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*The comments of this pre-application are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.*

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**ASHLAND PLANNING DEPARTMENT**  
**PRE-APPLICATION CONFERENCE**  
**COMMENT SHEET**  
August 21, 2024

**SITE:** Granite Street TL 1800  
**APPLICANT:** Carlo Delgado/Tom Sager  
**OWNER:** Stephane and Bryan Deboer  
**REQUEST:** Physical & Environmental  
Constraints Review Permit for Hillside  
Development and Exceptions

### **Planning Division Comments**

*This pre-application conference is intended to highlight significant issues before the applicant prepares and submits a formal application.*

**Summary:** The proposal is for a new 4,798 square foot, single family residence on currently undeveloped steeply sloped land. The property is accessed from Granite Street and referenced as Tax Lot 1800. Portions of the lot are classified as “severely constrained” slopes. Severely constrained slopes are defined as slopes greater than 35 percent. On the image below generated by City GIS, the dark magenta areas are slopes greater than 35 percent, and the light magenta areas show slopes greater than 25 percent. The land use ordinance requires all new construction to occur on slopes less than 35 percent. However, AMC 18.3.10.090.A.1.a allows for “*Existing parcels without adequate buildable area less than or equal to 35 percent shall be considered buildable for one unit.*” The application states that the majority of development will occur on slopes with an average of 27 percent. The lot is within the Hillside Lands overlay and was created prior to the Hillside Lands ordinance. A Physical and Environmental Constraints Review Permit is required due to the steepness of the property and the presence of slopes greater than 35 percent.

In general, staff is supportive of the application. However, the application needs to fully demonstrate that Hillside standards are being met or that exceptions have been addressed and justified. Staff advises that the formal planning action application specifically address the downhill wall height, the building form, and the roof lines.

#### Items of consideration:

- Correct parcel and tax lot number on all formal application materials (narrative doesn't match plans)
- Correct Section C Surface and Groundwater – “*existing system on Prim Street*” – this lot is not located near Prim Street and the tie in is likely to Granite Street
- Utility connections to be shown on plans
- Extent of excavation for building envelope
- Tree inventory: clearly show all trees (over 6” dbh) species and size within the development area
- Tree removals: clearly show that 91 percent of the lot is left in the natural state
- Tree preservation: clearly show how trees to be retained will not be impacted by excavation and construction
- Driveway grade, standards, and turn around
- Exception for driveway materials (proposing gravel)
- South elevation shows downhill vertical wall height at 21.33’ (hillside standards shall not exceed 20’)

- Horizontal building plane not to exceed 36' – planes longer than 36' shall include minimum offset of 6'
- Exception for roof line

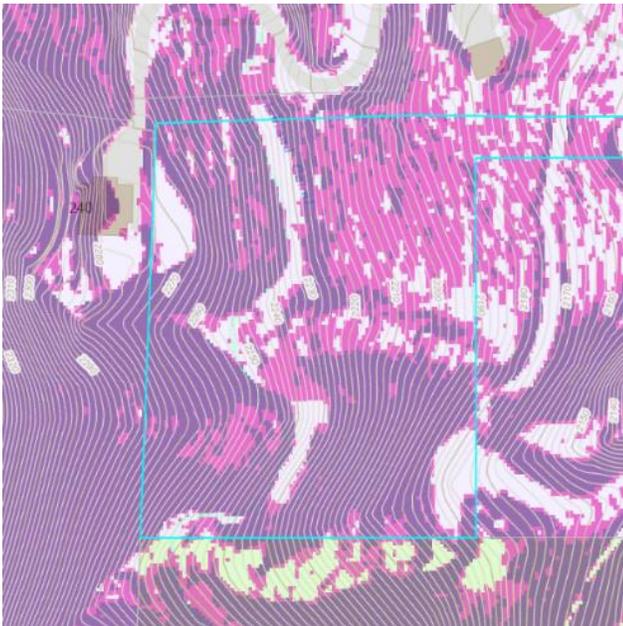


Table 1: Severe Constraint Slopes Legend

<input checked="" type="checkbox"/>	Severe Constraints, slope
	0 - 15
	16-25
	26-30 (hillside lands)
	31-35 (hillside lands)
	> 35 (severe constraints)

Figure 1: Physical and Environmental Overlay Map of Granite Street Tax Lot 1800. See legend for slope/color reference.

