards, per part [18.4](#) (e.g., parking and access, tree preservation, solar access and orientation).
 3. Access to individual lots necessary to serve the development shall conform to the standards contained in section [18.4.3.080](#) Vehicle Area Design.
 4. The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter [18.4.6](#), and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.
 5. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas (e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&R's).
 6. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.
- B.** *Conditions of Approval.* The approval authority may attach such conditions as are necessary to carry out provisions of this ordinance, and other applicable ordinances and regulations.

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Staff Report

452 Williamson Way – Habitat for Humanity

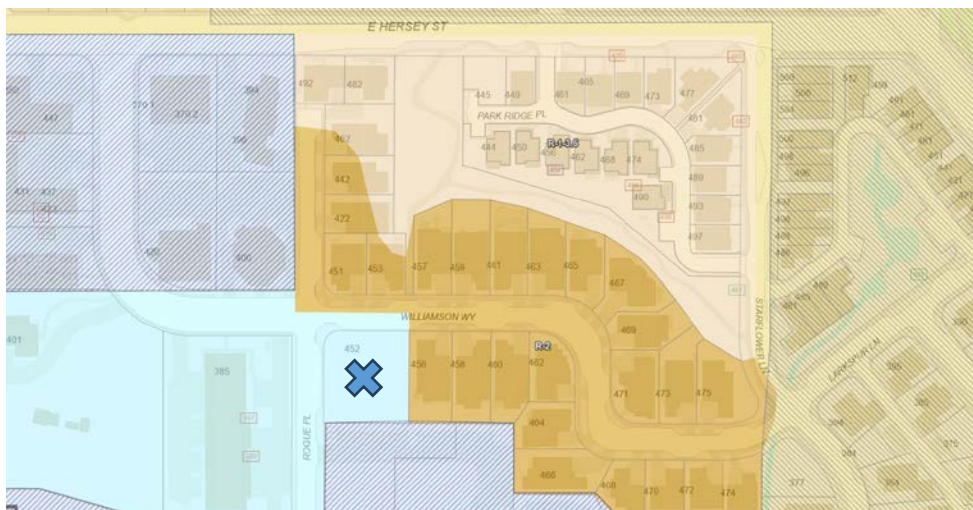
PA-T2-2023-00047

April 9, 2024

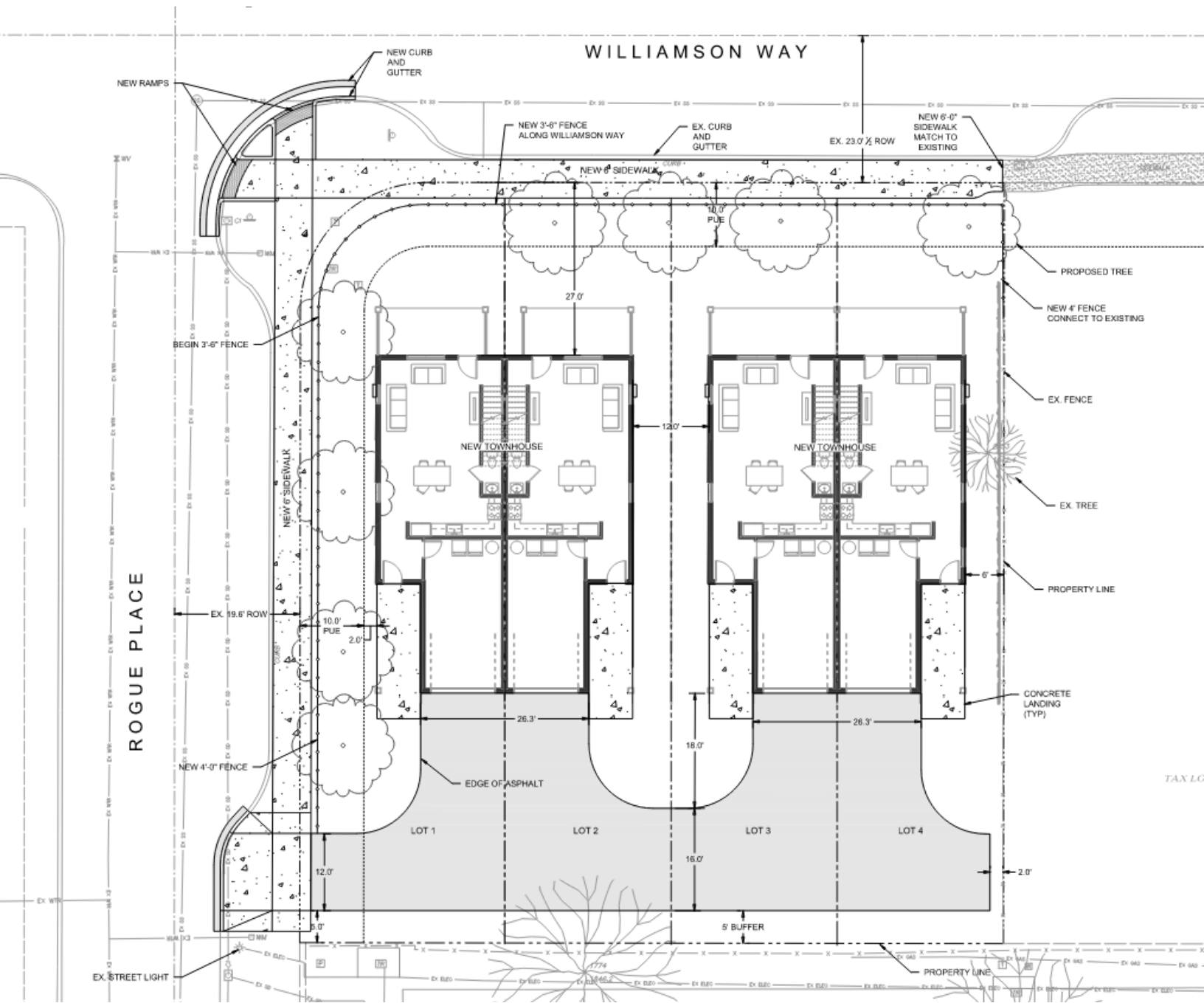
REQUEST: Preliminary plat approval for a four-lot subdivision and residential site design review. The proposed residences would be deed restricted affordable housing units for ownership to families with incomes of less than 80% of the area median income. This use of the employment zoned property as deed restricted affordable housing is allowed without a zone change per Oregon Revised Statutes (ORS) 197.308.



Zoning: As shown below the subject property is zoned E-1 (Employment)



452 Williamson Way – Habitat for Humanity



Subdivision (Preliminary Plat)

The E1 zone has no minimum lot area, width or depth, or maximum lot coverage; or minimum front, side or rear yard

Site Design Review

AMC 18.5.2.020.B.2 The construction attached (common wall) single-family dwellings (e.g., townhomes, condominiums, rowhouses) in any zoning district require Site Design Review.

452 Williamson Way – Habitat for Humanity

Staff Recommendation : Approval

Because State law requires the city to approve the residential use and that the application clearly demonstrates that the project meets all relevant approval criteria (there are no requested exceptions or variances) staff has prepared findings drafted for approval for the Planning Commissions Consideration.



For more information:

If there are any questions, please email planning@ashland.or.us or call 541-488-5305



Draft Findings

**THE CITY OF ASHLAND
BEFORE THE PLANNING COMMISSION**

APRIL 9, 2024

IN THE MATTER OF PLANNING ACTION PA-T2-2024-00047 A)
REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A FOUR-LOT)
SUBDIVISION AND RESIDENTIAL SITE DESIGN REVIEW. THE)
PROPOSED RESIDENCES WOULD BE DEED RESTRICTED) **DRAFT**
AFFORDABLE HOUSING UNITS FOR OWNERSHIP TO FAMILIES)
WITH INCOMES OF LESS THAN 80% OF THE AREA MEDIAN) **FINDINGS,**
INCOME. THIS USE OF THE EMPLOYMENT ZONED PROPERTY AS) **CONCLUSIONS,**
DEED RESTRICTED AFFORDABLE HOUSING IS ALLOWED) **AND ORDERS.**
WITHOUT A ZONE CHANGE PER OREGON REVISED STATUTES)
(ORS) 197.308.) **DRAFT**
)
OWNER ALAN DEBOER)
APPLICANT: ROGUE DEVELOPMENT SERVICES)
_____)

RECITALS:

- 1) The subject property is located at 452 Williamson Way and is tax lot #3630 of Assessor’s Map 39-1E-04-DC. It is located at the southeast corner of the intersection of Williams Way and Rouge Place. The property is 0.30 acres and is zoned E-1 (Employment). The property was created as Lot 1 Park Ridge Subdivision, Phase 1 recorded July 9, 1999 as County Survey #16198.
- 2) The applicant is requesting Preliminary Plat Approval for a four-lot subdivision and Residential Site Design Review. The four proposed dwellings are in two shared-wall townhomes. The proposed residences will be deed restricted affordable housing units for ownership to families with incomes of less than 80% of the area median income.
- 3) Residential Use is only allowed in an E-1 Zone when the residential overlay is present. The property is not located within the residential overlay, and even if it were, the Special Use Standards governing dwellings in non-residential properties (AMC 18.2.3.130) require mixed use development where at least 65% of the floor area of the ground floor be permitted commercial uses.
- 4) Oregon House Bill 4051 “Relating to housing; creating new provisions; amending ORS 197.308 and section 4, chapter 18, Oregon Laws 2021, and section 8, chapter 448, Oregon Laws 2021; and prescribing an effective date” became effective on June 3, 2022. This law requires that “*a local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing*” on commercial property subject to certain provisions. The full text of ORS 197.308 “Affordable housing allowed outright” is set out below.

- 5) Where the residential overlay exists it limits dwellings to the special use standards at AMC 18.2.3.130 which provides for a density of 15-units per acre for the E-1 zone. The property is 0.30 acres which calculates to a base density of 4.5. The present application is for four dwellings. There are available density bonuses established both in the Local Land Use Ordinance as well as HB 4051§4, however the present application is not utilizing them.
- 6) The applicant's proposal is detailed in plans which are on file at the Department of Community Development and by their reference are incorporated herein as if set out in full.
- 7) The approval criteria for Preliminary Subdivision Plat are described in AMC 18.5.3.070.A as follows:
 1. The subdivision plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.
 2. Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4 (e.g., parking and access, tree preservation, solar access and orientation).
 3. Access to individual lots necessary to serve the development shall conform to the standards contained in section 18.4.3.080 Vehicle Area Design.
 4. The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter 18.4.6, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.
 5. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas(e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&Rs).
 6. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.

- 8) The approval criteria for Site Design Review are described in AMC 18.5.2.050 as follows:

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

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

substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty;

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards; or

3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of section 18.2.3.090.

9) ORS 197.308* “Affordable housing allowed outright” provides the following:

(1) As used in this section, “affordable housing” means residential property:

(a) In which:

(A) Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or

(B) The average of all units on the property is made available to families with incomes of 60 percent or less of the area median income; and

(b) Whose affordability is enforceable, including as described in [ORS 456.270 \(Definitions for ORS 456.270 to 456.295\)](#) to [456.295 \(Action affecting covenant\)](#) , for a duration of no less than 30 years.

