Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, March 11, 2025

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.

I. CALL TO ORDER

7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. ANNOUNCEMENTS

1. Staff Announcements
2. Advisory Committee Liaison Reports

III. CONSENT AGENDA

1. Approval of Minutes
   a. January 28, 2025 Study Session
   b. February 11, 2025 Regular Meeting

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-public-testimony@ashland.or.us by March 11, 2025, 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/98495270459

V. UNFINISHED BUSINESS

A. Approval of Findings for PA-T3-2024-00010, 300 Clay Street

VI. TYPE II PUBLIC HEARINGS

PLANNING ACTION: PA-T2-2024-00053
SUBJECT PROPERTY: 231 Granite Street
PROPERTY OWNERS: Stephanie & Bryan DeBoer
APPLICANTS: Carlos Delgado Architect
DESCRIPTION: A request for a Physical and Environmental (P&E) Constraints permit to construct a new single-family dwelling in steep slopes greater than 25% within the hillside overlay area, including exceptions to the hillside design standards. The proposal includes a Type 2 variance due to the proposed driveway grade exceeding 18%. The applicant also requests a tree removal permit to remove 67 trees, 63 of which are between 6" and 12" Diameter at Breast Height (DBH), 8 of which are dead, and 4 are significant trees which are larger than 12" DBH. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Residential; **ZONING:** RR-.5; **MAP:** 39 1E 08 DA; **TAX LOTS:** 1800

VII. OPEN DISCUSSION

VIII. ADJOURNMENT

Next Meeting Date: March 25, 2025

If you need special assistance to participate in this meeting, please contact Derek Severson at planning@ashlandoregon.gov or 541.488.5305 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.

Planning Commission Minutes

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January 28, 2025
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. Commissioner Perkinson attended the meeting via Zoom. Chair Verner welcomed Commissioner John Maher to the Commission.

Commissioners Present:
Lisa Verner
Eric Herron
Gregory Perkinson
Russell Phillips
Susan MacCracken Jain
Kerry KenCairn
John Maher

Staff Present:
Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Sabrina Cotta, City Manager
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:
Doug Knauer

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- The City's annual address was given by Mayor Graham last week, which included department updates and statistics from 2024.
- The applicant for the annexation of 1511 Highway 99 North will go to the Council on February 4, 2025 to request that the application fees be waived.

2. Advisory Committee Liaison Reports – None

IV. PUBLIC FORUM – None

V. OTHRE BUSINESS

A. Introduction of the Commission & Committee Handbook with City Manager Sabrina Cotta.

City Manager Sabrina Cotta gave a brief presentation on a new Commission & Committee Handbook, which included updates on the following policies:

- Ashland Social Media Policy
- Electronic Media & Technology Use Policy
- Workplace Fairness Act Policy
- Workplace Violence Prevention Policy

Additional changes included clarification on meeting procedures, member attendance, and the keeping of minutes.

B. Introduction of the Accessory Dwelling Unit Guide and Pre-Approved Plans

Mr. Goldman stated that the purpose of the guide and pre-approved plans is to provide an accessible way for residents to develop accessory dwelling units (ADUs) in the City at minimal cost. These pre-approved plans are held by the City and can be used by applicants at no cost in order to lower development fees. These plans were provided by various developers in the City, including Derek Sherrell, Carlos Delgado, and also by the City of Medford.

C. Presentation by Derek Sherrell, That ADU Guy

Mr. Sherrell offered a brief presentation on the benefits of developing ADUs in cities, and ways that the City could encourage residents to build more ADUs and lower costs (see attachment #1).

VI. OPEN DISCUSSION

Mr. Goldman reminded the Commission that the continuation of the public hearing for PA-T1-2024-00255, 110 Terrace Street would come before them at their February 11, 2025 Regular Meeting.

VII. ADJOURNMENT

Meeting adjourned at 8:15 *p.m.*

Submitted by,
Michael Sullivan, Executive Assistant

Planning Commission Minutes

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

February 11, 2025
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. Commissioner Perkinson attended the meeting via Zoom.

Commissioners Present:
Lisa Verner
Eric Herron
Gregory Perkinson
Russell Phillips
Susan MacCracken Jain
Kerry KenCairn
John Maher

Staff Present:
Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Carmel Zahran, Assistant City Attorney
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:
Doug Knauer

II. ANNOUNCEMENTS

1. **Staff Announcements** - None
2. **Advisory Committee Liaison Reports** – None

III. CONSENT AGENDA

1. **Approval of Minutes**
   a. January 14, 2025, Regular Meeting

Commissioners Phillips/KenCairn m/s to approve the Consent Agenda as presented. Voice Vote: All AYES. Motion passed 7-0.

IV. PUBLIC FORUM – None

V. INFINISHED BUSINESS

Approval of Findings for PA-T1-2024-00254, Sutton Place TL 1600, The Oaks of Ashland Subdivision

Ex Parte Contact

No ex parte contact was disclosed.

Deliberations

Chair Verner asked if Commission Maher had reviewed the January 14, 2025 Regular meeting recording, minutes, and materials in order to vote on the findings. Commission Maher confirmed that he had.

Commissioners KenCairn/Herron m/s to approve the findings as presented. Roll Call Vote: All AYES. Motion passed 7-0.

VI. TYPE II PUBLIC HEARING – CONTINUED

A. PLANNING ACTION: PA-T1-2024-00255
SUBJECT PROPERTY: 110 Terrace St.
OWNER: Shirley D Patton Trust
APPLICANT: Rogue Planning & Development
DESCRIPTION: This is a request for a formal interpretation of the Ashland Land Use Ordinance as it applies to how a Peer Respite Home (as defined at ORS 430.626) are regulated. The interpretation requests that the proposed Peer Respite Home in the existing residence at 110 Terrace Street be classified as a similar use to types of Group Living that are permitted in all residential zones, and that such interpretation would provide a reasonable accommodation consistent with the Fair Housing Act and Americans with Disability Act.
COMPREHENSIVE PLAN DESIGNATION: Single-Family; **ZONING:** RR-.5; **MAP:** 39-1E-09-BC; **TAX LOT:** 8000

A. Settlement of the Record

Chair Verner stated that the Public Hearing had been closed at the January 14, 2025 meeting but that the record had been left open at the request of the applicant to allow for additional comments to be submitted. The Public Record was left open such that only parties-of-record - defined as individuals or entities who have previously provided written or oral testimony on the matter – would be permitted to submit written testimony by 4:30 p.m. on January 22, 2025. Any party-of-record would have until 4:30 p.m. on January 30, 2025 to offer a rebuttal to those comments received by January 22. The applicant would have until 4:30 p.m. on February 7, 2025 to offer final arguments or comments on any materials submitted.

Chair Verner asked the Commission to determine whether written testimony received by non-parties-of-record between January 15, 2025 and January 22, 2025 should be included in the record (see attachment #1).

Commissioners Phillips/Maher m/s to include written testimony received by non-parties-of-record between January 15, 2025 and January 22, 2025 in the record. Roll Call Vote: All AYES. Motion passed 7-0.

Chair Verner asked the Commission to determine whether written testimony received by non-parties-of-record between January 23, 2025 and January 30, 2025, after the record was closed, should be included in the record (see attachment #2).

Commissioners KenCairn/Phillips m/s to exclude written testimony received by non-parties-of-record between January 23, 2025 and January 30, 2025 from the record. Roll Call Vote: All AYES. Motion passed 7-0.

Chair Verner stated that the applicant had submitted materials challenging four comments that had been submitted into the record and had requested that those comments be stricken or redacted from the record as they contained new evidence(see attachment #3).

Commissioner Phillips noted that the Commission had received a request from Rob Patridge to extend the comment period to allow for additional testimony, and asked how an extension would affect the project's application timeline (see attachment #4). Mr. Goldman explained that a further extension of the timeline could push the application past the 120-day deadline for the City to render a decision, which could result in the application automatically being approved. The Commission determined that the record should not be reopened.

Commissioners Phillips/KenCairn m/s to exclude portions of the January 29, 2025 letter from Sydnee Dreyer, an attachment to a letter submitted on January 29, 2025 by Maylee Oddo and Brock Dumont, Exhibit C of a January 30, 2025 letter from Rob Patridge, and the January 30, 2025 memorandum from the City of Ashland Planning Staff.
DISCUSSION: Commissioner MacCracken Jain requested clarification regarding Mr. Patridge's January 30 submittal and his contention that it should be retained in the record. Mr. Goldman responded that Mr. Patridge had submitted a records request to the Oregon Health Authority seeking information regarding the applicant's project, but had not received the requested information until January 24. Mr. Patridge argued in a February 11, 2025 letter to staff that the information he submitted on January 30th should be included in the record since the lateness of the submittal was outside of his control, and because the information contained within was already known to the applicant. Mr. Goldman pointed out that, while this information was known to the applicant, it was not known to the Commission, and thus constituted new information submitted into the record after the January 22 deadline had expired. **Roll Call Vote: All AYES. Motion passed 7-0.**

Ex Parte Contact

No ex parte contact was disclosed.

B. Deliberations

Commissioner MacCracken Jain motioned that a Peer Respite Center most closely resembled a Group Living facility. The motion died for lack of a second.

Commissioners KenCairn/Maher m/s that the application most similarly resembled a travelers accommodations, which is a short-term stay of less than 30 day and does not qualify as residential dwelling. DISCUSSION: Commissioner MacCracken Jain stated that the short-term duration is a singular disqualifier in terms of reasonable accommodation, and is overly harsh as there are additional aspects to it, including the collection of fees or whether food or services are provided. **Roll Call Vote: Commissioners KenCairn, Maher, Phillips, Herron, Perkinson, and Verner: AYE. Commissioner MacCracken Jain: NAY. Motion passed 6-1.**

The Commission considered the applicant's request for a reasonable accommodation. Regarding this issue, Commissioner KenCairn noted that cities are not required to disregard their own land use ordinances in order to grant reasonable accommodation requests and suggested that the application failed the two tests required for approval. Chair Verner stated that approving the proposal would alter RR.5 Zones, adding that the purpose of zones is to have orderly locations of uses after logical review and that allowing particular uses in zones where they would otherwise be unpermitted would alter the zone and require a code amendment process.