**Zoning:** The property is zoned RR-.5 or rural residential zone, which has a maximum lot coverage of 20 percent. The application materials indicate a proposed 9 percent lot coverage, and that 91 percent of the lot will be left in a natural state.

**Neighborhood Outreach:** Staff always recommends that applicants approach the affected neighbors, particularly those who are likely to receive notice of an application, in order to make them aware of the proposal and to try to address any concerns that may arise as early in the process as possible. Notices are typically sent to neighboring property owners within a 200-foot radius of the perimeter subject property.

**Written Findings/Burden of Proof:** This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant’s attention prior to their preparing a formal application submittal. Applicants should be aware that written findings addressing the ordinance and applicable criteria are required and are heavily depended on when granting approval for a planning action. In addition, the required plans are explained in writing below. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference.

**Access and Minimum Street Frontage:** Each lot shall abut a public street other than an alley for a width of not less than 40 feet; except, where a lot is part of an approved flag partition, the minimum width is 25 feet. It appears that the property was created through a deed and subsequent property line adjustments. The subject lot has an existing access easement from Granite Street.

**Parking, Driveways and Turn Around Design:** The pre-application states that the driveway is proposed to meet the minimum standard requirements, see AMC 18.4.3.080.D for additional details. The application states that there are two exterior parking bays: one bay for guest parking and one hammerhead bay for maneuvering.

The proposed driveway access is 15 feet wide throughout, and trees within the easement will be limbed to provide 13.5 feet of vertical clearance. The driveway is proposed to be developed in an area with an average of 27 percent slope. The materials proposed for the finished driveway is gravel – this is due to a desire to preserve trees and the need for the flexibility of gravel versus asphalt to lessen the impacts on tree roots. Staff advises that an exception may be needed for the driveway surface and justification should be provided in the formal application.

**Solar Standards:** The application states that the project is designed to conform to solar setback A and meets all the required standards for this category. Staff advises that solar setbacks be shown clearly on the formal application.

**Slope Analysis:** Per application submission requirements outlined in Chapter 18.3.10.040, a topographic map of the site at a contour interval of not less than two feet nor greater than five feet shall be submitted with the formal application. The topographic map shall also include a slope analysis, indicating buildable areas. See example graphic below.

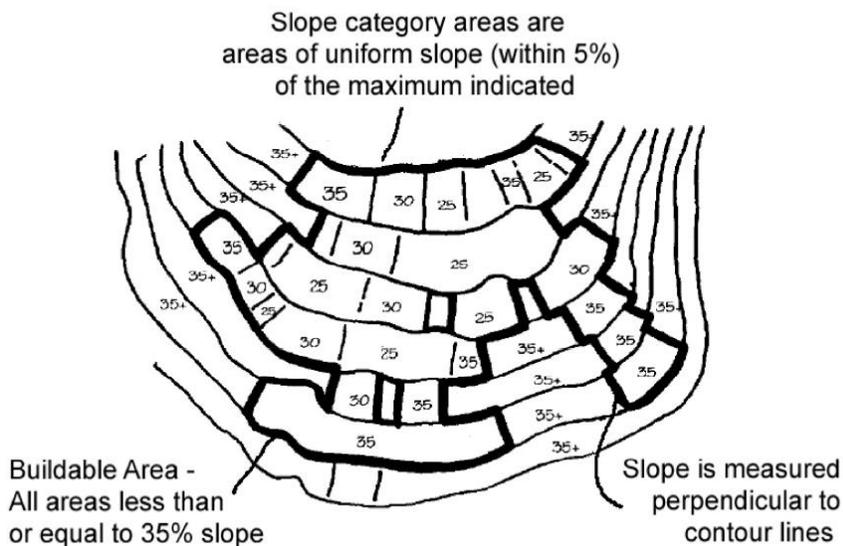


Figure 2: Slope Analysis, Chapter 18.3.10.040.K

**Tree Preservation & Protection, and Tree Removal, Chapters 18.4.5 and 18.5.7:** Additional attention to Tree protection and removal will be required for a successful application. A complete inventory of all trees greater than six inches diameter at breast height (DBH) is required, however portions of the property that are not proposed to be disturbed by development do not need to be included in the inventory.