(2) A local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing on property if:

(a) The housing is owned by:

(A) A public body, as defined in [ORS 174.109 \(“Public body” defined\)](#) ; or

(B) A nonprofit corporation that is organized as a religious corporation; or

(b) The property is zoned:

(A) For commercial uses;

(B) To allow religious assembly; or

(C) As public lands.

(3) Subsection (2) of this section:

(a) Does not apply to the development of housing not within an urban growth boundary.

(b) Does not trigger any requirement that a local government consider or update an analysis as required by a statewide planning goal relating to economic development.

(c) Applies on property zoned to allow for industrial uses only if the property is:

(A) Publicly owned;

(B) Adjacent to lands zoned for residential uses or schools; and

(C) Not specifically designated for heavy industrial uses.

(d) Does not apply on lands where the local government determines that:

(A) The development on the property cannot be adequately served by water, sewer, storm water drainage or streets, or will not be adequately served at the time that development on the lot is complete;

(B) The property contains a slope of 25 percent or greater;

(C) The property is within a 100-year floodplain; or

* The application materials incorrectly cite ORS 197.380

(D) The development of the property is constrained by land use regulations based on statewide land use planning goals relating to:

- (i) Natural disasters and hazards; or
- (ii) Natural resources, including air, water, land or natural areas, but not including open spaces or historic resources.

(4) A local government shall approve an application at an authorized density level and authorized height level, as defined in [ORS 227.175 \(Application for permit or zone change\)](#) (4) , for the development of affordable housing, at the greater of:

- (a) Any local density bonus for affordable housing; or
- (b) Without consideration of any local density bonus for affordable housing:
 - (A) For property with existing maximum density of 16 or fewer units per acre, 200 percent of the existing density and 12 additional feet;
 - (B) For property with existing maximum density of 17 or more units per acre and 45 or fewer units per acre, 150 percent of the existing density and 24 additional feet; or
 - (C) For property with existing maximum density of 46 or more units per acre, 125 percent of the existing density and 36 additional feet.

(5) Intentionally left blank —Ed.

(a) Subsection (4) of this section does not apply to housing allowed under subsection (2) of this section in areas that are not zoned for residential uses.

(b) A local government may reduce the density or height of the density bonus allowed under subsection (4) of this section as necessary to address a health, safety or habitability issue, including fire safety, or to comply with a protective measure adopted pursuant to a statewide land use planning goal. Notwithstanding [ORS 197.350 \(Burden of persuasion or proof in appeal to board or commission\)](#) , the local government must adopt findings supported by substantial evidence demonstrating the necessity of this reduction. [2021 c.385 §1]

10) The Planning Commission, following proper public notice, held a public hearing on April 9, 2024. Testimony was received, and exhibits were presented. Following the close of the public hearing, the Planning Commission approved the application subject to a number of conditions.

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 encourages 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 notes that the application was deemed complete on March 15, 2024, 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 March 20, 2024 (20-days prior to the April 9th meeting date).

2.3 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the April 9th Staff Report, the public hearing testimony, and the exhibits received.

2.4 The Planning Commission notes that when changes in state law are in conflict with our local Land Use Ordinance then the State provisions take precedence. As mentioned above Oregon House Bill 4051 requires that “*a local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing*” on commercial property subject to certain provisions, as are present in the current application. The Planning Commission finds that deed restricted affordable residential housing is allowed outright in the employment zone pursuant to state law (ORS 197.308).

2.5 The Planning Commission finds that the proposal for Preliminary Subdivision Plat approval meets all applicable criteria for described in AMC 18.5.3.070.A as detailed below:

2.5.1 The Planning Commission notes that the first criterion of approval for Preliminary Subdivision Plat is that “*The subdivision plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.*” The Planning Commission notes that there are no neighborhood or district plans, and no conditions from previous land use approval that apply to the subject property. The Planning Commission finds that this criterion of approval is met.

2.5.2 The Planning Commission notes that the second criterion of approval for Preliminary Subdivision Plat is that “*Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4.*” The Planning Commission notes that as relevant to this criterion we are only discussing the ‘proposed lots’ as it relates to the preliminary plat and that conformance with the buildings will be discussed below with regard to the Site Design Review Standards. The Planning Commission notes that the E-1 Zone has no minimum lot area, width or depth, or maximum lot coverage; or minimum front, side or rear yard. The Planning Commission notes that each of the four lots is over 3,000 square feet and over 25-feet in width. The Planning Commission notes that the only overlay is the city-wide wildfire overlay and that all proposed construction will meet the adopted wildfire standards. The Planning Commission finds that this criterion of approval is met.

2.5.3 The Planning Commission notes that the third criterion of approval for Preliminary Subdivision Plat is that “*Access to individual lots necessary to serve the development shall*

conform to the standards contained in section 18.4.3.080 Vehicle Area Design.” While there is no longer a requirement to provide parking when it is provided it needs to meet the standards. The code requires a driveway twelve feet in width and shared use of driveway curb cuts as is present here. The applicant shall be required to include a reciprocal access easement on the final plat across the entire common driveway, and a condition of approval to that effect has been added below. The Planning Commission finds that with the inclusion of the condition of approval that this criterion of approval has been met.

2.5.4 The Planning Commission notes that the fourth criterion of approval for Preliminary Subdivision Plat is that *“The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter 18.4.6, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.”* The Planning Commission notes that the application includes details on utility capacity and drainage, and that there are no proposed streets. The Planning Commission notes that the existing curb line with parking bays is extant, and that the application includes details on proposed sidewalks, street trees, and ADA ramps. The Planning Commission notes that all adjacent properties are fully developed, and the proposal will not prevent any future development. The Planning Commission notes that the application materials identify all proposed public improvements and dedications. The Planning Commission finds that this criterion of approval is met.

2.5.5 The Planning Commission notes that the fifth criterion of approval for Preliminary Subdivision Plat is that *“All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas(e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&Rs).”* The Planning Commission notes that there are no proposed or required common areas, as such there is no need for a legal instrument to ensure their maintenance. The Planning Commission finds that this criterion of approval is met.

2.5.6 The Planning Commission notes that the last criterion of approval for Preliminary Subdivision Plat is that *“Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.”* The Planning Commission notes that a condition of approval has been added below that the applicant apply and receive any required State and Federal permits as required. The Planning Commission finds that with this condition of approval this criterion of approval is met.

2.6 The Planning Commission finds that the proposal for Site Design Review approval meets all applicable criteria for described in AMC 18.5.2.050 as detailed below:

2.6.1 The Planning Commission notes that the first criterion of approval 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, as mentioned above, the E-1 Zone has no minimum lot area, width or depth, or maximum lot coverage; or minimum front, side or rear yard. In terms of allowed uses, as discussed at the outset ORS 197.308 now requires cities to

approve affordable housing in commercial lands despite local prohibitions to the contrary. The Planning Commission finds that the proposal complies with all provisions of the base zone and that this criterion of approval is met.

2.6.2 The Planning Commission notes that the second criterion of approval for Site Design Review is that *“The proposal complies with applicable overlay zone requirements (part 18.3).”* As mentioned above in 2.5.2, the Planning Commission again notes that the only overlay is the city-wide wildfire overlay and that all proposed construction will meet the adopted wildfire standards. The Planning Commission finds that this criterion of approval is met.

2.6.3 The Planning Commission notes that the third criterion of approval for Site Design Review is that *“The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided below.”* The Planning Commission notes that the application includes detailed responses to each of the Site Development and Design Standards. The Planning Commission notes that the building orientation, garage standards, proposed building materials, preliminary landscape plan and open space standards all met. The Planning Commission notes that a final landscaping plan with irrigation details will be required and a condition of approval to that effect has been included below. The Planning Commission finds that with the forgoing that this criterion of approval is met.

2.6.4 The Planning Commission notes that the fourth criterion of approval for Site Design Review 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 notes that four residential homes create a minimal impact on these facilities and further notes that all city utilities are available and installed in the adjacent right-of-way. The Planning Commission notes that Staff have communicated with the Public Works Department and that there are no known capacity issues to any of the utilities. The Planning Commission notes that the application includes details on the electrical plan and that the storm drain will be designed for Low Impact in accordance with the RVSS stormwater quality design manual. The Planning Commission finds that this criterion of approval has been met.

2.6.5 The Planning Commission notes that the last criterion of approval for Site Design Review is that *“The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsections below, are found to exist...”* The Planning Commission notes that there are no requested exceptions to the above standards and finds that this criterion of approval has been met.

2.7 The Planning Commission finds that there is substantial evidence in the record to make findings that each of the criteria of **approval** for Preliminary Plat and Site Design Review approval have been met, as was presented in the applicant’s submittal, as well as the Staff Report dated April 9th, and by each of their reference are hereby incorporated herein as if set out in full.

2.8 The Planning Commission finds that with the conditions of approval included in this decision below, the proposal satisfies the relevant 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 a 4-lot Preliminary Plat approval and Site Design Review is supported by evidence contained within the whole record and is **approved** including the conditions of approval below.

The conditions of approval are below:

- 1) That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) That permits shall be obtained from the Ashland Public Works Department prior to any additional work in the public right of way.
- 3) That a final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided prior to bringing combustible materials onto the property, and any new landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.
- 4) That the applicant shall include a reciprocal access easement across the entire common driveway on the final plat.
- 5) That a final size- and species-specific landscaping and irrigation plan shall be submitted for review to ensure compliance with AMC 18.4.4.030 with the submittal of building permit applications.
- 6) That a final survey plat shall be submitted within 12 months of Final Plan approval and approved by the City of Ashland within 18 months of this approval. Prior to submittal of the final subdivision survey plat for signature:
 - a. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation, and fire apparatus access shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.
 - b. Subdivision infrastructure improvements including but not limited to utilities, driveways, streets, and common area improvements shall be completed according to approved plans, inspected and approved.
 - c. Irrigated street trees selected from the Recommended Street Tree Guide and planted according to city planting and spaces standards shall be planted along the full project frontage.
 - d. Electric services shall be installed underground to serve all lots, inspected, and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
 - e. That the applicant shall apply and receive any required State and Federal permits as required.
- 7) That the building permit submittals shall include the following:

- a. Identification of all easements, including but not limited to any public and private utility easements, mutual access easements, and fire apparatus access easements.
- b. Solar setback calculations demonstrating that all units comply with Solar Setback Standard A in the formula $[(\text{Height} - 6) / (0.445 + \text{Slope}) = \text{Required Solar Setback}]$ and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade.
- c. That storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system through the curb or gutter at a public street, a public storm pipe, an approved public drainage way, or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.