Commissioners Perkinson/Phillips m/s to deny the application on the basis that a reasonable accommodation does not apply to traveler's accommodations. DISCUSSION: Chair Verner requested clarification on why a reasonable accommodation would not apply. Commissioner Phillips responded that the facility would not be a residence. **Roll Call Vote: All AYES. Motion passed 7-0.**

VII. TYPE III PUBLIC HEARING

PLANNING ACTION: PA-T3-2024-00010
SUBJECT PROPERTY: 300 Clay St.
OWNER: Bentella LLC
APPLICANT: Rogue Development
DESCRIPTION: A request for annexation and zone change for a 4.8-acre property, along with adjacent Right-of-Way (ROW), for the property located at 300 Clay Street. The application also includes a request for a 25-lot (37 dwelling unit) Outline Plan Approval for a Performance Standards Option (PSO) Subdivision, as well as a limited activities WRPZ permit.
COMPREHENSIVE PLAN DESIGNATION: Suburban Residential; **ZONING:** County RR-5 (R-1-3.5 requested); **MAP:** 39-1E-11-CB Tax Lot 1100; **TAX LOT:** 1100

Ex Parte Contact

Commissioners Herron, Perkinson, Phillips, and Verner conducted site visits. No ex parte contact was disclosed.

Staff Presentation

Planning Manager Derek Severson outlined the application as including the following requests: an Annexation/Zone change for the 4.8-acre property and adjacent right-of-way (ROW), with eight units designated as affordable housing; Outline Plan approval for a Performance Standards Options (PSO) subdivision; a Limited Activities & Uses Permit for public utilities with the Water Resource Protection Zone (WRPZ); and a Tree Removal Permit to remove four non-hazard trees. The application also requested an Exception to AMC 18.5.8.050.G.3 which requires the affordable units to have a comparable mix of bedrooms to market-rate units. The applicant asserted that they are building the proposed townhomes as rental units, but that they cannot control future developments of attached single-family residential units (see attachment #4). Mr. Severson suggested that, if the Commission were to reject the Exception request, it could add a condition of approval addressing the Final Plan and requiring deed restrictions to meet the affordable bedroom maximum.

Mr. Severson stated that the existing wetland area is significantly smaller than it appears in the City's wetlands inventory, and therefore the applicant has proposed to treat the existing wetland area on the north end of the property as a possible wetland, with a delineating line and 20ft open space buffer. He stated that the Tree Management Advisory Committee recommended approval to remove the four trees requested.

Staff recommended the Commission make a favorable recommendation to the City Council with the six conditions suggested in the staff report.

Questions of Staff

The Commission questioned if the proposed development would satisfy its affordable housing obligations. Commissioner MacCracken Jain questioned granting the applicant's request for an Exception to AMC 18.5.8.050.G.3 due to their stated inability to control the future development of the subdivision.

Applicant Presentation

Applicant Amy Gunter outlined the proposed annexation and subdivision, stating that this project would provide needed housing, would allow for the future growth of Ashland as outlined in the City's Comprehensive Plan, and would comply with the applicable ordinance AMC 18.5.8.050. She stated that the proposed development types include 21 lots for detached residential and attached residential (duplex and/or accessory residential units), and four lots that accommodate four, four-plex multi-family units, one on each lot for a total of 37 dwellings, and four open space parcels. She

noted that the trip generation assessment found that the proposed development is below the requirements for a complete Traffic Impact Analysis (TIA) to be conducted, but that a nearby bus-stop and multiple dispersal points via adjacent neighborhoods would help alleviate traffic. She stated that all required public infrastructure extensions for provisions of city water and electric service are proposed.

Questions of the Applicant

The Commission requested clarification regarding the affordable housing townhomes proposed by the applicant. Ms. Gunter responded that all the 2-bedroom townhomes would likely be kept by the owner as rental units, though they could be sold.

Public Comments

Public speakers Fred Stapenhorst, Suzanne Marie, and Pauline Short all expressed concerns regarding traffic, fire evacuation access, and wetland protection.

Applicant Rebuttal

Ms. Gunter stated that the wetland was found to be smaller than earlier thought, which was codified in a wetland map adoption in 2022. She added that a water-dispersal trench could be installed to provide additional watering to the wetland areas. She noted that the wetland would not be bisected by the proposed street.

She stated that the multi-family dwelling units would have fire suppression systems and fire-resistant exteriors, though she could not speak to fires in the valley.

Chair Verner closed the Public Hearing and Public Record at 8:57 p.m.

Deliberations

Commissioner Phillips asked what the City's responsibility is to man-made wetlands. Mr. Goldman responded that the applicant is required to delineate the current wetland and provide a 20ft buffer.

Commissioners Perkinson/KenCairn m/s to accept staff's recommendation and recommend that the City Council approve the annexation and approve the outline plan with conditions as proposed in the staff report, correcting a non-substantive error in the proposed conditions, and with the addition of a 7th condition stating "*that the final plan submittal shall identify a mix of bedrooms for the affordable units comparable to the bedroom mix of the market rate units and include necessary deed restrictions to ensure compliance.*" DISCUSSION: Commissioner Phillips noted that the applicant had mentioned a financial benefit for all the duplexes to be two-bedroom, and expressed concern about creating additional restrictions to obtain financing for affordable housing. Commissioner KenCairn responded that deed restrictions would only affect future single-family homes and not the townhomes. **Roll Call Vote: All AYES. Motion passed 7-0.**

VIII. OTHER BUSINESS

Ashland Modified Flood Zone along Hamilton Creek

Staff requested that the Planning Commission initiate a planning action as allowed by AMC 18.5.8.040 to make an amendment to the officially adopted maps of the "Ashland Modified Floodplain." The reason for this amendment is that it has come to Staff's attention that the stretch of Hamilton Creek, while shown on the official maps, was adopted in error sometime between 2008 and 2010. Direction from the Commission would initiate an amendment as a city-initiated action to correct a mapping error effecting multiple properties along the full length of the mapped Ashland modified floodplain corridor for Hamilton Creek but would not alter the FEMA-regulated floodplain. If initiated, final approval would go back before the Commission and Council for adoption.

Commissioners Phillips/Herron m/s for staff to prepare an amendment officially adopting maps removing the Ashland modified floodplain from the subject portion of Hamilton Creek. Voice Vote: all AYES. Motion passed 7-0.

IX. OPEN DISCUSSION

The Commission discussed the recent Commission and Committee Handbook updates and how those effect term limits and members attending meetings virtually.

X. ADJOURNMENT

Meeting adjourned at 9:12 *p.m.*

Submitted by,
Michael Sullivan, Executive Assistant

ATTENTION

For attachments to the January 28, 2025 Minutes please use the link below:

https://ashlandor.portal.civicclerk.com/event/229/files/agenda/1131

For attachments to the February 11, 2025 Minutes please use the link below:

https://ashlandor.portal.civicclerk.com/event/213/files/agenda/1130

UNFINISHED BUSINESS

Approval of Findings for PA-T3-2024-00010, 300 Clay Street

THE CITY OF ASHLAND

BEFORE THE PLANNING COMMISSION

March 11, 2025

IN THE MATTER OF PLANNING ACTION #PA-T3-2024-00010 A REQUEST FOR ANNEXATION AND ZONE CHANGE FOR A 4.8-ACRE PROPERTY, ALONG WITH ADJACENT RIGHT-OF-WAY (ROW), FOR THE PROPERTY LOCATED AT 300 CLAY STREET AND A REQUEST FOR OUTLINE PLAN APPROVAL FOR A PERFORMANCE STANDARDS OPTION (PSO) SUBDIVISION, AS WELL AS A LIMITED ACTIVITIES WRPZ PERMIT.	)	**FINDINGS, CONCLUSIONS, AND ORDERS.**
OWNER: BENTELLA LLC **APPLICANT:** ROGUE PLANNING & DEVELOPMENT SERVICES	)	

RECITALS:

1) The subject property is Tax lot #1100 of Assessor Map 39-1E-11-CB and is addressed as 300 Clay Street. The property is 4.8 acres and slopes gently to the north. The property has 330-feet of frontage along Clay Street which is fully improved to city standards. Engle Street terminates on both the north and south side of the property.

2) The subject property is located on the east side of Clay Street, with "East Village Subdivision" (formally known as "Bud's Dairy") to the north, and the "Snowberry Brook" development to the south. To the east of the subject property is the rear of a mobile home park that fronts Tolman Creek Road. The property is within the UGB and is adjacent to the City Limits on the north, east and south sides.

3) The adopted Wetland Resource Protection Zone (WRPZ) maps indicate wetlands in two locations; however, the application materials include a wetland delineation, reviewed and approved by the Department of State Lands (DSL), which determined that there is only a single identified wetland that is 0.0096 acres. The application materials propose a twenty-foot buffer around the identified wetland to be dedicated as open space.

4) The application is a request for annexation and outline plan approval for a Performance Standard Option (PSO) subdivision. The applicant provided detailed responses to all applicable approval criteria in the form of findings of fact, a trip generation assessment and TPR findings, legal description and survey of the property, landscaping and civil engineering plans, and conceptual building design for future Site Design Review. These materials are on file at the Department of Community Development and by their reference are incorporated herein as if set out in full.

    a. The proposed PSO subdivision includes a total of 25-lots for residential development, 21 of them are proposed for single family residential (SFR)

development, four lots proposed with four-plex townhomes, and four additional lots to be dedicated as open space area. The SFR lots may be developed with either Accessory Residential Units (ARU) or duplexes as permissible by House Bill 2001.

b. The 16 dwellings in the fourplexes plus the 21 SFR lots sums to a proposed density of 37 dwelling units.

c. The application also includes a limited activities permit for public utilities within the Water Resource Protection Zone (WRPZ).

d. The application also includes a request to remove four non-hazard trees.

5) Annexations require that at least 25% of the base density be affordable housing. In the present application there are eight affordable housing units proposed at 80% area median income (AMI) to meet this requirement.