All trees indicated on the inventory of existing trees shall be identified as to their suitability for conservation. “Significant trees” are defined as coniferous trees having a trunk 18 caliper inches or larger in DBH, and broadleaf trees having a trunk 12 caliper inches or larger in diameter at DBH. All significant trees shall be preserved, protected, and incorporated into the project design whenever possible.

Tree removal would be considered both in terms of Tree Removal Permit requirements found in AMC 18.5.7, which regulates the removal of significant trees from the property, and more broadly in terms of the impacts of tree removal to the hillside lands as part of a Physical & Environmental Constraints Review Permit, which requires building design and site planning to preserve the maximum number of trees

possible. A report from a certified arborist should be included in the formal application to address any tree removal permit request and should respond to the applicable criteria, and any hillside tree removals should also be addressed in terms of the Hillside Development Standards and by the geotechnical expert.

All planning actions are required to include a tree preservation/protection plan; this is intended to ensure that trees on and near the property are protected during all site disturbance (*including demolition, construction, driveway/parking installation, staging of materials, etc.*). The trees identified to be preserved during the course of development shall be required to be protected in accordance with the tree protection standards in AMC 18.3.10.090.D4.

## **Physical and Environmental Constraints**

### **18.3.10.090 Development Standards for Hillside Lands**

The subject property is an existing parcel and is allowed one single-family dwelling and an accessory residential unit or a duplex in accordance with the standard in sections 18.2.3.040 and 18.2.3.110. All development on lands classified as Hillside Lands shall provide plans to protect and minimize impacts from development, such as but not limited to grading, retaining wall design, and erosion and sediment control. These plans must be designed by a geotechnical expert.

The pre-application states that the building envelope has a consistent 27 percent slope and is located on the least steep slopes on the property and close to the flag portion of the lot to further minimize lot disturbance.

A building step-back shall be required on all downhill building walls greater than 20 feet in height. The plans show the south wall greater than 20 feet in height (21.33 feet). Justification for this exception would need to be explained in the formal application narrative. Refer to Chapter 18.3.10.090.E.2.c.

Continuous horizontal building planes shall not exceed a maximum length of 36 feet and if they do exceed, they shall include a minimum offset of six feet – check plans on Sheet A1.1 for compliance with 18.3.10.090.E.2.d. If needed, provide an explanation for an exception to building plane offsets in the formal application.

Roof forms and lines should be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. An explanation for roof form and roof line structure exception will be required in the final submittal. Refer to Chapter 18.3.10.090E.2.e.

### **18.3.10.110 Development Standards for Severe Constraint Lands (if applicable)**

Development on lands greater than 35 percent slope shall meet all requirements of section 18.3.10.090 Development Standards for Hillside Lands in addition to the requirements of this section.

Planning actions shall only be approved after an engineering geologic study is performed, which shows that the site is stable for the proposed use and development. See AMC 18.3.10.110.D for additional information. The study shall include the following information.

1. Index map.
2. Project description to include location, topography, drainage, vegetation, discussion of previous work and discussion of field exploration methods.
3. Site geology, based on a surficial survey, to include site geologic maps, description of bedrock and surficial materials, including artificial fill, locations of any faults, folds, etc., and structural data including bedding, jointing and shear zones, soil depth, and soil structure.

4. Discussion of any off-site geologic conditions that may pose a potential hazard to the site, or that may be affected by on-site development.
5. Suitability of site for proposed development from a geologic standpoint.
6. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.
7. If deemed necessary by the engineer or geologist to establish whether an area to be affected by the proposed development is stable, additional studies and supportive data shall include cross-sections showing subsurface structure, graphic logs with subsurface exploration, results of laboratory test and references.
8. Signature and registration number of the engineer and/or geologist.
9. Additional information or analyses as necessary to evaluate the site.

#### **18.3.10.100 Development Standards for Wildfire Lands**

The property is located within the designated Wildfire Lands overlay. As a result, a Fire Prevention and Control Plan, prepared at the same scale as the development plans, addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.B is required with the application. Additionally, any new landscaping proposed is required to meet the General Fuel Modification Area standards and not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.