Planning Commission Approval

Date

Applicant Submittal

Rogue Valley Habitat for Humanity

Four Lot Subdivision, Site Design Review for residential dwellings

452 Williamson Way



Subdivision Request for a Four Lot Subdivision and Site Design Review for residential dwellings

Address: 452 Williamson Way, Ashland, OR
Map: 39 1E 04 DC
Tax lot: 3630
Zoning: E-1
Lot Area: .298 Ac / 13010 sf
Comprehensive Plan Designation: Employment

Owner: Rebal Family Trust / Alan DeBoer Trust / Rebecka DeBoer Trust
2260 Morada Lane
Ashland, OR 97520

Applicant: Rogue Valley Habitat for Humanity
2233 South Pacific Hwy
Medford, OR 97501

Architecture/Design: KSW Architecture
66 Water Street, Suite 100
Ashland, OR 97520

Peter L. Cipes Design
317 N Main Street
Ashland, OR 97520

Civil Engineering: Powell Engineering
100 E Main Street, Suite O
Medford, OR 97501

Surveying: Polaris Land Surveying
PO BOX 459
Ashland, OR 97520

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

Request: Request for four lot Subdivision and a Residential Site Design Review for the development of residential dwellings on the Employment zoned parcel at the intersection of Williamson Way and Rogue Place.

Site Background:

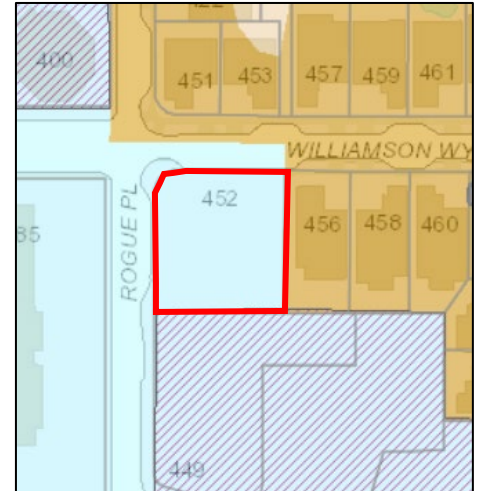
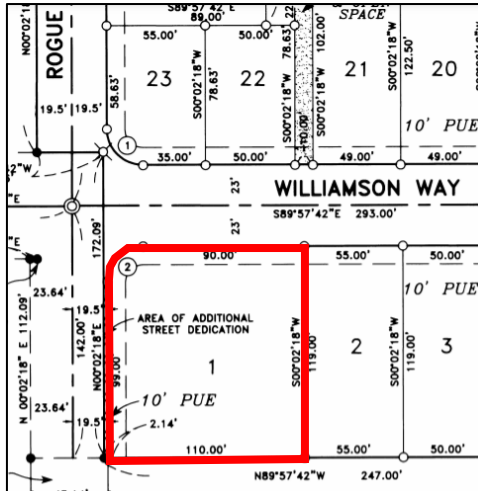
The site is a vacant lot at the southeast intersection of Rogue Place and Williamson Way. The subject property was part of the Parkridge Place Subdivision #1 that was created in 1999.

The corner lot is 13,010 square feet in area with 90-feet of frontage on Williamson Way and 99-feet of frontage on Rogue Place. There is a 10-foot public utility easement along both street frontages.

There are no natural features on the property and the property is vacant of structures.

The subject property and the lots to the west across Rogue Place from the subject property are zoned Employment (E-1).

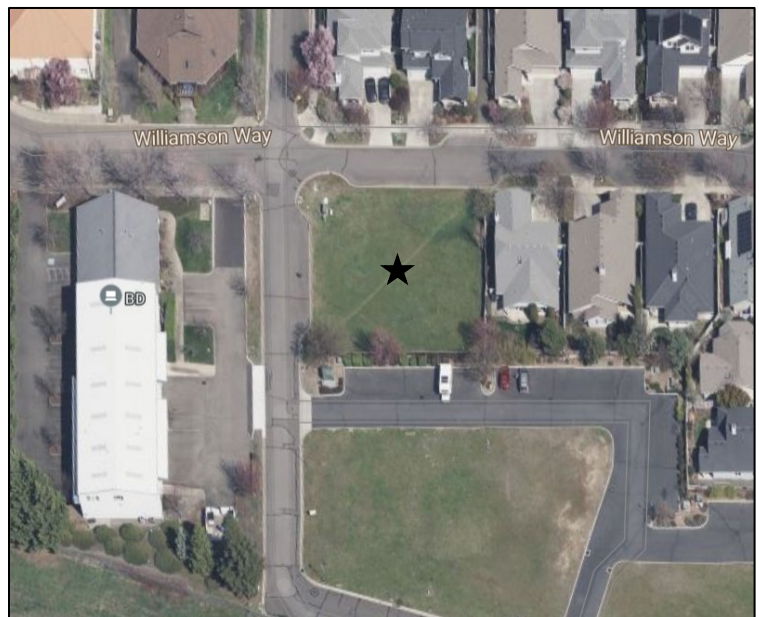
These properties are occupied by large area, commercial and employment structures that use metal siding, large, utilitarian facades and parking areas.



The properties to the south are zoned Employment (E-1) with a Residential Overlay (purple overlay on zoning map). There is a landscape buffer and a surface parking area immediately to the south and southwest with a vacant building lot further south.

The properties to the north and east are zoned R-2, low density multi-family residential. The properties to the east and north are occupied by detached residential homes of one and two stories.

The adjacent residential development to the east and across Williamson Way to the north are part of a single-family home type of development in the multi-family zone. The development to the south is a mixed-use commercial / residential lot and parking area. The buildings are not constructed on this portion of the larger commercial development that fronts along Russell Drive which is further south.



Proposal:

The proposal is for a four-lot subdivision to allow for the construction of four residential dwelling units. There are four units proposed in two attached wall groups. The proposed residences would be deed restricted affordable housing units for ownership to families with incomes of 80 percent of the area median income. This use of the Employment Zoned property as deed restricted affordable housing is allowed without a zone change per Oregon Revised Statutes 197.380.

A local government shall allow affordable housing and may not require a zone change or conditional use permit for affordable housing if the property is zoned for commercial uses. The subject property has the title of employment zoning which is a zoning for commercial uses. The property will be developed by Habitat for Humanity, a nonprofit organization. Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income. In accordance with the state laws - affordability under a covenant as described in ORS 456.270 to 456.295, is enforceable for a duration of no less than 30 years.

The E-1 zone allows for a residential density of 15 DU per acre. ($15 \times .29 = 4.48$). Four residential units are proposed. The units will be oriented to the higher order street, Williamson Way with walkup front patio/porches. The two-story structure will be attached wall/zero lot line construction with a 12-foot separation between detached structures.

Vehicular access is proposed via a shared driveway accessed from Rogue Place. Each residence will have a garage parking space access via the shared driveway.

The residential units are two-story, townhome style units with 595 square foot main living level with 671 square feet on the second floor. Each unit is proposed as a three-bedroom, one and one-half bath home.

The units have large front porches, low pitch roofs and have similar building materials, window sizes and shapes, exterior yard lights that are similar to those in the adjacent residential development.

The proposed setbacks are proposed to be 20-feet from Williamson Way and 12-feet from Rogue Place. There is a 6-foot east side yard proposed from the east property line. The rear, south setback is proposed to be 39 feet. There is adequate area for the vehicles to exit the garage, back-up and turnaround to enter Rogue Place in a forward manner.

There are existing sidewalk improvements to the east of the subject property which will be extended in a manner that is consistent with the sidewalk pattern on the adjacent properties. A six-foot sidewalk adjacent to the on-street parking bays. There are no park rows as there are not landscape strips due to the on-street parking bays cutting into the area where the park row would be located.

Conclusion:

It can be found that the development of the long vacant property at the corner of Williamson Way and Rogue Place is a great use of the long vacant property corner property that directly abuts residential

uses on residentially zoned lands on the north and east sides of the property. Residential use is cohesive with the neighborhood development pattern. This proposal is a direct result of the recent legislative changes by the state of Oregon that encourages the development of vacant commercial properties with deed restricted affordable housing.

On the following pages are findings of fact addressing the Subdivision Standards and Residential Site Design Review Standards.

Findings of Fact

Site Design Review

AMC 18.5.2020 Applicability

Site Design Review is required for Residential Uses of three or more dwellings on a single lot.

AMC 18.5.2.050 Approval Criteria Site Design Review

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.

Finding:

The proposed site development complies with all of the applicable provisions of the Employment (E-1) Zone as it applies to the proposed residential development.

Lot Area and Dimensions: There is no minimum lot areas, no required minimum lot width or lot depth, or maximum lot coverage; or minimum front, side or rear yard.

Density: The proposed number of units is four and is in compliance with the maximum allowed density of 15 dwelling units per acre.

Setback: There are 10-foot public utility easements present along both Williamson Way and Rogue Place. The front yard setback of 20-feet is to provide adequate setback from the sidewalk which encroaches into the property boundaries within the public utility easement and to provide an area for stormwater detention facilities. There are side yard setbacks proposed where none are required with six-feet to the east and 10-feet on the west side. There is no rear yard setback, the buildings are setback more than 30-feet from the rear property line.

Lot Coverage: Proposed impervious areas within proposed development area including building footprints, pathways, driveways, patios and decks is substantially less than the allowed 85 percent maximum lot coverage in the zone. The actual coverage will be shown on each building permit submittal.

Height: The proposed buildings are two stories. The buildings are not more than 25-feet tall. This is substantially less than allowed in the zone.

Architecture: The proposed buildings are traditional architectural with deep, street facing porches and a front entry that is visible from the street. The homes have a similar aesthetic to the modern craftsman style homes in the adjacent neighborhood to the north and east.

Each unit has a private outdoor rear yard area.

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

Finding:

The property is within the wildfire hazards overlay designation from AMC 18.3.10.060.C.

A) Roofing to be Class B or better composition shingles.

B) Vent openings will be fire resistant.

C) Exterior walls to be non-combustible materials, including under eave overhangs;

D) All areas within 5' of the perimeter of the dwellings will be non-combustible in accordance with AMC 18.3.10.100.B;

E) All fencing will be non-combustible (vinyl) within 5' of a dwelling;

F) All new plantings, including trees, shrubs and ground cover throughout the site are devoid of any plant materials listed on the Prohibited Flammable Plant List;

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.

AMC 18.4.2.030 Residential Development

C. Building Orientation. Residential buildings that are subject to the provisions of this chapter shall conform to all of the following standards. See also solar orientation standards in section 18.4.8.050.

1. Building Orientation to Street. Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.

Finding:

The residential buildings are located within 20 feet of the property line. There is a primary entrance that opens towards the street will be connected to the public sidewalk proposed along the frontage of the property and the public right of way via a walkway.

2. Limitation on Parking Between Primary Entrance and Street. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.

Finding:

No parking is proposed between the buildings and the street. All parking is located to the rear of the structures via a shared access from a single driveway instead of driveways along the street frontages.

3. Build-to Line. Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

Finding:

There is not a build-to line or maximum front setback yard.

D. Garages.

Finding:

There are attached garages at the rear of the residences that are accessed via a shared driveway.

E. Building Materials. Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.

Finding:

The materials and paint colors are compatible with the surrounding area. The proposed materials are a mix of horizontal fiber cement siding and shingles. There are no bright primary or neon-type paint colors.

F. Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.

Finding:

There is one street tree selected from the street tree list placed every 30-feet of frontage for the portion of the property fronting the street, or at least spaced as allowed in 18.4.4.030.E which requires a setback from the intersection, street lights and signs locations. A final landscape and irrigation plan will be submitted with the building permit submittal.