6) The Land Use Ordinance states that: "all annexations shall be processed under the Type III procedure." Type III planning actions are legislative decisions by definition, and are reviewed by the Planning Commission, which makes a recommendation to the City Council. The Council makes final decisions on legislative proposals through the enactment of an ordinance.

7) The criteria of approval for Annexation are described in **AMC 18.5.8.050** as follows:

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

A. The annexed area is within the City's Urban Growth Boundary.

B. The annexation proposal is consistent with the Comprehensive Plan designations applicable to the annexed area, including any applicable adopted neighborhood, master, or area plan, and is an allowed use within the proposed zoning.

C. The annexed area is contiguous with the City limits.

D. Adequate City facilities for the provision of water to the annexed area as determined by the Public Works Department; the transport of sewage from the annexed area to an approved waste water treatment facility as determined by the Public Works Department; the provision of electricity to the annexed area as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided from the annexed area. Unless the City has declared a moratorium based upon a shortage of water, sewer, or electricity, it is recognized that adequate capacity exists system-wide for these facilities. All required public facility improvements shall be constructed and installed in accordance with subsection 18.4.6.030.A.

E. Adequate transportation can and will be provided to serve the annexed area. For the purposes of this section, "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation meeting the following standards:

1. For vehicular transportation a minimum 22-foot-wide paved access exists, or can and will be constructed, providing access to the annexed area from the nearest fully improved collector or arterial street. All streets bordering on the annexed area shall be improved, at a minimum, to an applicable City half-street standard. The approval authority may, after assessing the impact of the development, require the full improvement of streets bordering on the annexed area. All streets located within annexed areas shall be fully improved to City standards unless exception criteria apply. Where future street

dedications are indicated on the Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.

2. For bicycle transportation, safe and accessible bicycle facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Should the annexed area border an arterial street, bike lanes shall be constructed along the arterial street frontage of the annexed area. Likely bicycle destinations within a quarter of a mile from the annexed area shall be determined and the approval authority may require the construction of bicycle lanes or multiuse paths connecting the annexed area to the likely bicycle destinations after assessing the impact of the development proposed concurrently with the annexation.

3. For pedestrian transportation, safe and accessible pedestrian facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side of all streets bordering on the proposed annexed area. Sidewalks shall be provided as required by ordinance on all streets within the annexed area. Where the annexed area is within a quarter of a mile of an existing sidewalk system or a location with demonstrated significant pedestrian activity, the approval authority may require sidewalks, walkways or multiuse paths to be constructed and connect to either or both the existing system and locations with significant pedestrian activity.

4. For transit transportation, should transit service be available to the annexed area, or be likely to be extended to the annexed area in the future based on information from the local public transit provider, the approval authority may require construction of transit facilities, such as bus shelters and bus turnout lanes.

5. Timing of Transportation Improvements. All required transportation improvements shall be constructed and installed in accordance with subsection 18.4.6.030.A.

F. For all residential annexations, a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints. The owner or owners of the annexed area shall sign an agreement, to be recorded with the County Clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, slopes greater than 35 percent, or land area dedicated as a public park, shall not be included.

G. Except as provided in subsection 18.5.8.050.G.7, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements:

1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein. The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park.

a. Ownership units restricted to households earning at or below 120 percent of the area median income shall have an equivalency value of 0.75 unit.

b. Ownership units restricted to households earning at or below 100 percent of the area median income shall have an equivalency value of 1.0 unit.

c. Ownership or rental units restricted to households earning at or below 80 percent of the area median income shall have an equivalency value of 1.25 unit.

2. As an alternative to providing affordable units per section 18.5.8.050.G.1, above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC 501(3)(c)) affordable housing developer or public corporation created under ORS 456.055 to 456.235.

a. The land to be transferred shall be located within the project meeting the standards set forth in sections 18.5.8.050.G.5 and 18.5.8.050.G.6.

b. All needed public facilities shall be extended to the area or areas proposed for transfer.

c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a non-profit 501(c)(3) organization, or a public corporation created under ORS 456.055 to 456.235.

d. The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.

e. Transfer of title of buildable land in accordance with this subsection shall exempt the project from the development schedule requirements set forth in subsection 18.5.8.050.G.4.

3. The affordable units shall be comparable in bedroom mix with the market rate units in the development.

a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor area based as set forth in Table 18.5.8.050.G.3, or as established by the U.S. Department of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.

4. A development schedule shall be provided that demonstrates that the affordable housing units per subsection 18.5.8.050.G shall be developed, and made available for occupancy, as follows:

a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.

b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.

5. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.

a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market rate units.

b. Affordable units may differ from market rate units with regard to floor area, interior finishes and materials, and housing type; provided, that the affordable housing units are provided with comparable features to the market rate units, and

shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.

6. Exceptions to the requirements of subsections 18.5.8.050.G.2through 18.5.8.050.G.5, above, may be approved by the City Council upon consideration of one or more of the following:

a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, than would development meeting the on-site dedication requirement of subsection 18.5.8.050.G.2.

b. That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.

c. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection 18.5.8.050.G.5, are necessary due to local, state, or federal affordable housing standards or financing limitations.

7. The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.

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

1. The annexation proposal shall meet the requirements of subsection 18.5.8.050.B, above.

2. A current or probable danger to public health exists within the proposed area for annexation due to lack of full City sanitary sewer or water services in accordance with the criteria in ORS chapter 222 or successor state statute.

3. Existing development in the proposed area for annexation has inadequate water or sanitary sewer service, or the service will become inadequate within one year.

4. The proposed area for annexation has existing City water or sanitary sewer service extended, connected, and in use, and a signed consent to annexation agreement has been filed and accepted by the City.

5. The proposed area for annexation is an island surrounded by lands within the City limits.

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

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

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

A. the development meets all applicable ordinance requirements of the city.

B. adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.

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

D. the development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.

E. there are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.

F. the proposed density meets the base and bonus density standards established under this chapter.

G. the development complies with the street standards.

H. the proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

9) The criteria of approval for a WRPZ Limited Activities and Uses Permit are described in **AMC 18.3.11.060.D** as follows:

D. Limited Activities and Uses Permit. All limited activities and uses described in section 18.3.11.060 shall be subject to a Type I procedure in section 18.5.1.050. An application for a limited activities and uses permit shall be approved if the proposal meets all of the following criteria:

1. All activities shall be located as far away from streams and wetlands as practicable, designed to minimize intrusion into the Water Resource Protection Zone and disturb as little of the surface area of the Water Resource Protection Zone as practicable.

2. The proposed activity shall be designed, located and constructed to minimize excavation, grading, area of impervious surfaces, loss of native vegetation, erosion, and other adverse impacts on water resources.

3. On stream beds or banks within the bank-full stage, in wetlands, and on slopes of 25 percent or greater in a Water Resource Protection Zone, excavation, grading, installation of impervious surfaces, and removal of native vegetation shall be avoided except where no practicable alternative exists, or where necessary to construct public facilities or to ensure slope stability.

4. Water, storm drain, and sewer systems shall be designed, located and constructed to avoid exposure to floodwaters, and to avoid accidental discharges to streams and wetlands.

5. Stream channel repair and enhancement, riparian habitat restoration and enhancement, and wetland restoration and enhancement will be restored through the implementation of a mitigation plan prepared in accordance with the standards and requirements in section 18.3.11.110, Mitigation Requirements.

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

10) The criteria of approval for a Tree Removal Permit for a non-hazardous tree 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 February 11, 2025.

12) Testimony was received, and exhibits were presented. The Planning Commission deliberated and 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 OF FACT

2.1 The Planning Commission notes that chapter 18 of the Ashland Municipal Code (AMC) is the City's Land Use Ordinance (LUO). The LUO regulates the development pattern envisioned by the Comprehensive Plan and encourages efficient use of land resources among other goals. The Planning Commission notes that when considering the decision to approve or deny an application the Planning Commission considers the application materials against the relevant approval criteria in the LUO.

2.2 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the February 11th Staff Report, the applicant's testimony, the exhibits received, and public testimony received at the public hearing.

2.3 The Planning Commission notes that the application was deemed complete and that the notice for the public hearing was both posted on, January 6 (20 days prior to the February 11th Meeting) at the frontage of the subject property, as well as the street stubs on the north and south side of the property. Notice was also mailed to all property owners within 200-feet of the subject property.

2.4 The Planning Commission finds that the proposal for Annexation meets all applicable approval criteria described in AMC 18.5.8.050 and detailed below.

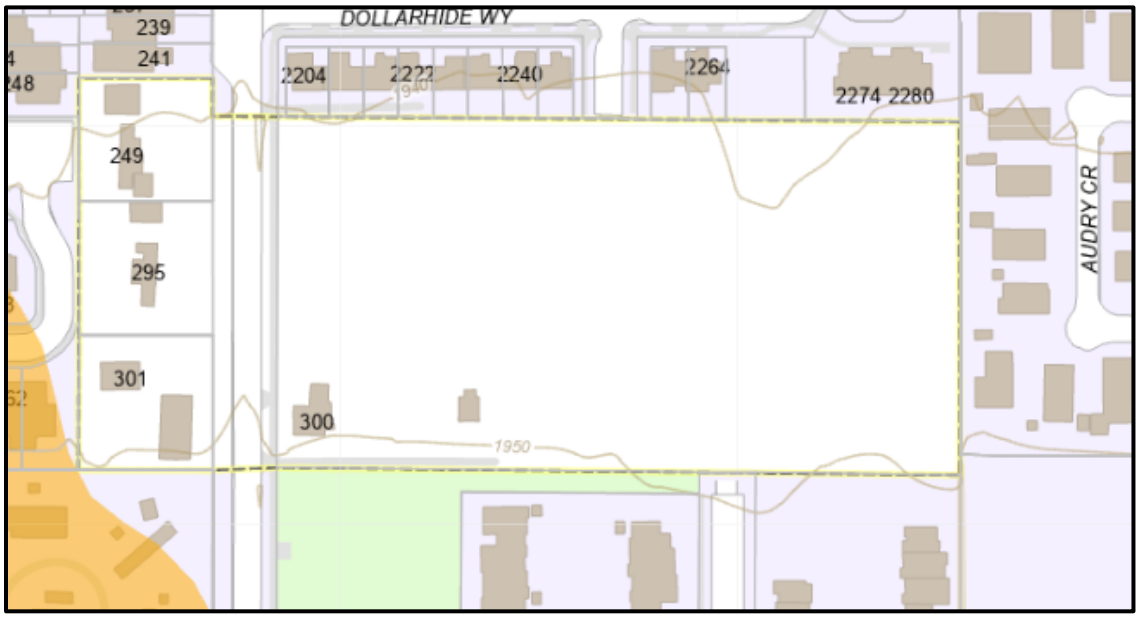
2.4.1 The first approval criterion for annexation is that "*The annexed area is within the City's Urban Growth Boundary (UGB).*" The Planning Commission notes that the UGB runs along the north side of East Main in this portion of town which is approximately 0.2 miles to the north. The Planning Commission concludes that the property is within the UGB and finds that this approval criterion has been met.