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#### **Additional items to be addressed and included in the formal planning application:**

- Geotechnical report (if required)
- Slope analysis plan
- Site plan showing property line setbacks and solar setbacks are met
- Inventory/survey of existing trees, tree protection plan, and tree removal plan details (plan needs to be clear and legible and include species and size in DBH)
- Landscaping and irrigation plan
- Utility connections plans
- Grading and erosion & sediment control plans
- Driveway materials and grading plan
- Wildfire Mitigation Plan (at same scale as site plans)
- Lot coverage including any proposed walking paths, patios, and landings associated with development
- Detailed narrative regarding the building design and how it meets the Hillside Design Standards and explanation of any exceptions (break-roof forms, south wall height, horizontal building planes, etc.)

**Grading and Erosion Control:** A grading plan including the location of all areas of land disturbance, including cuts, fills, driveways, building sites, and other construction areas is required. The total area of disturbance, total percentage of project site proposed for disturbance, and maximum depths and heights of cuts and fill must be included. An erosion control plan must be submitted with the application. The erosion control measures are required to minimize the solids in run off from disturbed areas, with a goal of keeping all sediments contained onsite.

Exposed cut slopes, such as those for yard areas, greater than seven feet in height are required to be terraced. Cut faces cannot exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The grading plan, erosion control plan and retaining walls must be designed and stamped by an licensed engineer with experience in geologic hazards evaluation and geotechnical engineering.

**Storm Drainage:** Storm drainage plan must be submitted with the application. Storm drainage facilities must direct surface water away from cut faces of fill slopes and be designed to avoid erosion onsite and to adjacent downstream properties.

**Planting and Irrigation Plan:** A planting and irrigation plan is required to demonstrate how cut slope terraces and fill slopes will be revegetated. The vegetation used for these areas must be native or species similar in resource value, which will survive, help reduce the visual impact of the cut/fill slopes and assist in providing long-term slope stabilization.

**Tree Inventory & Evaluation:** The tree survey must locate all trees greater than six inches diameter in breast height (DBH), identify the species of each tree, and approximate extent of the tree canopy. Trees to be removed and in areas that will be disturbed must be clearly identified. The name, signature and address of the person preparing the tree survey must be indicated on the tree survey. The application must also address the suitability of trees for conservation and demonstrate that the trees to be preserved have been incorporated into the design. Trees to be removed, unless diseased, dead or a hazard must be replaced. A tree-replanting plan must be submitted with the formal application.

**Inspection Schedule:** An inspection schedule for the geotechnical expert must be submitted with the application. The project geotechnical expert must provide a final report indicating that the approved grading, drainage and erosion control measures were installed as per the approved plans and all scheduled inspections were conducted throughout the project.

**Inspections and Final Report:** Prior to the certificate of occupancy for individual structures, the project geotechnical expert shall provide a final report indicating that the approved grading, drainage, and erosion control measures were installed as per the approved plans, and that all scheduled inspections per AMC 18.3.10.090.A.4.j were conducted by the project geotechnical expert periodically throughout the project.

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### **18.3.10.050 Approval Criteria for Physical Constraints Review Permit**

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section 18.5.1.050 and shall be approved if the proposal meets all of the following criteria.

- A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
- B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
- C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

### **18.3.10.090 Exception to the Development Standards for Hillside Lands**

An exception under this section is not subject to the variance requirements of chapter 18.5.5 Variances. An application for an exception is subject to the Type I procedure in section 18.5.1.050 and may be granted

with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria.

1. 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.
2. The exception will result in equal or greater protection of the resources protected under this chapter.
3. The exception is the minimum necessary to alleviate the difficulty.
4. The exception is consistent with the stated Purpose and Intent of chapter 18.3.10 Physical and Environmental Constraints Overlay chapter and section 18.3.10.090 Development Standards for Hillside Lands.

### **18.5.7 Tree Removal Permits**

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria or can be made to conform through the imposition of conditions.
  - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
  - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria or can be made to conform through the imposition of conditions.
  - a. The tree is proposed for removal 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 18.10.
  - 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.