G. Landscaping and Recycle/Refuse Disposal Areas. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

Finding:

The landscape plan and site plan comply with minimum landscape areas and coverage requirements. There is more than the minimum 15 percent required landscape area proposed throughout the site area. There is substantially more landscape area than required by code.

A detailed landscape plan will be presented at building permit that provides a variety of deciduous shade trees selected from the Street Tree Guide to be planted behind the sidewalk. The stormwater detention swale vegetation will comply with any standards from the Rogue Valley Stormwater Quality Design Manual. The trees and ground cover, and any lawn on the individual lots will be low water usage. All vegetation will be appropriate for the climate, sunlight exposure, and availability of water.

Timing of street tree planting: All vegetation including street trees will be installed prior to the building permit final occupancy. Donations of trees, vegetation, landscape materials and irrigation supplies coincide with final site landscaping which occurs at the end of the construction. Additionally, the small site is constrained, the plating will occur first with the building permits to follow, there is simply not room to accommodate construction of the units and not injure street trees.

A common refuse area is not proposed, and individual trash and recycling facilities are proposed within the garage of the unit and taken to the curb on trash day as per Recology Service agreements in this area that are not commercial routes. The Covenant for Future Maintenance Agreement governing documents will speak to location and services and will specify that a screened enclosure is necessary if outside of the garage structure.

H. Open Space. Common and/or private open space is required to be provided pursuant to section 18.4.4.070.

Finding:

No open space or common area is required.

18.4.3 Parking, Access, and Circulation:

Finding:

A shared driveway, five feet north of the south property line is proposed to provide access to each of the lots and the proposed rear loading single vehicle garage.

18.4.3.070 Bicycle Parking:

All uses, with the exception of residential units with a garage...

Finding:

One covered bicycle parking space is provided within the garage of each unit.

18.4.3.080 Vehicle Area Design:

A. Parking Location.

Finding:

The parking is not within the front or side yard areas abutting the public street.
The proposed parking is within the garages of each of the units.

B. Parking Area Design.

Finding:

Not applicable.

C. Vehicular Access and Circulation.

The intent of this subsection is to manage access to land uses and on-site circulation and maintain transportation system safety and operations. For transportation improvement requirements, refer to chapter 18.4.6 Public Facilities.

Finding:

A 12-foot driveway apron is proposed. This is to clear the location of the parking bay curvature. This driveway widens to 16 feet providing ample driveway width to access the four lots. The driveway will have a five-foot wide landscape buffer from the adjacent property to the south, and a six-foot fence is present on the property line. The driveway provides vehicular access to each unit. The driveway is more than 35-feet from the intersection of Williamson Way and Rogue Place.

D. Driveways and Turn-Around Design. Driveways and turn-arounds providing access to parking areas shall conform to the following provisions.

Finding:

The proposed driveway location, narrow width and single share curb cut demonstrates compliance with the standards from this section.

E. Parking and Access Construction. The development and maintenance as provided below shall apply in all cases, except single-family dwellings and accessory residential units.

Finding:

A shared access easement will be shown on the final plat documents. Covenants for Future Maintenance Agreement for the shared driveway will be provided with the final plat documents.

18.4.6.040 Street Design Standards

Finding:

The proposed frontage improvements on Williamson Way and Rogue Place are consistent with the purpose and intent of the Street Design Standards. The sidewalk location is pre-determined by the presence of on-street parking bays along both the Williamson Way and Rogue Place street frontages, additionally there is a bulb out, curb extension intersection where pedestrian access ramps are proposed to provide a completed sidewalk system within a 30-year-old subdivision.

Six-foot wide concrete sidewalks are proposed along the frontage of the property connecting to the existing sidewalks to the east and south. The six-foot sidewalk directly abuts the parking bays that are found on both frontages. The location of those parking bays prevent a landscape parkrow. Street trees are proposed directly behind the sidewalk.

The six-foot sidewalk encroaches into the property area and a public access easement and indemnification from injuries potentially suffered on the “public” sidewalk will be provided on the final platting documents.

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.

Finding:

Adequate City facilities are present within the public right of ways that will service the proposed units.

Water:

There is an existing was service on the property. The proposal is to install four new services in the right-of-way on the Rogue Place frontage.

Electric:

An electric service distribution plan has been created with the oversight of the city of Ashland Electric Division. There is a transformer at the intersection of Rogue Place and Williamson Way that will provide electric service to each unit with a meter for each unit location on the sides of the structure.

Sanitary Sewer Service:

There are sanitary sewer lines in both Rogue Place and Williamson Way. Each unit has a service line extending from the unit to the service main line within Williamson Way.

Urban Storm Sewer:

The proposed development of the site and the storm water management plan will be designed in accordance with the most current Rogue Valley Stormwater Quality Design Manual standards at the time of building permit submittal. The conceptual plan includes a common detention system along the frontage of the property.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist.

Finding:

No exception to the Site Development and Design Standards as part of 18.4 has been requested.

SUBDIVISION

18.5.3.020 Land Divisions and Property Line Adjustments.

A. Applicability. The requirements for partitions and subdivisions apply, as follows.

1. Subdivisions are the creation of four or more lots from one parent lot, parcel, or tract, within one calendar year.

Finding:

The request is for a four-lot subdivision, Rogue Corner.

18.5.3.070 Preliminary Subdivision Plat Criteria

A. Approval Criteria. The approval authority, pursuant to subsection 18.5.3.030.A, may approve, approve with conditions or deny a preliminary subdivision plat on findings of compliance with all of the following approval criteria.

1. The subdivision plan conforms to applicable City-adopted neighborhood or district plans, if any, and any previous land use approvals for the subject area.

Finding:

The proposed subdivision conforms to applicable standards. There are no neighborhood plans or previous land use approvals that affect the subject property with respect to the development of the property as housing as allowed by ORS 197.380.

2. Proposed lots conform to the requirements of the underlying zone, per part 18.2, any applicable overlay zone requirements, per part 18.3, and any applicable development standards, per part 18.4 (e.g., parking and access, tree preservation, solar access and orientation).

Finding:

The proposed four lot subdivision conforms to the requirements of the underlying E-1 zone.

There is no minimum lot areas, no required minimum lot width or lot depth, or maximum lot coverage; or minimum front, side or rear yard.

Proposed Lot 1 is 32.09 feet wide and 118.91 feet deep for a total area of 3,721 square feet. Proposed Lot 2 is 25.02 feet wide and 118.91 feet deep for a total area of 3,099 square feet. Lot 3 is 25.98 feet wide and 118.91 feet deep for a total lot area of 3,095 square feet. Lot 4 is wide 26.04 feet wide and 118.91 feet deep for a total lot area of 3,108 square feet in area.

The Wildfire Hazards overlay zone requirements apply to the building construction side of the property and the proposed development will not impact the Wildfire Hazards Overlay. The proposed subdivision complies with the standards from 18.4. as demonstrated in these findings.

Parking and Access: Each proposed lot will have an automobile parking space access from the proposed shared driveway.

Each residence will have a garage to accommodate bicycle parking.

The proposed subdivision lots are oriented with Williamson Way along the north property line. The structures are setback more than 20-feet from the front property line and the street right of way is allowed to be shaded by the units. The proposed structures comply with the solar access standard B which applies in the Employment zone.

3. Access to individual lots necessary to serve the development shall conform to the standards contained in section 18.4.3.080 Vehicle Area Design.

Finding:

The required automobile parking facilities will be located on the property it is intended to serve.

The automobile parking will not be located in a required front and side yard setback area abutting a public street.

Parking spaces will have a back-up maneuvering space not less than 22 feet.

The proposed subdivision will have a single driveway accessed from the lower order street to reduce pedestrian and vehicle conflicts and to reduce the impacts to the street frontage with multiple driveway access points. The on-street parking bays are largely retained with the proposed site access.

The proposed driveway is separated from any other driveways by more than 24-feet.

All necessary access easement for ingress, egress, maintenance utilities, etc., will be provided on the survey plat.

There are no alleys.

The proposed driveway width complies with the minimum access standards. The private, shared driveway is over 50 feet in length and will meet the design requirements of section 18.5.3.060.

The width of the driveway will comply City of Ashland engineering standards for driveways.

The driveways will have a minimum of 13.5 feet vertical clearance.

The grade of the driveway is less than 20 percent.

The proposed driveway will conform to the standards from 18.5.3.

The driveways will be paved with concrete, asphalt, porous solid surface, or comparable surfacing.

Provisions have been made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.

4. The proposed streets, utilities, and surface water drainage facilities conform to the standards in chapter 18.4.6, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications.

Finding:

The proposed street improvements include the extension of the existing sidewalks that terminate into the property boundaries with a six-foot sidewalk. This sidewalk falls partially upon the property and an easement is necessary. There is not a parkrow because there are on-street parking bays along both street frontages of the subject property. ADA accessible ramps are proposed for the intersection of Williamson Way and Rogue Place.

The proposed utility plan demonstrates compliance with the standards in 18.4.6. There is limited future development on adjacent lands due to the developed nature of the adjacent properties.

Water service is available in both streets to service the new lots. Three new meters will be installed. The existing meter will be utilized for one of the lots.

Sanitary sewer service is available and will be stubbed out to each lot.

Electric service will be extended to the proposed unit meters from the transformer at the corner.

The proposal is for a common storm water catchment and detentions system in the front yard area that will extend to the City's system on Williamson Way.

Pedestrian scaled streetlights required by the City of Ashland will be installed. It is anticipated that a street light will be installed at the intersection of Williamson Way and Rogue Place.

5. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas (e.g., landscaping, tree preservation, common areas, access, parking, etc.) is ensured through appropriate legal instrument (e.g., Covenants, Conditions and Restrictions (CC&R's)).

Finding:

The proposed private, shared driveway will have easement for access, maintenance and CC&R's or similar legal instrument will be created to address the shared easement responsibilities.

6. Required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development.

Finding:

To the applicant's knowledge, there are no applicable State or Federal permits for the development of the site.