2.4.2 The second approval criterion for annexation is that "*The annexation proposal is consistent with the Comprehensive Plan designations applicable to the annexed area.*" The Planning Commission notes that the comprehensive plan designation of the property is suburban residential, and the property does not yet have an assigned zone. The application requests a zone change to R-1-3.5 which is appropriate for the comprehensive plan designation of suburban residential. The Planning Commission notes that the table at AMC 18.3.9.050 provides the residential density for a PSO subdivision, and that for the R-1-3.5 zone it specifies a residential density of 7.2 dwelling unit per acre. The Planning Commission notes that the subject property is 4.8 acres and concludes that the allowed base density for the subject property is 34.56. (4.8 x 7.2 = 34.56). The Planning Commission notes that the present proposal leverages an affordable housing density bonus to exceed the base density for a total of 37 dwellings.

The Planning Commission notes that AMC 18.3.9.050.B.3 provides a density bonus of two units for each affordable housing unit provided up to maximum bonus of 35-percent, this would allow for up to an additional 12 units over the based density. The proposed 37 dwellings utilize only 3 of the available bonus units for a calculated bonus of 8.7%, which is well below the 35 percent available. The Planning Commission concludes that the proposed 37 dwellings are within the allowed base and bonus density standards and find that the proposed density of residential development, including the proposed affordable housing, is consistent with the Comprehensive Plan Designation. The Planning Commission concludes that based on the proposed number of dwellings, the size of the property, and the requested zoning, and finds that this approval criterion has been met.

2.4.3. The third approval criterion for annexation is that "*The annexed area is contiguous with the City limits.*" The Planning Commission notes that the subject property is shown on the map below. The Planning Commission notes that the map is from the City Geographic Information System (GIS) and has a yellow and grey dashed

line that indicates the city limits. The Planning Commission note that the subject property is contiguous with the City limits to the north, south, and east and finds that this approval criterion has been met.



2.4.4 The fourth approval criterion for annexation is that "*Adequate City facilities for the provision of water to the annexed area as determined by the Public Works Department; the transport of sewage from the annexed area to an approved waste water treatment facility as determined by the Public Works Department; the provision of electricity to the annexed area as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided from the annexed area.*" The Planning Commission notes that the application indicates that the property is served by all city utilities and that the Public Works Department has confirmed that there are no concerns regarding the capacity of any City facilities. The Planning Commission notes that Clay Street contains an eight-inch water main, eight-inch sewer main, and an 18" storm water main, that Engle Street has eight-inch water mains at both the north and south of the property as well as an eight-inch sewer main and a ten-inch sewer main at the north stub of Engle Street. The Planning Commission notes that due to the nature of gravity systems and the topography of the site no sewer or storm is needed on the southern stub of Engle Street. The Planning Commission notes that the application includes a complete set of plans for the proposed civil improvements prepared by Powell Engineering & Consulting which provide complete details on street improvements including curb, gutter, planter strip and sidewalk as well as a protected bike lane all designed to meet city standards. The Planning Commission concludes that based on the existing and proposed improvements that this approval criterion is met.

2.4.5 The fifth approval criterion for annexation is that "*Adequate transportation can and will be provided to serve the annexed area. For the purposes of this section, "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation.*" The Planning Commission notes that the LUO requires a

minimum 22-foot-wide paved access and for both bicycle and pedestrian facilities be safe and accessible pursuant to the governing jurisdiction.

The Planning Commission notes that the application material includes a trip generation assessment and Transportation Planning Rule (TPR) findings prepared by Southern Oregon Transportation and Engineering. These materials detail the expected trip generation of the proposed development and show that the proposed development is below the requirements for a complete Traffic Impact Analysis (TIA) as the development is expected to only generate 30 weekday peak hour trips where the threshold for a TIA is 50 newly generated vehicle trips.

The Planning Commission notes that the proposed development includes the creation of new local neighborhood roads connecting Engle Street, as well as a new neighborhood street connecting to Clay Street and that all proposed public facilities are to be constructed to City of Ashland Standards. The Planning Commission notes that all proposed roads meet or exceed the 22-foot wide paved width. The Planning Commission finds, based on the fact that all proposed transportation facilities are to be built to the City Standards, and that those standards were created to provide adequate safe and accessible transportation that this approval criterion is met.

2.4.6 The sixth approval criteria for annexation is that "For *all residential annexations, a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints.*" The Planning Commission notes, as stated above, that the subject property is 4.8 acres and has an allowed base density of 7.2 dwellings per acre for a calculated base density of ~34 (4.8 x 7.2 = 34.56). The Planning Commission notes that 90% of the calculate base density is ~32 dwelling units. (34.56 x 0.9 = 31.1). The Planning Commission notes that the proposed density for the subdivision is 37 dwellings which exceeds the minimum requirement of 32 dwellings and therefore find that the approval criterion is met.

2.4.7 The seventh approval criteria for annexation is that "*annexations with a density or potential density of four residential units or greater and involving residential zoned lands … The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein.*" The Planning Commission notes that the applicant proposes affordable housing restricted to households earning at or below 80 percent of the area median income (AMI), and that such units each have an equivalency value of 1.25 unit. The Planning Commission notes that AMC 18.5.8.050.G.1 provides that "*The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable area including wetlands*." Additionally, AMC 18.5.8.050.G.7 provides that "*The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit.*" As discussed above the wetland delineation determined that the area of the wetland is 0.0096 acres. Therefore, for the purpose of calculating the total number of affordable units we calculate the density excluding the

wetland area, as follows: 4.8 acres - 0.0096 acres = 4.79 acres x 7.2 dwelling units per acer = 34.49 dwelling units x 0.25 = 8.6 ~ 9 affordable dwelling units. The Planning Commission reaffirms that affordable units designated for households earning 80% AMI or less have an equivalent value of 1.25 per AMC 18.5.8.050G.1.c. To determine the required number of 80% AMI units needed to satisfy the affordable housing requirement, the total required affordable units—in this case, nine—is divided by 1.25 (the equivalency value).

Calculation: 9 affordable units ÷ 1.25 = 7.2, which rounds up to 8 units.

Therefore, providing eight units at 80% AMI fulfills the requirement for nine affordable units. Based on this calculation, the Planning Commission concludes that the approval criterion is met.

2.4.7.1 The Planning Commission notes that the application includes a request for an Exception to AMC 18.5.8.050.G.3 which requires the affordable units to have a comparable bedroom mix with the market rate units. In this instance, the market rate units are a mix of attached and detached two-, three- and four-bedroom units as well as potential Accessory Dwelling Units, while the affordable units are all proposed as attached two-bedroom townhomes. The application asserts that the applicant intends to build the townhomes as rental units themselves but will not build all of the other detached residential units on the single-family lots and thus cannot control the number of bedrooms. The Planning Commission notes that the City Council will ultimately make a decision with regard to the Annexation criteria, including this Exception request, and will rely on the Planning Commission's recommendation. The Planning Commission finds that the Exception request does not independently meet the burden of proof. However, with the following condition of approval as recommended by the Commission, the Commission finds that the criterion will be met: "*That the final plan submittal shall identify a mix of bedrooms for the affordable units comparable to the bedroom mix of the market rate units and include necessary deed restrictions to ensure compliance.*"

2.4.8 The eighth approval criterion for annexation requires at least one of five standards to be met. The first of these standards is[*] that "*The annexation proposal shall meet the requirements of subsection 18.5.8.050.B, above.*" The referenced section is the second approval criteria which states, "*that the proposal is consistent with the Comprehensive Plan designations*" and was discussed in section 2.4.2 above. The Planning Commission notes again that the proposal is consistent with the Comprehensive Plan and finds that since the second approval criterion was satisfied that this approval criterion has also been

[*] The other four options are for the situations where the annexation would be allowed even if the development is not consistent with the Comprehensive plan:

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

met.

2.4.9 The ninth and final approval criteria for annexation relates to requested exceptions. The only exception requested, which was discussed above, was an exception to AMC 18.5.8.050.G.3, which requires the affordable units to have a comparable bedroom mix with the market rate units. The Planning Commission made findings that there was insufficient evidence in the record to support such an exception and included a condition of approval to ensure that the standard is met at final plan approval. With the denial of the exception The Planning Commission finds that this approval criterion is met.

2.4.10 Finally, the Land Use Ordinance requires that "*the applicant for the annexation shall also declare which procedure under ORS chapter 222 the applicant proposes that the Council use, and supply evidence that the approval through this procedure is likely*" (AMC 18.5.8.070). The application states that the annexation procedure outlined in ORS 222.125 should be utilized for the annexation and goes on to say that "*This procedure allows for annexation without the need for an election when all landowners in the proposed territory, as well as a majority of the electors, consent in writing. The applicant is the sole owner and can provide written consent within the annexation territory*." Based on the fact that there is a single property is proposed for annexation, the Planning Commission finds that this standard is met.

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

2.5 The Planning Commission finds that the proposal for Outline Plan of a Performance Standard Option (PSO) subdivision meets all applicable criteria for described in AMC 18.3.9.040.A.3 and detailed below.