## OTHER CITY DEPARTMENTS' COMMENTS

**Building:** “Grading permits will be required if more than 50 cubic yards of soil will be moved on site. If any underground plumbing or electrical work is scheduled to begin prior to the building permit being issued, then separate plumbing and electrical permits will be required. All buildings on site must meet the current building code requirements set forth in the 2023 Oregon Residential Specialty Code. Building setbacks shall comply with Table R302.1 of the 2023 ORSC.” Please contact the Building Division for any additional building codes-related questions at 541-488-5305.

**Conservation:** No comments. For information on available conservation programs, including any available appliance rebates or financial or technical assistance for energy efficient construction, please contact Conservation Analyst/Inspector Dan Cunningham at 541-552-2063 or via email to [dan.cunningham@ashlandoregon.gov](mailto:dan.cunningham@ashlandoregon.gov).

**Engineering:** “Public Works Conditions of Approval

1. Engineered Plans - Where public improvements are required or proposed, the applicant’s engineer shall submit design plans for approval of all public improvements identified on the approved plan or as specified in the conditions of approval. One set of these civil plans **MUST** be submitted **DIRECTLY** to the Public Works/Engineering Department. All design plans must meet the City of Ashland Public Works Standards. Engineered construction plans and specifications shall be reviewed and signed by the Public Works Director, prior to construction. All public facilities within the development will be designed to the City of Ashland Engineering Design Standards for Public Improvements. The engineered plans shall also conform to the following:
  - If drawings are submitted to the City of Ashland digitally, they shall be true scale PDF drawings. If AutoCAD drawings are also submitted, they shall be compatible with the AutoCAD release being used by the City at that time and shall be located and oriented within the Oregon State Plain Coordinate System (NAD 8389).
  - Drawings sizes shall comply with ANSI-defined standards for page width and height. Review drawings **MUST** be submitted in B size (11 x 17). Bidding and construction documents **MUST** also be printed at B size; however, all final as-constructed drawings **MUST** be submitted to scale on D-size (24 x 36) Mylar. Digital files of the as-constructed drawings **MUST** also be submitted. Drawings **MUST** be drawn such that reduction of plans from full size (D sized) to half size (B sized) can be done to maintain a true scale on the half-sized plans.
2. Street Improvement – No additional street improvements, beyond those necessary to comply with City Street Standards, will be required at this time.
3. Right of Way – No additional right of way dedication, beyond that necessary to comply with City Street Standards, will be required at this time.
4. Sanitary Sewer - The property is currently served by an 8-in sanitary sewer main in Granite Street. The applicant proposed improvements must be reviewed, approved and permitted by the City of Ashland Engineering Department.
5. Water - The property is currently served by a 12-in water main in Granite Street. City of Ashland Water Department shall tap existing water main and install any new water services and water meter boxes that are proposed by development. City of Ashland Water Department must be contacted for availability, placement and costs associated with the installation of the new water service. Service

- & Connection Fees will also be required for any new water services installed as part of this project.
6. Storm Drainage - The property is currently served by a 6-in storm sewer main in Granite Street. City of Ashland Engineering Department must review an engineered storm drainage plan.

### Storm Water Facility Design Requirements

Applicant MUST follow the guidance and requirements set forth in the current Rogue Valley Stormwater Quality Design Manual which can be found at the following website:

<https://www.rvss.us/stormwater-quality-documents-information>

All stormwater calculations, reports, drawings, etc. shall be submitted to the City of Ashland Engineering Department for review.

1. Erosion & Sediment Control - The following requirements shall be met:
  - All ground disturbances exceeding 2,500 square feet shall implement an Erosion and Sediment Control Plan (ESCP).
  - A 1200-C permit will be secured by the developer where required under the rules of the Oregon State DEQ. City of Ashland Engineering Department must receive a copy of this permit before any construction shall begin.
  - Erosion Prevention and Sediment control measures that meet the minimum standards set forth by the City of Ashland Public Works/Engineering Standard Drawing CD282 must be in place before any construction related to the project begins.
  - Pollution, track out, and sediment dumping into storm water are strictly prohibited per AMC 9.08.060.
  - Drainage from automotive use areas shall be limited to oil concentrations of 10 mg/l by a pre-approved means.
  - Trash storage areas shall be covered or provide additional storm water treatment by an approved means.
  - Off street parking areas shall conform to Ashland Municipal Code 18.4.3.080.B.5, including provisions to minimize adverse environmental and microclimatic impacts.
2. Driveway Access – No additional improvements/requirements will be requested at this time, but the applicant proposed improvements must be reviewed and permitted by the City of Ashland Engineering Department.
3. Permits – Any construction or closure within the public right of way will require a Public Works permit and before any work in the right of way commences all necessary permits MUST be obtained.
4. As-Builts - Where public improvements are required or completed, the developer shall submit to the City of Ashland, reproducible as-built drawings and an electronic file of all public improvements constructed during and in conjunction with this project. Field changes made during construction shall be drafted to the drawings in the same manner as the original plans with clear indication of all modifications (strike out old with new added beside). As-built drawings shall be submitted prior to final acceptance of the construction, initiating the one-year maintenance period.”