TOPOGRAPHIC SITE SURVEY

LOCATED AT

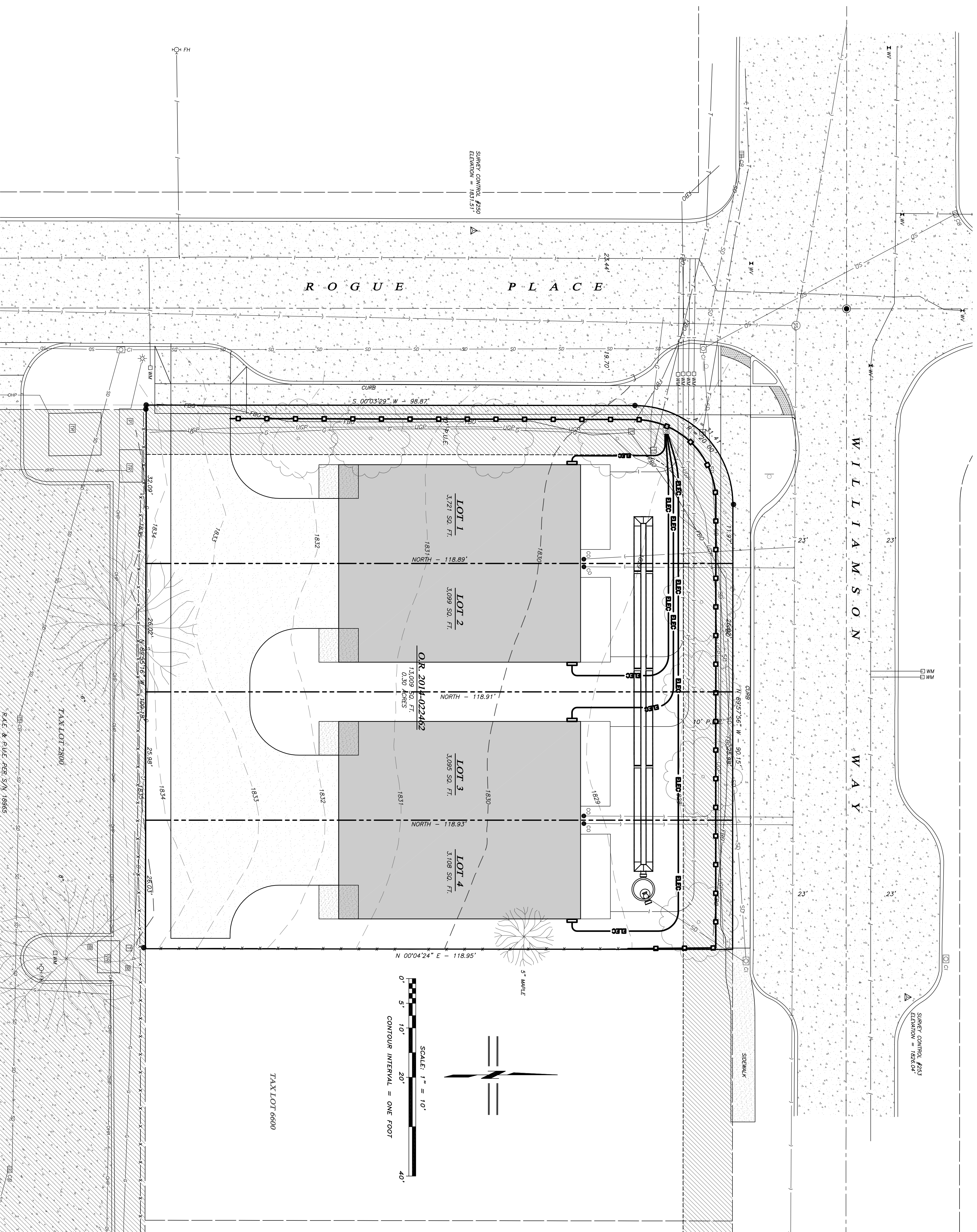
452 Williamson Way
Ashland, Oregon
LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Habitat for Humanity / Rogue Valley

2207 South Pacific Highway
Medford, Oregon 97501



LEGEND

- ▲ SURVEY CONTROL POINT, AS DESCRIBED
- IRON PIN MONUMENT
- BRASS CAP MONUMENT
- SUBTRACT PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE
- WATER LINE
- BURIED NATURAL GAS LINE
- BURIED TELEPHONE LINE
- BURIED CABLE TV LINE
- BURIED RIBBED IRON LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- ROCK WALL
- CONTROL LINE
- GUY ANCHOR
- POWER POLE
- POWER TRANSFORMER
- POWER PEDestal CABINET
- ELECTRIC METER
- AREA LIGHT
- HEAD PUMP
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATCHBASIN
- CURB INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- TELEPHONE PEDestal
- GAS METER
- GAS VALVE
- IRRIGATION BOX
- M.G.V.
- CONCRETE SURFACE
- ASPHALT SURFACE
- BUILDING
- PUBLIC UTILITY EASEMENT
- CONIFER TREE (AS DESCRIBED)
- DECIDUOUS TREE (AS DESCRIBED)

SURVEY NOTES

THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND GASSER POINT. THE TOP OF THE VERTICAL CURVE FOR THE GASSER POINT IS 1993.48' BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988, ADJUSTED IN 1996 (NOVD 29.56). EXPOSED UTILITY STRUCTURES SHOWN HEREON WERE FIELD LOCATED DURING THE PERFORMANCE OF THIS SURVEY. BURIED UTILITY LOCATIONS WERE DETERMINED BY RECORD DATA WINGS TURNED BY THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, ARE APPROXIMATE AND SHOWN HEREON FOR GRAPHIC PURPOSES ONLY. FIELD VERIFICATION OF ALL BURIED UTILITIES MUST BE PERFORMED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

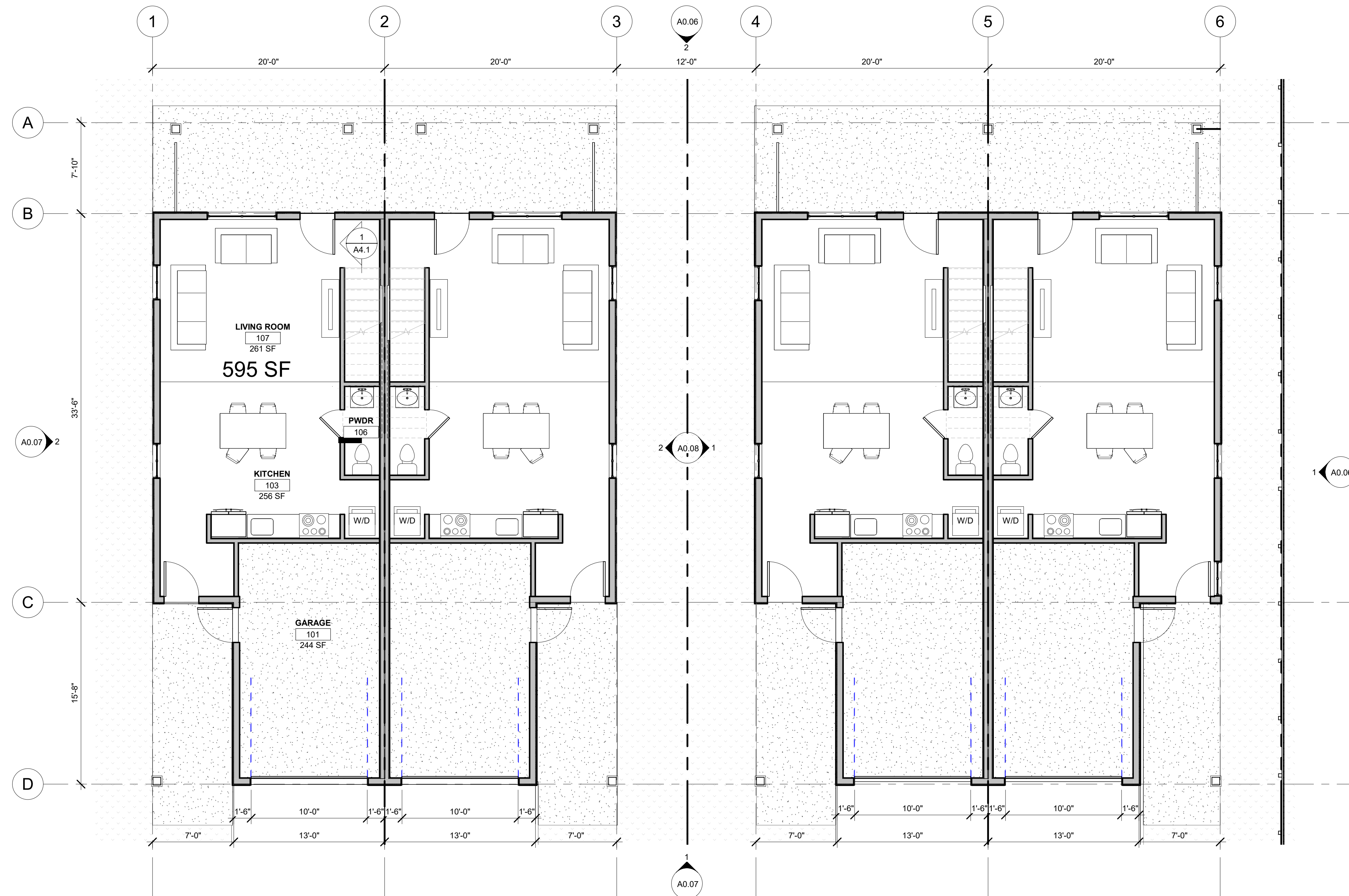
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
SHAWN KAMMANN
2005 LS

RENEWAL DATE: 6/30/2025

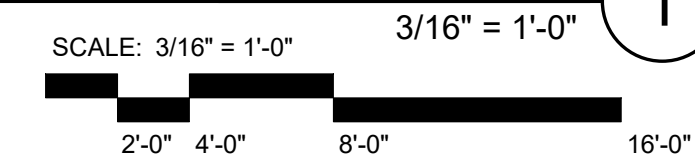
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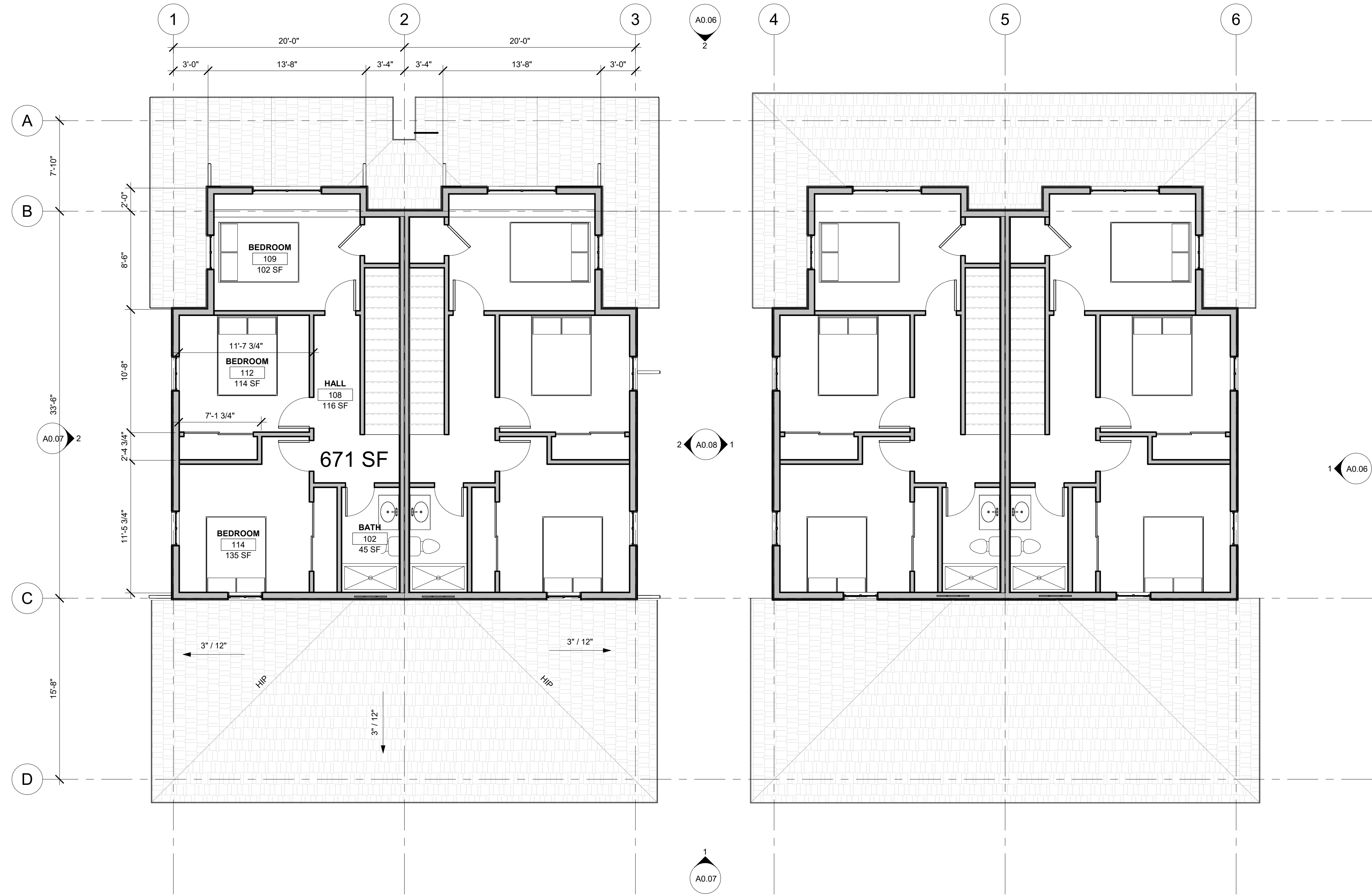
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: DECEMBER 18, 2023
PROJECT NO. 1486-23