2.5.1 The first approval criterion for Outline Plan approval is that "*The development meets all applicable ordinance requirements of the City.*" The Planning Commission notes that this is an all-encompassing criterion and that it has considered which City Ordinances are applicable. The Planning Commission notes that for the purposes of resolving this criterion we rely on the entirety of the record including the applicant's submittal, and the Staff Report, and testimony provided. The Planning Commission notes that with the findings that are set out below, and the adopted conditions of approval that 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 city facilities were discussed at length in the fourth approval criterion for annexation and restate them for the record here. The Planning Commission notes that the application indicates that the property is served by all city utilities and that the Public Works Department has confirmed that there are no concerns regarding the capacity of any City facilities. The Planning Commission notes

that Clay Street contains an eight-inch water main, eight-inch sewer main, and an 18" storm water main, that Engle Street has eight-inch water mains at both the north and south of the property as well as an eight-inch sewer main and a ten-inch sewer main at the north stub of Engle Street. The Planning Commission notes that due to the nature of gravity systems and the topography of the site no sewer or storm is needed on the southern stub of Engle Street. The Planning Commission notes that the application includes a complete set of plans for the proposed civil improvements prepared by Powell Engineering & Consulting which provide complete details on street improvements including curb, gutter, planter strip and sidewalk as well as a protected bike lane all designed to meet city standards. The Planning Commission concludes that based on the existing and proposed improvements that this approval criterion is met.

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 aside from the proposed tree removals, which are discussed below, that the only other natural feature to address is the delineated wetland. The Planning Commission notes that the wetland along with a twenty-foot buffer is proposed to be in a lot dedicated to open space. The Planning Commission notes that there are no other natural features to address and find that this approval criteria 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 Planning Commission notes that to the west is Clay Street, and that the surrounding property is fully developed, with "East Village" Subdivision to the north, the "Snowberry Brook" development to the south and to the east is the rear of a mobile home park that fronts Tolman Creek Road. The Planning Commission notes that there is no adjacent vacant land and that with the foregoing find that this approval criterion is met.

2.4.5 The fifth criterion for approval of an Outline Plan is that 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 Planning Commission notes that the draft HOA governing instruments have obligations for the maintenance of the open space and other common amenities. 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 for approval of an Outline Plan is that is that "*The proposed density meets the base and bonus density standards established under this chapter.*" The Planning Commission notes that density was discussed in the second approval criterion of annexation and restate those findings again here. The Planning Commission notes that the table at AMC 18.3.9.050 provides the residential density for a PSO subdivision, and that for the R-1-3.5 zone it specifies a residential density of 7.2 dwelling unit per acre. The Planning Commission notes that the subject property is 4.8 acres and concludes that the

allowed density for the subject property is 34.56. (4.8 x 7.2 = 34.56). The Planning Commission notes that the present proposal leverages affordable housing density bonus to exceed the base density for a total of 37 dwellings. The Planning Commission notes that AMC 18.3.9.050.B.3 provides a density bonus of two units for each affordable housing unit provided up to maximum bonus of 35-percent, this would allow for up to an additional 12 units over the based density. The proposed 37 dwellings utilize only 3 of the available bonus units for calculated bonus of 8.7%, which is well below the 35 percent available. The Planning Commission concludes that the proposed 37 dwellings are within the allowed base and bonus density standards 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.*" The Planning Commission notes that transportation facilities were discussed at length in the fifth approval criterion for annexation and restate them for the record here. The proposed development includes the creation of new local neighborhood roads connecting Engle Street, as well as a new neighborhood street connecting to Clay Street and that all proposed public facilities are proposed to be constructed to City of Ashland Standards. The Planning Commission notes that the application includes detailed civil engineering plans including street cross sections showing a 47' ROW, 22' paved width including seven-foot planter strip and five-foot sidewalk which meets the standards shown in Figure 18.4.6.040.G.4.b. 'Neighborhood Street, Parking One Side.' The Planning Commission notes that there are two locations on the preliminary plat and civil site plans that show only 46' feet of proposed ROW dedication. A condition of approval is included below that will require the revised civil plans at Final Plan approval to indicate 47' of ROW dedication. The Planning Commission finds that with the included condition of approval below that all proposed transportation facilities are built to the City Standards that this approval criterion is met.

2.4.8 The final criterion for approval of an Outline Plan is that 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 eight 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 proposed subdivision includes four open space areas totaling 16,102 square feet. The requirement for minimum open space for a PSO subdivision is five percent of total lot area for developments with a base density of 10 units or more. The subject property is 209,088 square feet in size, five percent of that is 10,454 square feet. Based on the calculation above the applicant is providing a total of 7.7% in open space which exceeds the required minimum and find that this approval criterion is met.

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

2.5 The Planning Commission finds that the proposal for a Water Resource Protection Zone (WRPZ) Limited Activities and Uses Permit meets all of the applicable criteria described in AMC

18.5.5.050 and as detailed below. As explained above the property has locally identified wetlands from the City's Local Wetland Inventory (LWI). The Planning Commission notes that the application states that based on the area of the wetland, the wetland is not a Significant Wetland, but a small, 418.76 square foot (.0096 acre) wetland area, as such they propose a twenty-foot buffer around this 419 square foot area. The Planning Commission notes that among the listed "limited activities and uses" that are allowed in the WRPZ area is the installation of public and private storm water treatment facilities. The application states that "*The proposed stormwater lateral dispersal trench is a permitted use within the Water Resource Protection Zone. The utility is outside of the wetland area and is proposed at the outer edge of the 20-foot wetland buffer zone.*", and that "*The areas of disturbance will be reseeded with a native grass mix that is appropriate for planting in the wetland buffer zone.*" The Planning Commission notes that all disturbance activities shall be as far away from the wetland as practicable. The Planning Commission further notes that the proposed storm water infrastructure is at the edge of the buffer area and concludes that the nature of the storm water system requires that it be within some proximity to the wetland. The Planning Commission notes that the proposal has been designed to minimize the excavation area, that the wetland is located on HOA open space, and that the long-term conservation will be ensured through the HOA management documents. The Planning Commission concludes based on the forgoing that the proposed storm water facility meets all the required approval criteria.

2.6 The approval criteria for "Tree that is not a hazard" first require that "*The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards.*" The Planning Commission note that the application includes a request to remove four trees. The application describes the removals as follows: "*There are three deciduous trees that have a DBH of 12-inches or more that are proposed for removal and one tree conifer tree greater than 16 inches DBH. These trees are within the area of the public streets, the alley and within the building envelope area of the development area of the lots. The tree removal is necessitated by the construction of public streets, an alley and residential dwellings.*" (Applicant findings p. 46). The Planning Commission notes that to approval the removal of a non-hazard tree it needs to be shown that "*The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards.*" The Planning Commission notes that the location of these trees being within the proposed street dedication and building envelopes, the proposed removals are found to meet the standards. The Planning Commission notes that the applicant will be required to mitigate for the removal of each tree and further notes that preliminary landscape plan, shows that the number of trees to be planted far exceeds the four that are required to mitigate these proposed removals. The Planning Commission find, based on the forgoing, that the applicable approval criteria are met.

2.7 The Planning Commission notes that following proper public notice, a public hearing was held on February 11, 2025, where testimony was received, and exhibits were presented.

2.7.1 The Planning Commission deliberated, and a motion was made to recommend approval to the City Council. The recommendation to approve the application was subject to the conditions of approval in the Staff Report along with added condition of approval: ""*That the final plan submittal shall identify a mix of bedrooms for the affordable units*

comparable to the bedroom mix of the market rate units and include necessary deed restrictions to ensure compliance."

2.8 The Planning Commission notes that the record includes the applicant's submittal, the Staff Report, as well as the testimony received at the public hearing, each of these by their reference are incorporated herein as if set out in full.

2.8.1 The Planning Commission finds that there is substantial evidence in the record to make findings that each of the criteria of **approval** for annexation and Outline Plan have been met.

SECTION 3. DECISION

3.1 Based on the record of the Public Hearings on this matter, the Planning Commission concludes that the request Annexation and Outline Plan Approval is supported by evidence contained within the whole record and forwards a recommendation of **approval** to City Council 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 applicant applies for final plan approval pursuant to AMC 18.3.9.040.B within 18 months of this outline plan approval. The application for Final Plan approval will be required to include the following:
    a. That the revised civil and site plans that are to be submitted with Final Plan approval indicate 47' of ROW for both Engle and Street and Caldera Lane.
    b. Provide CC&R's for review that include sufficient maintenance for the private drive and all common area amenities.
    c. That pursuant to AMC 13.24.010.C that the applicant shall consult with the Public Works Director for approval of the proposed street name of Calera Lane.
    d. That the final plan submittal shall identify a mix of bedrooms for the affordable units comparable to the bedroom mix of the market rate units and include necessary deed restrictions to ensure compliance.
3) That permits shall be obtained from the Ashland Public Works Department prior to any additional work in the public right of way.
4) 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.

5) 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.