Please contact Karl Johnson of the Engineering Division for any Public Works/Engineering information at 541-552-2415 or via email to [karl.johnson@ashlandoregon.gov](mailto:karl.johnson@ashlandoregon.gov).

**Fire:** “No comments at this time.” Please contact Mark Shay from the Fire Department for any Fire Department-related information at 541-552-2217 or via email to [mark.shay@ashlandoregon.gov](mailto:mark.shay@ashlandoregon.gov).

**Water and Sewer Service:** No comments. Please contact Mike Morrison at 541-552-2325 or email [michael.morrison@ashlandoregon.gov](mailto:michael.morrison@ashlandoregon.gov) with any questions regarding water utilities.

**Electric Service:** Please contact Rick Barton in the Electric Department for service requirements and connection fee information at (541) 552-2082 or via email to [rick.barton@ashlandoregon.gov](mailto:rick.barton@ashlandoregon.gov).

## OTHER AGENCY COMMENTS

**Oregon Department of Transportation:** “ODOT does not have comments on this proposal based on our evaluation criteria.” Please contact Micah Horowitz, Development Review Planner, at email [micah.horowitz@odot.oregon.gov](mailto:micah.horowitz@odot.oregon.gov) for any questions or more information.

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## APPLICATION REQUIREMENTS

### Submittal Information.

The application is required to include all of the following information.

- a. The information requested on the zoning application form at <https://ashlandoregon.gov/DocumentCenter/View/262/Zoning-Permit-Application-PDF>
- b. Plans and exhibits required for the specific approvals sought (see below).
- c. A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail (see below).
- d. Information demonstrating compliance with all prior decision(s) and conditions of approval for the subject site, *as applicable*.
- e. The required fee (see below).

The Ashland Land Use Ordinance, which is Chapter 18 of the Municipal Code, is available on-line in its entirety at: <https://ashland.municipal.codes/LandUse>

### Written Statements

Please provide two copies of a written statements explaining how the application meets the approval criteria from the sections of the Ashland Municipal Code listed below. These written statements provide the Staff Advisor or Planning Commission with the basis for approval of the application:

- **Physical & Environmental Constraints:** 18.3.10.050
- **Development Standards for Hillside Lands:** 18.3.10.090
- **Development Standards for Severe Constraint Lands:** 18.3.10.110 (if required)

### Plans & Exhibits Required

Please provide electronic exhibits addressing the submittal requirements from the sections of the Ashland Municipal Code listed below. These exhibits are used to copy the Planning Commission packets and for notices that are mailed to neighbors. Please provide electronic reproducible copies that are drawn to a standard architect’s or engineer’s scale.

- **Physical & Environmental Constraints:** 18.3.10.040
- **Tree Preservation and Protection Plan:** 18.4.5.030, 18.3.10.090.D

**PLANNING APPLICATION FEES:**

Physical and Environmental Constraints Permit	\$1,315.50
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**NOTE:** Applications are accepted on a first come-first served basis. All applications received are reviewed and must be found to be complete before being processed or scheduled at a Planning Commission meeting. Applications will not be accepted without a complete application form signed by the applicant(s) and property owner(s), all required materials and full payment. Applications are reviewed for completeness in accordance with ORS 227.178.

**For further information, please contact:**

Jennifer Chenoweth, *Associate Planner*  
 City of Ashland, Department of Community Development  
 Phone: 541-552-2045 or email: [jennifer.chenoweth@ashlandoregon.gov](mailto:jennifer.chenoweth@ashlandoregon.gov)

August 21, 2024  
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 Date