POLARIS LAND SURVEYING

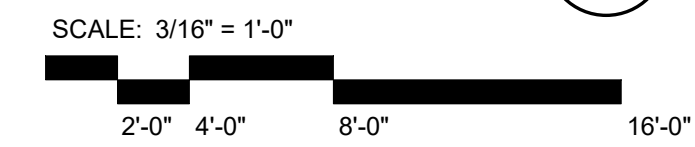


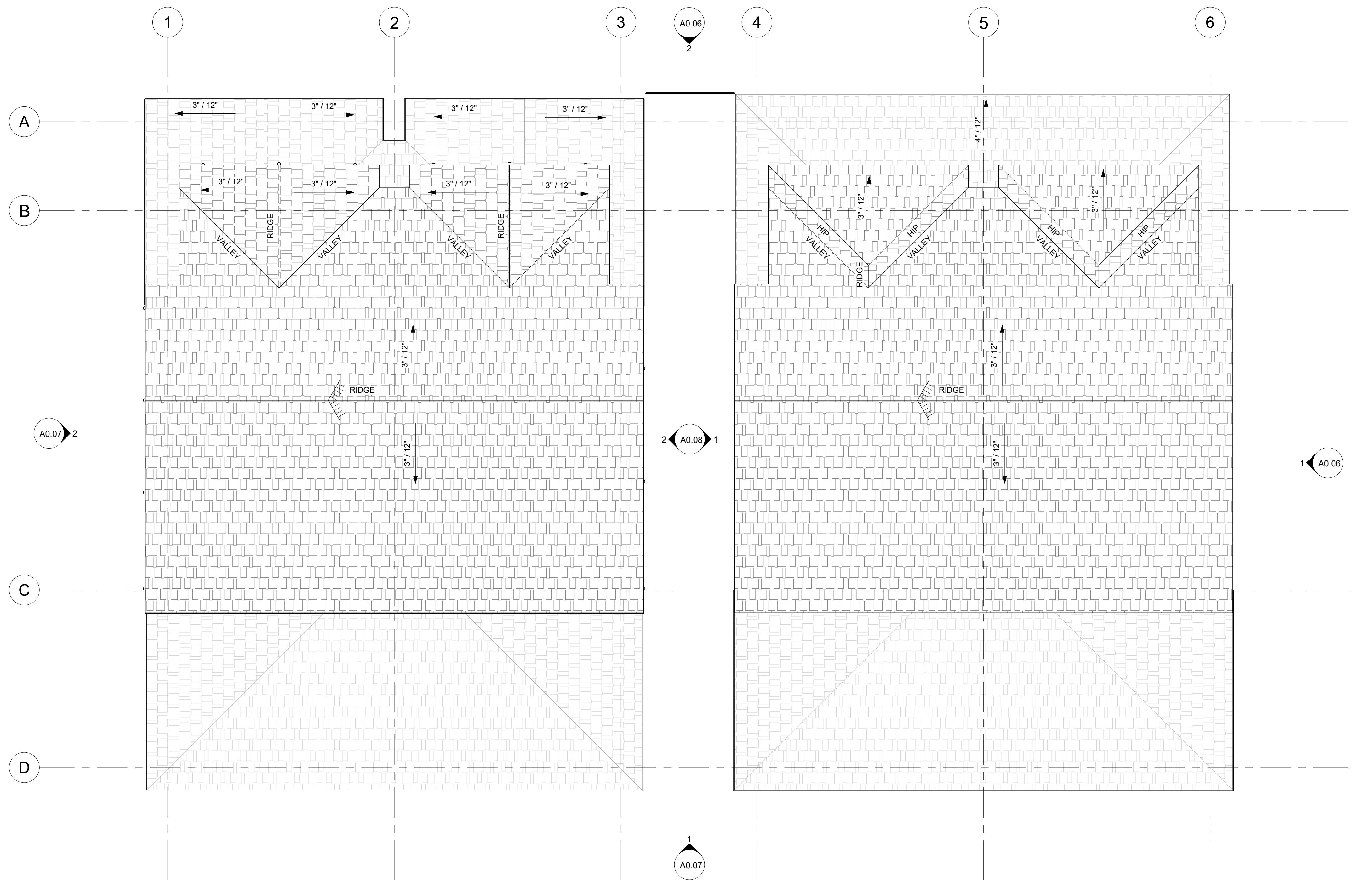
PLAN - LEVEL 1 1



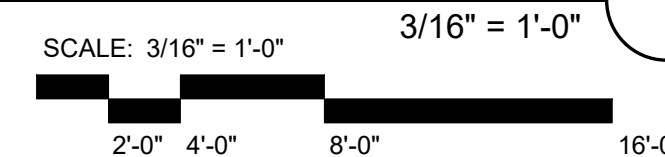


PLAN - LEVEL 2 1
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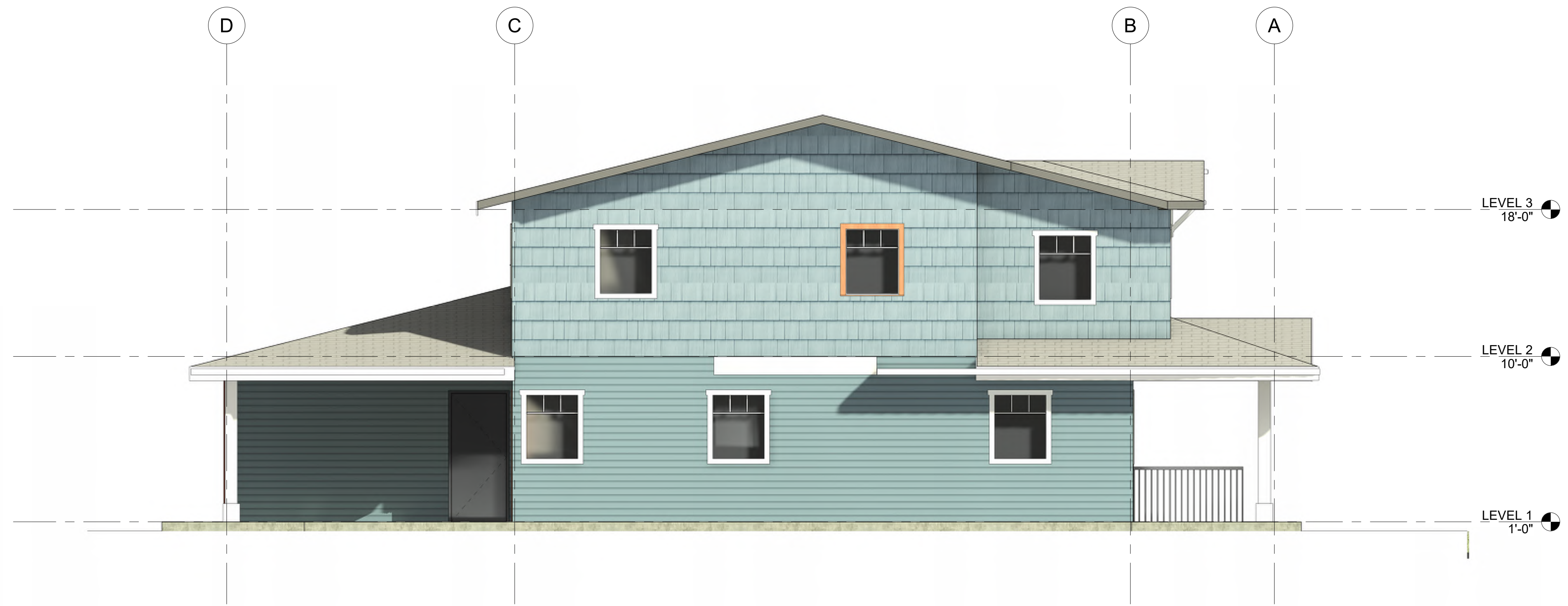