6) 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. For Lots #1-16 & 25 Solar setback calculations demonstrating that all units comply with Solar Setback Standard A in the formula [(Height –6) / (0.445 + Slope) = 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. For Lots #17-24 Demonstrate compliance with the approved solar setback showing that any shadows cast do not exceed five feet above the finished floor elevation of the main level of a house on the respective lots to their north, assuming the affected house is built six feet from the shared property line.

d. Final lot coverage calculations demonstrating how lot coverage is to comply with the applicable coverage allowances of the R-1-3.5 zoning district. Lot coverage includes all building footprints, driveways, parking areas and other circulation areas, and any other areas other than natural landscaping.

e. 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

PUBLIC HEARING

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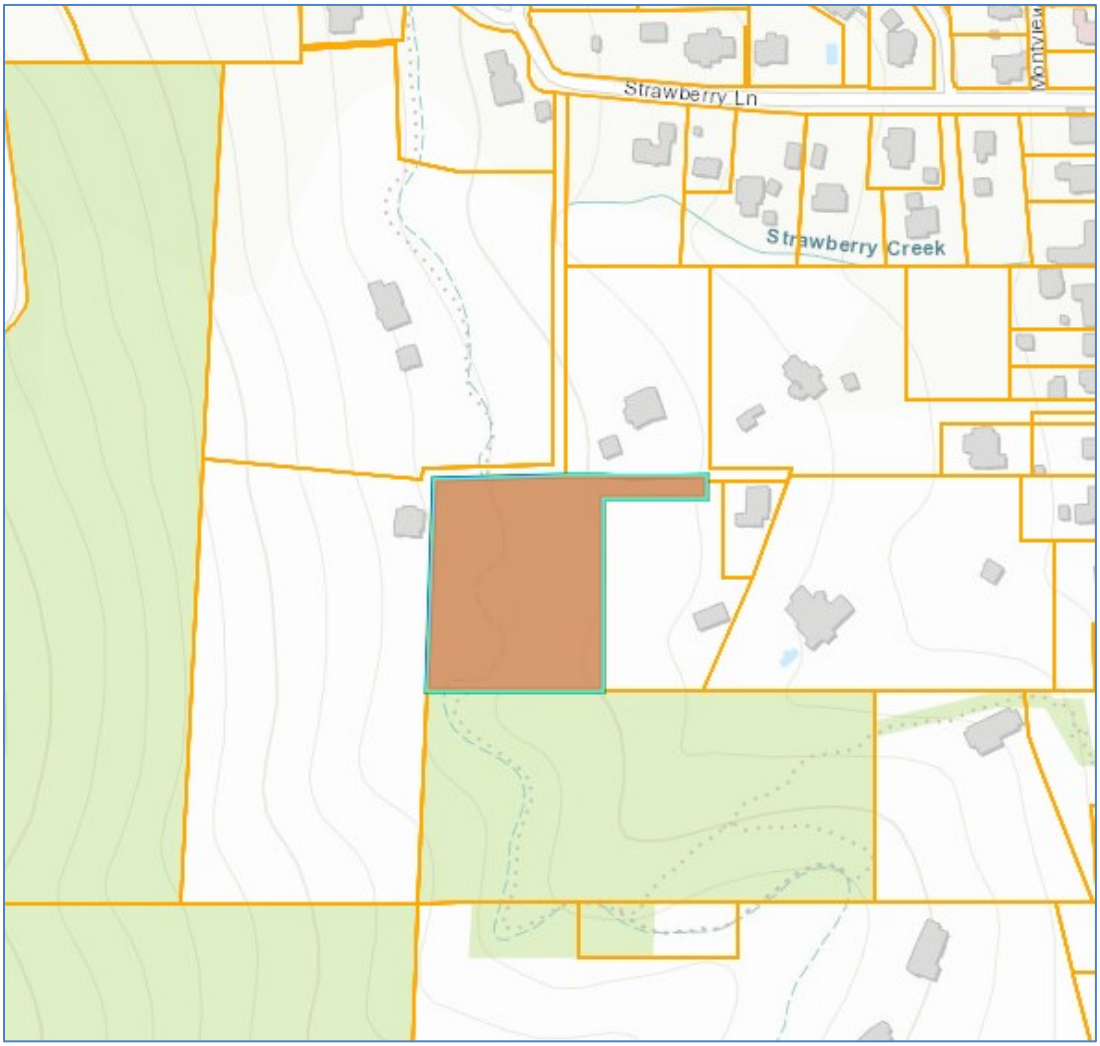
231 Granite Street,
PA-T2-2024-00053

NOTICE OF APPLICATION

PLANNING ACTION: PA-T2-2024-00053
SUBJECT PROPERTY: 231 Granite Street
PROPERTY OWNERS: Stephanie & Bryan DeBoer
APPLICANTS: Carlos Delgado Architect
DESCRIPTION: A request for a Physical and Environmental (P&E) Constraints permit to construct a new single-family dwelling in steep slopes greater than 25% within the hillside overlay area, including exceptions to the hillside design standards. The proposal includes a Type 2 variance due to the proposed driveway grade exceeding 18%. The applicant also requests a tree removal permit to remove 67 trees, 63 of which are between 6" and 12" Diameter at Breast Height (DBH), 8 of which are dead, and 4 are significant trees which are larger than 12" DBH.
COMPREHENSIVE PLAN DESIGNATION: Low Density Residential; ZONING: RR-.5; MAP: 39 1E 08 DA; TAX LOTS: 1800

ASHLAND PLANNING COMMISSION MEETING: *Tuesday March 11, 2025 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 Veronica Allen at 541-488-5305 or planning@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).

PHYSICAL & ENVIRONMENTAL CONSTRAINTS
18.3.10.050

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

A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
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.

EXCEPTION TO THE DEVELOPMENT STANDARDS FOR HILLSIDE LANDS
18.3.10.090.H

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.

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51 Winburn Way
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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.

VARIANCE
18.5.5.050

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

TREE REMOVAL PERMIT (AMC 18.5.7.040.B)

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

    a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
    b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

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

    a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
    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.

ADDITIONAL PRELIMINARY FLAG LOT PARTITION PLAT CRITERIA
18.5.3.060
The approval authority shall approve a preliminary plat application for a flag lot partition only where all of the following criteria are met.

A. The criteria of section 18.5.3.050 are met.
B. For the purpose of meeting the minimum lot area requirement, the lot area, exclusive of the flag drive area, must meet the

minimum square footage requirements of the zoning district.

C. Flag drives shall be in the same ownership as the flag lots served. Where two or more lots are served by the same flag drive, the flag drive shall be owned by one of the lots and an easement for access shall be granted to the other lot or lots.

D. Except as provided in subsection 18.5.3.060.H, below, the flag drive serving a single flag lot shall have a minimum width of 15 feet and contain a 12 foot wide paved driving surface. For drives serving two flag lots, the flag drive shall be 20 feet wide, with a 15 foot wide driving surface to the back of the first lot, and a 12 foot wide driving surface to the rear lot. Drives shared by adjacent properties shall have a width of 20 feet, with a 15 foot paved driving surface. Width shall be increased on turns where necessary to ensure fire apparatus remain on a paved surface during travel.

E. Curb cuts have been minimized, where possible, through the use of common driveways. No more than two flag lots are served by the flag drive.

F. Flag drive grades shall not exceed a maximum grade of 15 percent. Variances may be granted for flag drives for grades in excess of 15 percent but no greater than 18 percent for not more than 200 feet. Such variances shall be required to meet all of the criteria for approval in chapter 18.5.5 Variances.

G. Flag drives shall be constructed to prevent surface drainage from flowing over sidewalks or other public ways.

H. Flag lots adjacent to an alley shall meet all of the requirements of this section, except that:
   1. Vehicle access shall be from the alley only where required as a condition of approval.
   2. No screening and paving requirements shall be required for the flagpole.
   3. A four foot pedestrian path shall be installed within the flagpole and improved and maintained with either a concrete, asphalt, brick, or paver block surface connecting the street to the buildable area of the flag lot.
   4. The flag pole width shall be no less than eight feet wide and the entrance of the pole at the street shall be identified by the address of the flag lot clearly visible from the street on a four-inch by four-inch post that is 3½ feet high. The post shall be painted white with black numbers three inches high running vertically down the front of the post. For flagpoles serving two or more dwellings, the addresses of such dwellings shall be on a two foot by three foot white sign clearly visible from the street with three-inch black numbers.

I. Flag drives and fire work areas shall be deemed Fire Apparatus Access Roads under the Oregon Fire Code and subject to all requirements thereof.

J. When required by the Oregon Fire Code, flag drives greater than 150 feet in length shall provide a turnaround (see Figure 18.4.6.040.G.5). The Staff Advisor, in coordination with the Fire Code Official, may extend the distance of the turnaround requirement up to a maximum of 250 feet in length as allowed by Oregon Fire Code access exemptions.

K. Each flag lot has at least three parking spaces situated to eliminate the necessity for vehicles backing out.

L. There shall be no parking within ten feet of the centerline of the drive on either side of the flag drive entrance.

M. Flag drives serving structures greater than 24 feet in height, as defined in part 18.6, shall provide a fire work area of 20 feet by 40 feet clear of vertical obstructions and within 50 feet of the structure. The fire work area requirement shall be waived if the structure served by the drive has an approved automatic sprinkler system installed.

N. Both sides of the flag drive have been screened with a site-obscuring fence, wall or fire resistant broadleaf evergreen site-obscuring hedge to a height of from four to six feet, except in the front yard setback area where, starting five feet from the property line, the height shall be from 30 to 42 inches in the remaining setback area. Such fence or landscaping shall be placed to ensure fire apparatus access is not obstructed by the encroachment of mature landscaping.

O. The applicant has executed and filed with the Community Development Department an agreement between applicant and the City for paving and screening of the flag drive. Such an agreement shall specify the period within which the applicant, or agent for applicant, or contractor shall complete the paving to standards as specified by the Public Works Director and screening as required by this section, and providing that if applicant should fail to complete such work within such period, the City may complete the same and recover the full cost and expense thereof from the applicant. An agreement shall also provide for the maintenance of the paving and screening pursuant to this section, and assurance ongoing maintenance.

P. Flag lots shall be required to provide a useable yard area that has a minimal dimension of 20 feet wide by 20 feet deep. As used in this chapter, the term "useable yard area" means a private yard area which is unobstructed by a structure or automobile from the ground upward.

Staff Report

ASHLAND PLANNING DEPARTMENT
STAFF REPORT

Before the Planning Commission – March 11, 2025

PLANNING ACTION:	PA-T2-2024-00053
PROPERTY OWNERS:	Bryan & Stephanie Deboer
APPLICANTS:	Carlos Delgado Architect for Bryan & Stephanie Deboer
LOCATION:	39 1E 08 DA Tax Lots 1800
ZONE DESIGNATION:	RR-.5-P
COMP. PLAN DESIGNATION:	Low Density Residential
ORDINANCE REFERENCES:	See https://ashland.municipal.codes/LandUse **AMC 18.2.4 General Regulations for Base Zones** **AMC 18.2.5 Standards for Residential Zones** **AMC 18.3.10 Development Standards for Hillside Lands** **AMC 18.4.3 Parking, Access, and Circulation** **AMC 18.4.5 Tree Preservation and Protection** **AMC 18.4.8 Solar Access** **AMC 18.5.1 General Review Procedures** **AMC 18.5.3 Additional Preliminary Flag Lot Partition Plat Criteria** **AMC 18.5.5 Variances** **AMC 18.5.7 Tree Removal Permits** **AMC 18.6.1 Definitions**
APPLICATION DATE:	October 17, 2024
APPLICATION COMPLETE:	January 31, 2025
PUBLIC NOTICE:	February 19, 2025
MEETING DATE:	March 11, 2025
120-DAY DEADLINE:	May 31, 2025

I. Request

The application proposes the construction of a new single-family residential home on a vacant parcel at 231 Granite Street. Because of the steep topography and the existing driveway location and grade, the development of both the home and driveway require several planning approvals. These planning approvals include a Physical and Environmental constraints review (P&E) which includes several requested exceptions, a variance to the allowed maximum grade of a driveway, and tree removal permits for the removal of sixty-seven (67) trees, four (4) of which are significant and eight (8) are dead. Each of these will be discussed in detail below.

II. Description of Property

The property at 231 Granite Street is a legal lot of record that was created in its current shape and size as Parcel 3 of Partition Plat P-43-1996 as 2.182 acres. This partition plat

included a boundary line agreement to adjust the Northern property line to match the existing shared fence line with 234 Strawberry Lane and was created prior to the City's hillside development ordinance. The property is zoned RR-.5, a single-family residential zoning, and is located within the Hillside Overlay. The majority of the property is located within slopes greater than 25% with much of the sloped area being 35% or greater slope. Although the site contains severe slopes, it is acknowledged to be developable for a single-family home or duplex consistent with the underlying zoning pursuant to AMC 18.3.10.090.A1.a.

III. Details of Application

A request for a Physical and Environmental Constraints Review to construct a new single-family dwelling in the Hillside Overlay with slopes over 35%. The proposal includes a Type II Variance for the driveway, as the existing topography requires a grade steeper than the maximum allowed 18%. While a driveway grade between 15% and 18% may be permitted through a Type I Variance, the steeper slope triggers the requirement for Type II Variance approval (18.5.3.060.F). Type II Variances are subject to review by the Planning Commission for a hearing and decision. As mentioned above, the application is a request for a Physical and Environmental (P&E) permit, variance to allowed lot coverage maximum grade of a driveway, hillside design exceptions, and tree removal permits pursuant to Ashland Municipal Code (AMC) 18.3.10, 18.5.5, and 18.5.7 as further detailed below:

- The P&E is for the following land classifications: hillside, and severe constraints. The application also includes requests for exceptions from the following standards:
    - The standards allow new driveways on slopes greater than 35 percent for a length not to exceed 100 feet. Here the driveway proposed is 197 feet, but the majority of it is located on lands that have a slope less than 35 percent , with only small portions located in slopes greater than 35 percent. **(AMC 18.3.10.090.A.3.2.b.)**
    - The standards require that downhill building walls greater than 20 feet provide a six-foot step-back. As proposed, the eastern façade wall is 26 feet high without the required step-back. (**AMC 18.3.10.090 E.2.c**)
    - The standards require that a continuous horizontal building plane which is greater than 36 feet in length include at least a six-foot off-set. The applicant proposes longer planes without the requisite off-set. (**AMC 18.3.10.090.E.2.d.**)
- **Variance (Type II):**
    - The standard requires that flag drive grades shall not exceed a maximum grade of 15 percent. Variances may be granted for flag drives for grades in excess of 15 percent but no greater than 18 percent; provided, that the cumulative length of such variances across multiple sections of the flag drive does not exceed 200 feet. Such variances shall be required to meet all of the criteria for approval in chapter 18.5.5, Variances. **(AMC 18.5.3.060.F.)** Applicant's submittals indicate

that the driveway is located on 18 to 30 percent slopes with an average slope of 23 percent over the 197-foot length of the driveway.

- A **Tree Removal Permit** for the removal of **4** *significant* trees. A total of **67** trees are identified as being removed; **4** of these are considered to be 'significant' by definition, and **8** are dead **(AMC 18.5.7.040 & AMC 18.3.10.090.D)**.

IV. Discussion

The purpose of the Hillside Ordinance is to:

"Provide for safe, orderly, and beneficial development of districts characterized by diversity of physiographic conditions and significant natural features; to limit alteration of topography and reduce encroachment upon, or alteration of, any natural environment and to provide for sensitive development in areas that are constrained by various natural features."

Consistent with the purpose of designating properties as hillside lands, any exception or variance to the standards to facilitate development, including installation of driveway, should be the minimum necessary to alleviate the difficulty.

The applicant has submitted a substantial set of findings addressing all of the relevant approval criteria for the planning action, the requested exceptions and variances. The application addresses the unique factor requiring the need for the requested variances is the fact that the area identified for the building envelope is located as close to the existing shared driveway access as possible to minimize ground disturbance. While this means that the proposed envelope is encroaching on 25%+ and 35%+ slopes, it is causing less significant disturbance than a longer driveway would require to develop the lower sloped portions of the lot. And finally, in discussing the exceptions in general the application states that the code did not anticipate a property with such steep slopes and that this is an existing lot that was created prior to the adoption of the Hillside Development Standards.

In short, each requested exception and variance is based on placing the building envelope in a less steep area while keeping it closer to the driveway to minimize impacts. The Hillside Development Standards do recommend that building envelope locations should be located to avoid ridgeline exposures (AMC 18.3.10.090.E.1.d) which is accomplished in this proposal by keeping the building shorter and closer to the slope. However, the building does not follow the slope of the lot and rather is placed upon it, requiring changes to the landscape in the form of excavating and grading to create a flat building location that does not peak the ridgeline. No formal building envelope was established for this lot in 1996 upon completion of the boundary lot adjustment and the Hillside Lands ordinance was adopted in 1997.

The development of the property requires choosing between two options: placing the building envelope on the ridgeline, which would necessitate a taller structure to minimize disturbance to the steep slopes, or positioning in a location that results in greater

disturbance to areas with slopes exceeding 35%. The proposed application strikes a balance by placing the building envelope below the ridgeline, at the end of a shortened driveway, but primarily on slopes ranging from 25% to over 35%."

What follows is a brief discussion of the requested exceptions and variances and the relative deviation from the base standards as presented in the application.

A. Variances

As mentioned above the application also includes the request for a variance to exceed the maximum allowed grade of the driveway.

The application requests a variance to driveway grade to allow the driveway to exceed the 15-percent maximum grade, and the additional allowance to exceed 18-percent with approval of a Type II variance, for a distance of less than 200 feet. Ashland's Land Use Ordinance at AMC 18.5.3.060.F requires that:

> *"Flag drive grades shall not exceed a maximum grade of 15 percent. Variances may be granted for flag drives for grades in excess of 15 percent but no greater than 18 percent for not more than 200 feet. Such variances shall be required to meet all of the criteria for approval in chapter 18.5.5 Variances."*

The driveway is an existing shared access that comes off of the end of a very long, steep, partially paved private access easement. The proposed driveway is 197 feet in total length with an average slope of 15.23-percent.

If the Planning Commission finds that the variance meets the criteria of approval this will be in accordance with the maximum allowed as stated in AMC 18.5.3.060.F. Similarly, the hillside standards have a standard that relates to new driveways from which the application request an exception. The Development Standards for Hillside Lands require that the new driveways be constructed on lands of less than or equal to 35-percent slope except in circumstances where the driveway on lands greater than 35-percent slope does not exceed a length of 100-feet (see AMC 18.3.10.090.A.3).

As stated previously, the application relies on the fact that the building envelope is located as close as feasible to the shared access and driveway to minimize disturbance. This location was chosen because it has the least steep slopes near the driveway. Given that much of the property has slopes exceeding 35% the application states that the exception is unavoidable. The proposed driveway is located at the only available access point, and due to the severity of slopes on the property, nearly the entirety of the driveway would be built on slopes that exceed 35-percent.

B. Grading

One grading requirement within the hillside standards was not included in the exception requests but would still need to be met for compliance. The standards allow new driveways

on slopes greater than 35 percent for a length not to exceed 100 feet. The driveway as proposed driveway is 197 feet, but the majority of it is on natural slopes of less than 35%, with only small portions located on slopes greater than 35 percent. **(AMC 18.3.10.090.A.3.2.b.)**

C. Building Location and Design
There are two items in the building location and design section within the hillside standards for which exceptions are requested including building walls on the downhill side greater than 20 feet providing a six-foot step-back, and that continuous horizontal building planes greater than 36 feet in length include at least a six-foot off-set. The applicant proposes longer horizontal planes without the requisite off-set and has downhill buildings walls greater than 20 feet with less than a six-foot step-back. As stated previously this does not conform to the Development Standards for Hillside Lands without approval of an exception. The application asserts that the roof mimics these off-sets and thus "meets the intent" of the code, while the building step backs are minimal to keep the building short and closer to parallel with the slope of the lot, without interfering with the ridgeline.

D. Tree Removal
The application states that in the area of disturbance, there are 75 trees larger than six inches DBH (Diameter at Breast Height), 67 of which are proposed to be removed, and that the design of the project has taken efforts to minimize required tree removals. The application states that those trees identified for removal are because they are "*are within the building envelope/footprint…"* or "*are within the proposed driveway or within the identified area of disturbance.*" The application asserts that there are, "*…(8) Douglas Fir trees in poor condition that are smaller than 18 inches in diameter at breast height, fourteen (14) Douglas Fir trees in poor condition that are smaller than 18 inches in diameter at breast height."* With that said, the application includes a request a Tree Removal permit for sixty-seven (67) regulated trees, including four (4) significant trees, and eight (8) dead trees.

The City's Tree Management Advisory Committee will review the proposed tree removals at their meeting on March 6th, and staff will provide their recommendations for Planning Commission consideration at the March 11th , 2025 public hearing.

In staff's assessment, a finding can be made that with any conditions imposed by the Planning Commission, all relevant approval criteria are satisfied.

V. Approval Criteria

AMC 18.3.10.050 Physical & Environmental Constraints Review Permit Approval Criteria. *The planning commission shall approve the physical and environmental constraints review permit when it finds all of the following criteria have been met:*

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.