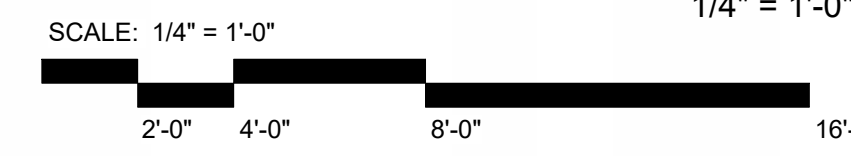
PLAN - ROOF 1



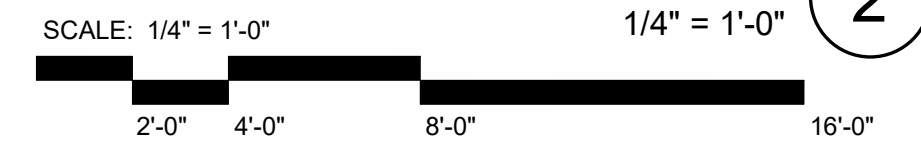
WILLIAMSON WAY DEVELOPMENT
 PLANNING
 12/6/23



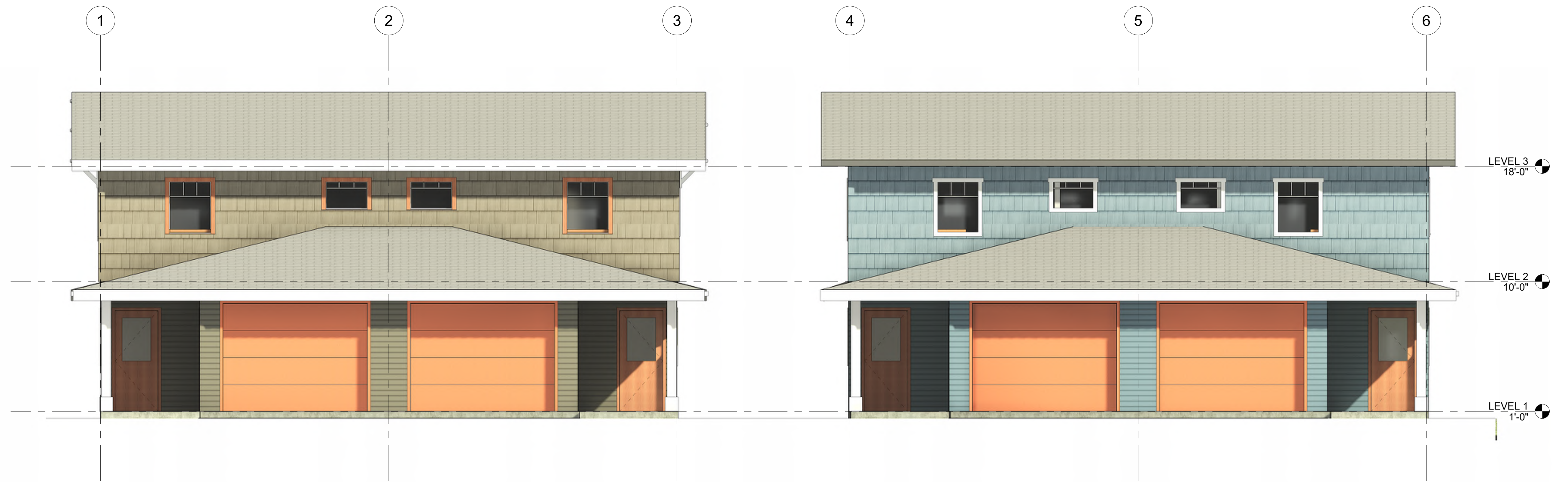
EXT ELEV - EAST 1



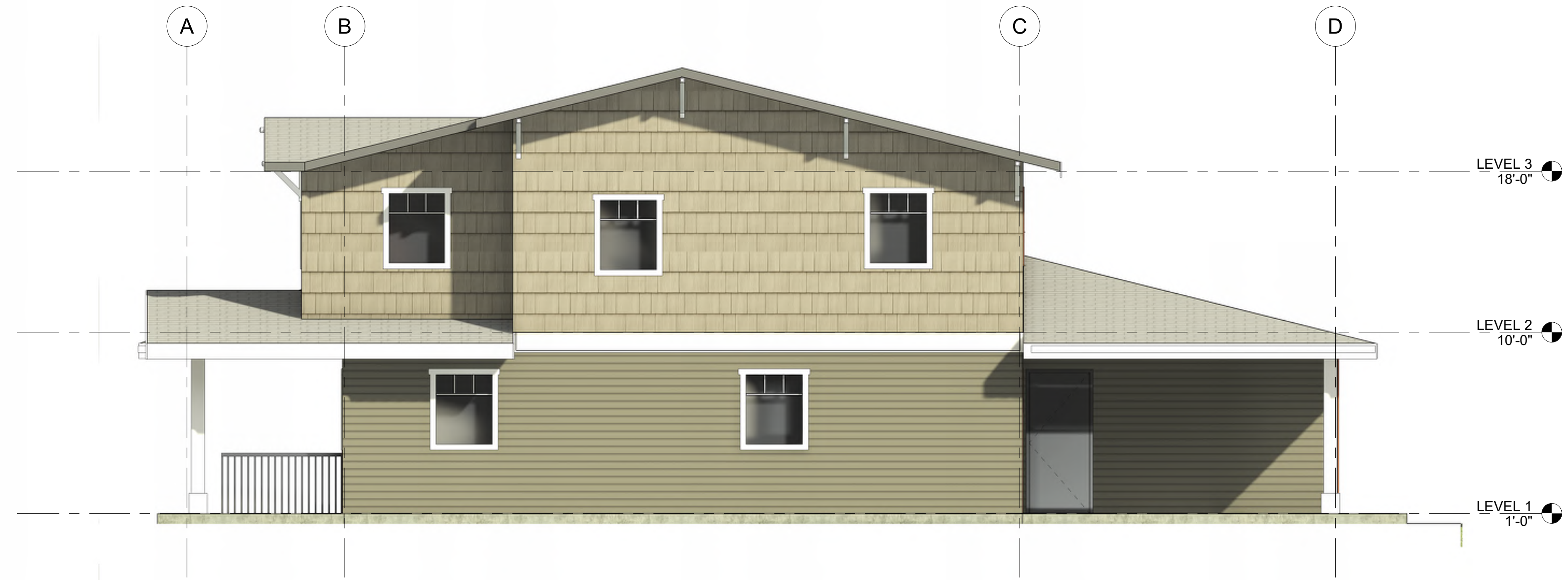
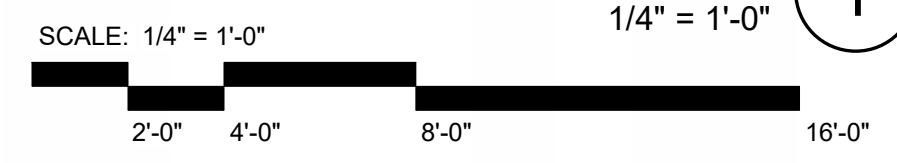
EXT ELEV - NORTH 2



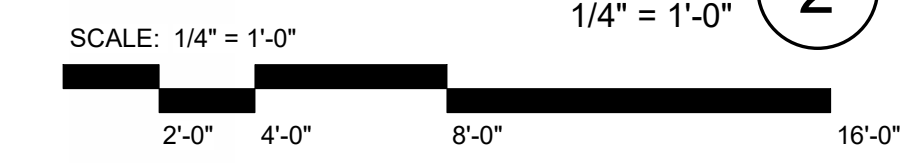
WILLIAMSON WAY DEVELOPMENT
 PLANNING
 12/6/23

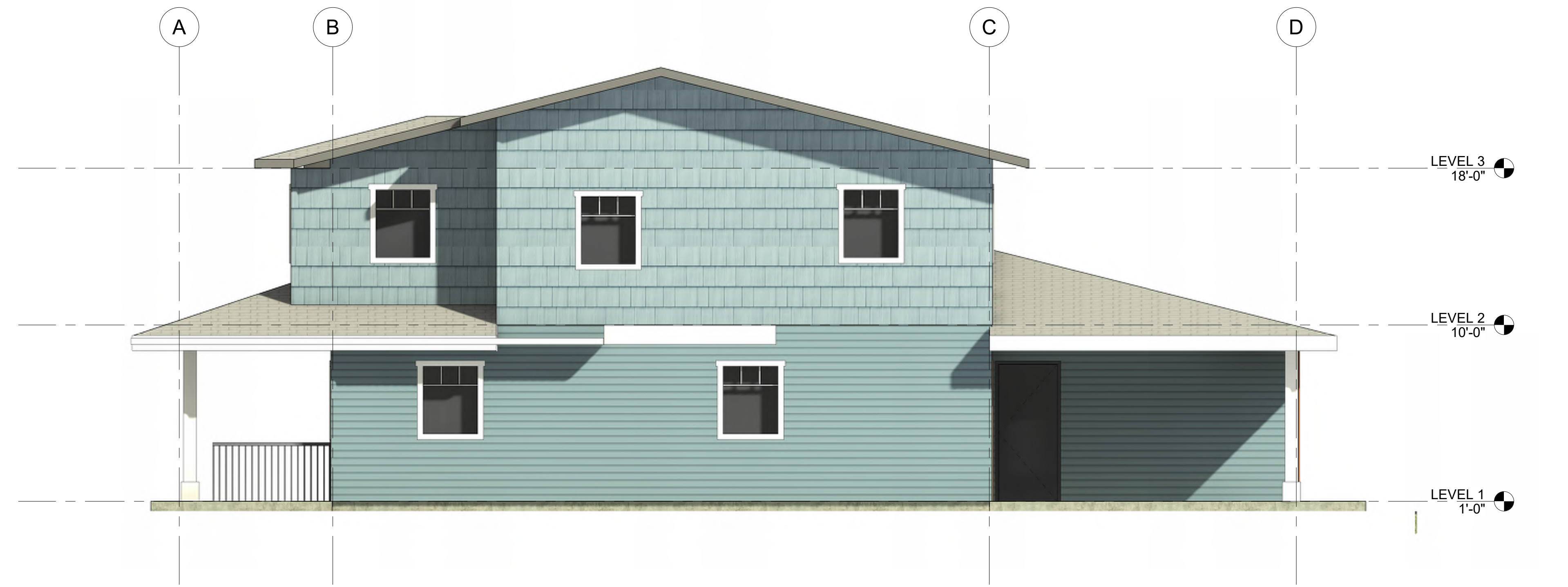


EXT ELEV - SOUTH 1

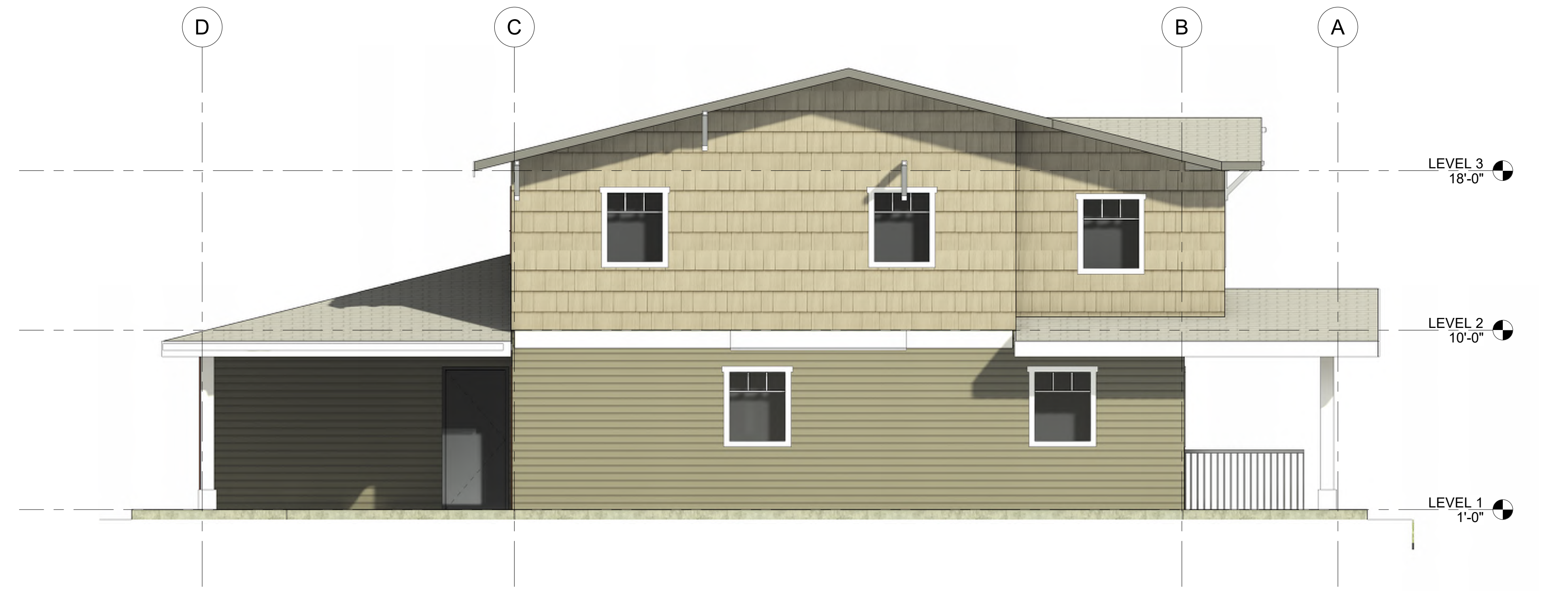
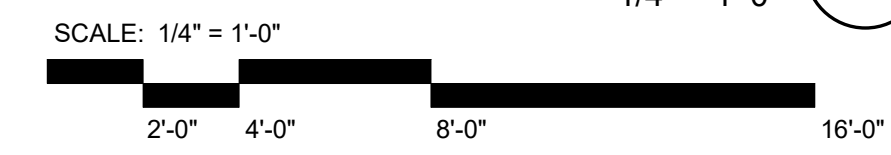


EXT ELEV - WEST 2

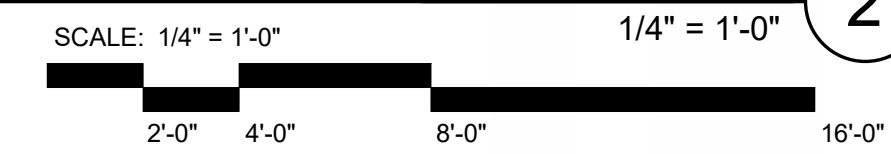




EXT ELEV - WEST 2 (1)

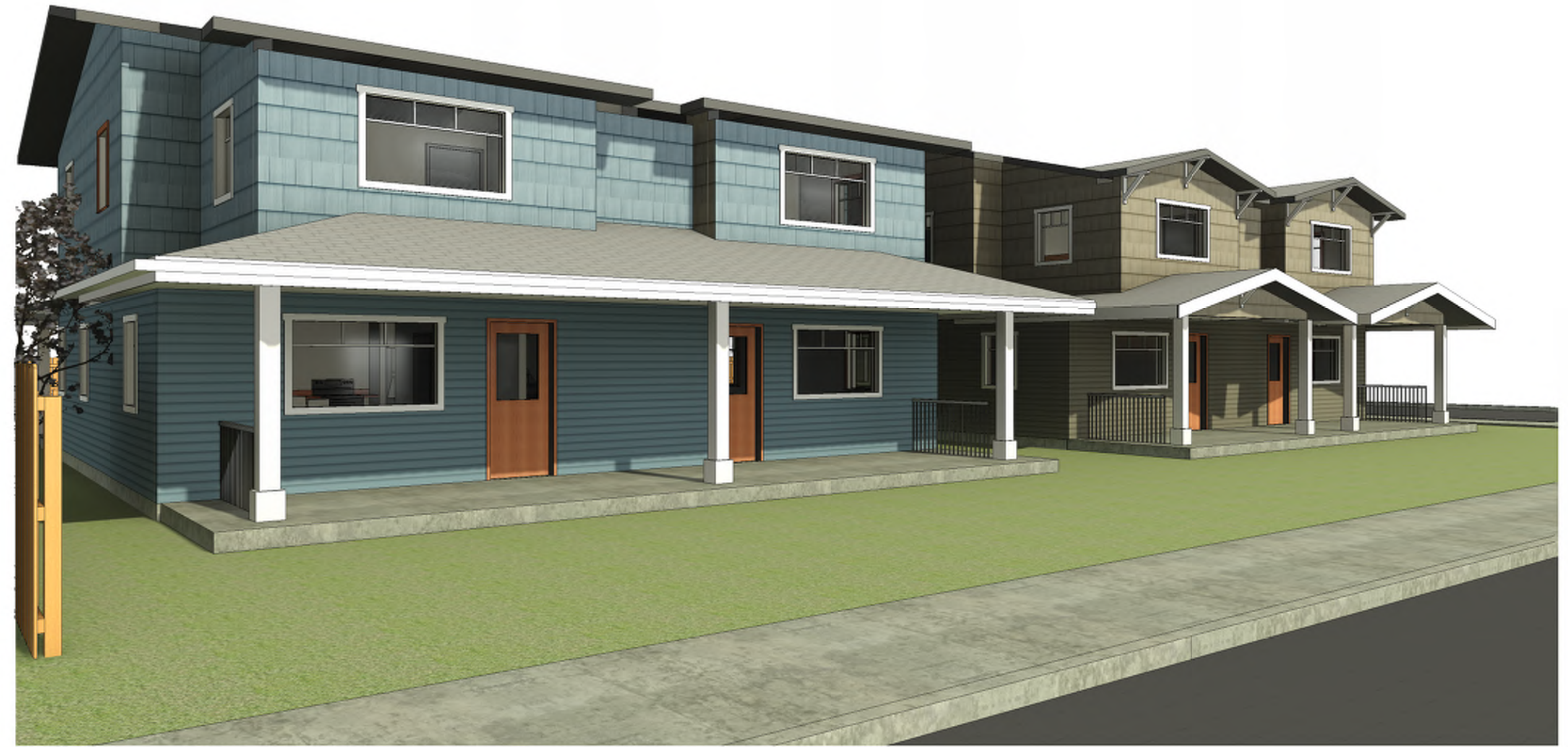


EXT ELEV - EAST 2 (2)





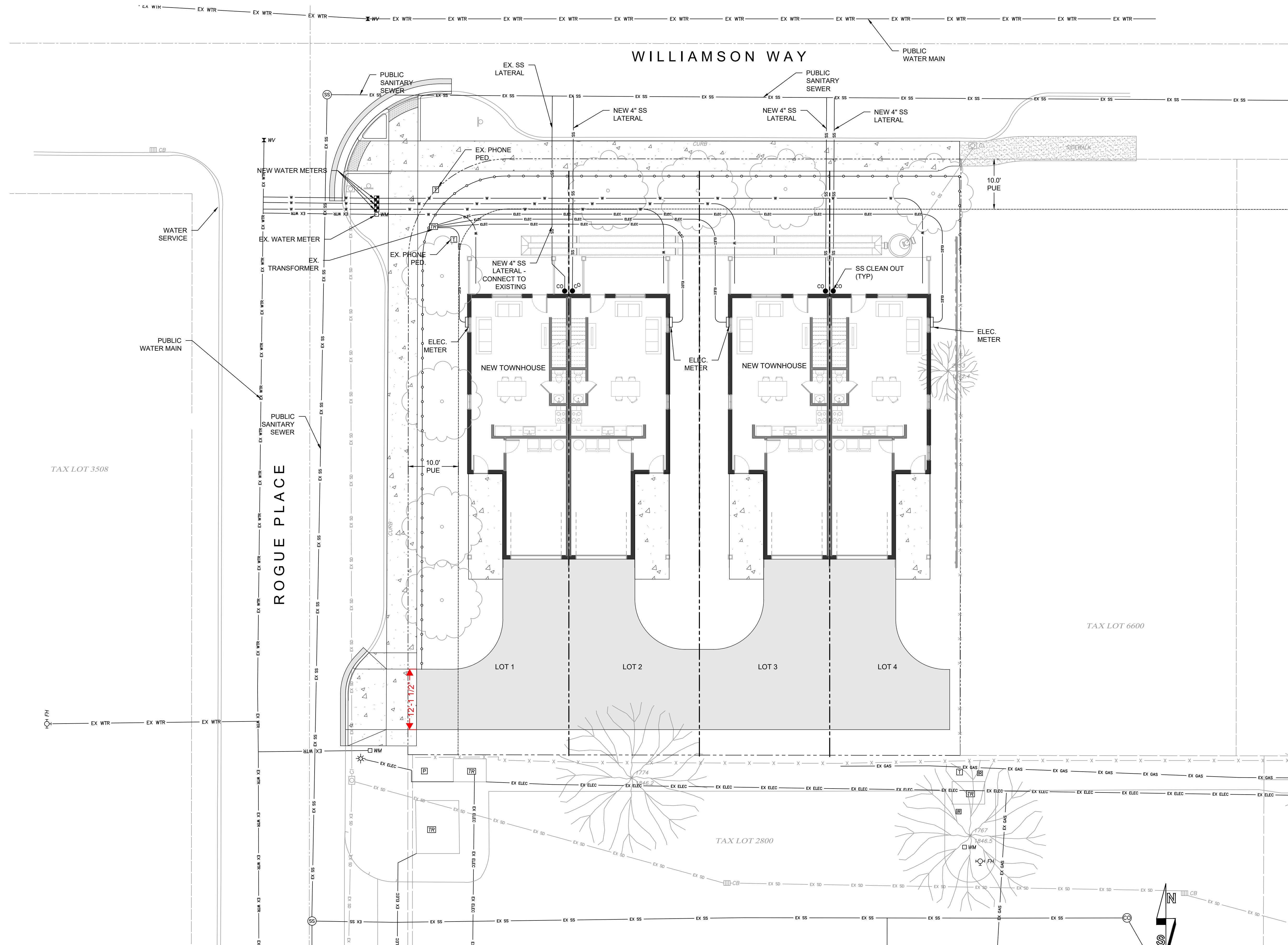
3D - STREET VIEW - SE ①



3D - STREET VIEW - SW ②

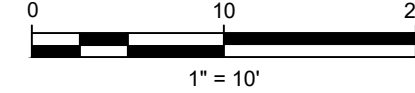


3D - STREET VIEW - NE ③



PLAN VIEW - SITE UTILITY PLAN

SCALE: 1" = 10' - 0" (24x36)
SCALE: 1" = 20' - 0" (11x17)

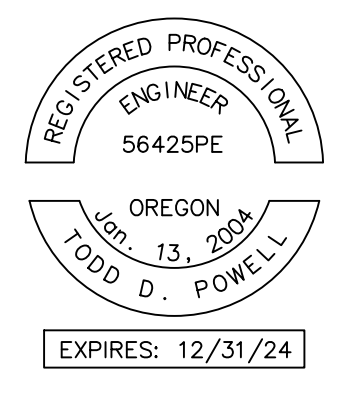


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VERIFY SCALES
ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**ROGUE VALLEY
HABITAT FOR HUMANITY**
WILLIAMSON WAY TOWNHOMES
455 WILLIAMSON WAY ASHLAND, OR 97520
MAP: 39-1E-04DC TAX LOT 3600

NO.	REVISION DESCRIPTION	DATE

DRAWN BY: TDP
DESIGNED BY: TDP
CHECKED BY: TDP
ISSUE DATE: 11/19/23
LAND USE SET
JOB NO. 23-035
SITE UTILITY PLAN
C5.0