AMC 18.3.10.090.H. Exception to the Development Standards for Hillside Lands Approval Criteria. *The planning commission shall approve the exceptions to design standards for hillside lands when it finds all of the following criteria have been met:*

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, and section 18.3.10.090, Development Standards for Hillside Lands.

18.5.3.060Additional Preliminary Flag Lot Partition Plat Criteria
The approval authority shall approve a preliminary plat application for a flag lot partition only where all of the following criteria are met.

A. *The criteria of section 18.5.3.050 are met.*

B. *For the purpose of meeting the minimum lot area requirement, the lot area, exclusive of the flag drive area, must meet the minimum square footage requirements of the zoning district.*

C. *Flag drives shall be in the same ownership as the flag lots served. Where two or more lots are served by the same flag drive, the flag drive shall be owned by one of the lots and an easement for access shall be granted to the other lot or lots.*

D. *Except as provided in subsection 18.5.3.060.H, below, the flag drive serving a single flag lot shall have a minimum width of 15 feet and contain a 12 foot wide paved driving surface. For drives serving two flag lots, the flag drive shall be 20 feet wide, with a 15 foot wide driving surface to the back of the first lot, and a 12 foot wide driving surface to the*

rear lot. Drives shared by adjacent properties shall have a width of 20 feet, with a 15 foot paved driving surface. Width shall be increased on turns where necessary to ensure fire apparatus remain on a paved surface during travel.

***E.** Curb cuts have been minimized, where possible, through the use of common driveways. No more than two flag lots are served by the flag drive.*

***F.** Flag drive grades shall not exceed a maximum grade of 15 percent. Variances may be granted for flag drives for grades in excess of 15 percent but no greater than 18 percent; provided, that the cumulative length of such variances across multiple sections of the flag drive does not exceed 200 feet. Such variances shall be required to meet all of the criteria for approval in chapter 18.5.5, Variances.*

***G.** Flag drives shall be constructed to prevent surface drainage from flowing over sidewalks or other public ways.*

***H.** Flag lots adjacent to an alley shall meet all of the requirements of this section, except that:*

1. *Vehicle access shall be from the alley only where required as a condition of approval.*
2. *No screening and paving requirements shall be required for the flagpole.*
3. *A four foot pedestrian path shall be installed within the flagpole and improved and maintained with either a concrete, asphalt, brick, or paver block surface connecting the street to the buildable area of the flag lot.*
4. *The flag pole width shall be no less than eight feet wide and the entrance of the pole at the street shall be identified by the address of the flag lot clearly visible from the street on a four-inch by four-inch post that is 3½ feet high. The post shall be painted white with black numbers three inches high running vertically down the front of the post. For flagpoles serving two or more dwellings, the addresses of such dwellings shall be on a two foot by three foot white sign clearly visible from the street with three-inch black numbers.*

***I.** Flag drives and fire work areas shall be deemed Fire Apparatus Access Roads under the Oregon Fire Code and subject to all requirements thereof.*

***J.** When required by the Oregon Fire Code, flag drives greater than 150 feet in length shall provide a turnaround (see Figure 18.4.6.040.G.5). The Staff Advisor, in coordination with the Fire Code Official, may extend the distance of the turnaround requirement up to a maximum of 250 feet in length as allowed by Oregon Fire Code access exemptions.*

***K.** Where off-street parking is voluntarily provided on a flag lot, it shall be situated to eliminate the necessity for vehicles backing out.*

***L.** There shall be no parking within ten feet of the centerline of the drive on either side of the flag drive entrance.*

M. *Flag drives serving structures greater than 24 feet in height, as defined in part 18.6, shall provide a fire work area of 20 feet by 40 feet clear of vertical obstructions and within 50 feet of the structure. The fire work area requirement shall be waived if the structure served by the drive has an approved automatic sprinkler system installed.*

N. *Both sides of the flag drive have been screened with a sight-obscuring fence, wall or fire-resistant broadleaf evergreen sight-obscuring hedge to a height of from four to six feet, except in the front yard setback area where, starting five feet from the property line, the height shall be from 30 to 42 inches in the remaining setback area. Such fence or landscaping shall be placed to ensure fire apparatus access is not obstructed by the encroachment of mature landscaping.*

O. *The applicant has executed and filed with the Community Development Department an agreement between applicant and the City for paving and screening of the flag drive. Such an agreement shall specify the period within which the applicant, or agent for applicant, or contractor shall complete the paving to standards as specified by the Public Works Director and screening as required by this section, and providing that if applicant should fail to complete such work within such period, the City may complete the same and recover the full cost and expense thereof from the applicant. An agreement shall also provide for the maintenance of the paving and screening pursuant to this section, and assurance ongoing maintenance.*

P. *Flag lots shall be required to provide a useable yard area that has a minimal dimension of 20 feet wide by 20 feet deep. As used in this chapter, the term "useable yard area" means a private yard area which is unobstructed by a structure or automobile from the ground upward.*

AMC 18.5.5.050 Variance Approval Criteria*. The planning commission shall approve the variance when it finds all of the following criteria have been met:*

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

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

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

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

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

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

AMC 18.5.7.040 Tree Removal Approval Criteria. *The planning commission shall approve the tree removals when it finds all of the following criteria have been met:*

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

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

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

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

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

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination,

the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

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

In staff's assessment, a finding can be made that with any conditions imposed by the Planning Commission, all relevant approval criteria are satisfied.

VI. Conclusion and Recommendations

Staff recommend that the Planning Commission approve the Physical and Environmental Constraints review permit for new single-family dwelling in the hillside overlay, including the requested variance to driveway grade, exceptions to the hillside design standards, and the requested 67 tree removals.

If the Planning Commission approves the application, staff recommends including the following conditions of approval below:

1. That all proposals of the applicant become conditions of approval.
2. That a Verification Permit shall be applied for and approved by the Ashland Planning Division prior to site work, tree removal, building demolition, and/or storage of materials. The Verification Permit is to inspect the identification of the 67 trees to be removed and the installation of tree protection fencing for the remaining trees on and adjacent to the site. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.61.200.B.
3. That all recommendations of the Tree Management Advisory Committee, where consistent with the applicable ordinances and standards and with final approval of the Staff Advisor, shall be conditions of approval unless otherwise modified herein.
4. Prior to building permit issuance:
    a. That the plans submitted for the building permit shall be in substantial conformance with those approved as part of this application. If the plans submitted for the building permit are not in substantial conformance with those approved as part of this application, an application to modify the Variance and Physical and Environmental Constraints Review permit approval shall be submitted and approved prior to issuance of a building permit.
    b. Identification of all easements, including public and private utility easements, mutual access easements, public pedestrian access easements, and fire apparatus access easements.

c. Solar setback calculations demonstrating that all new construction complies with Solar Setback Standard A in the formula [(Height – 6)/(0.445 + Slope) = Required Solar Setback] and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade.

d. Lot coverage calculations including all building footprints, driveways, parking, and circulation areas. Lot coverage shall be limited to no more than 20 percent as required in AMC 18.2.5.030.C.

e. 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 (i.e., curb gutter at public street, public storm pipe or 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.

f. That a revised Tree Protection Plan consistent with the standards described in 18.4.5 be submitted for review by the Tree Commission and approval by the Staff Advisor prior to the issuance of a building permit. The plan shall identify the location and placement of fencing around the drip lines of trees identified for preservation. The amount of fill and grading within the drip line shall be minimized. Cuts within the drip line shall be noted on the tree protection plan, and shall be executed by handsaw and kept to a minimum. No fill shall be placed around the trunk/crown root.

g. That the tree protection fencing shall be installed according to the approved plan prior to any site work, storage of materials or issuance of the building permit. The tree protection shall be inspected and approved by the Ashland Planning Department prior to site work, storage of materials and/or the issuance of a building permit.

h. No construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.

i. That a landscaping and irrigation plan to include irrigation details satisfying the requirements of the Site Design and Use Standards Water Conserving Landscaping Guidelines and Policies and showing parkrow improvements shall be provided prior to building permit issuance.

j. That the tree protection and temporary erosion control measures (i.e. silt fence and bale barriers) shall be installed according to the approved plan prior to any site work, storage of materials, issuance of an excavation permit and issuance of a building permit. The erosion control measures shall be installed as identified in the Marquess & Associates' report dated December 5, 2024. The tree protection and temporary erosion control measures shall be inspected and approved by the Ashland Planning Department prior to site work, storage of materials, the issuance of an excavation permit, and/or the issuance of a building permit.

k. A written verification from the project geotechnical expert addressing the consistency of the building permit submittals with the geotechnical report recommendations (e.g. grading plan, storm drainage plan, foundation plan, etc.) shall be submitted with the building permit.

l. That written verification from the project geotechnical experts addressing the consistency of the building permit submittals with the geotechnical report recommendations (e.g. grading plan, storm drainage plan, foundation plan, etc.) shall be submitted with the building permit submittals.

5. Replacement trees to mitigate the trees removed shall be planted and irrigated according to the approved plan.

6. That a preconstruction conference to review the requirements of the Hillside Development Permit shall be held prior to site work, the issuance of an excavation permit or the issuance of a building permit, whichever action occurs first. The conference shall include the Ashland Planning Department, Ashland Building Department, the project engineer, project geotechnical experts (i.e. Marquess & Associates), landscape professional, arborist (i.e. Canopy) and the general contractor. The applicant or applicants' representative shall contact the Ashland Planning Department to schedule the preconstruction conference.

7. That the foundation shall be designed by an engineer or architect with demonstrable geotechnical design experience in accordance with 18.62.080.F.

8. That all measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, retaining walls and landscaping shall be maintained in perpetuity on all areas in accordance with 18.62.089.B.7.

9. Prior to Certificate of Occupancy:

   a. The landscaping and irrigation for re-vegetation of cut/fill slopes and erosion control shall be installed in accordance with the approved plan prior to issuance of the certificate of occupancy. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.

   b. That all landscaping in the new landscaped areas shall be installed according to the approved plan, and tied into the existing irrigation system, prior to the issuance of a certificate of occupancy.

   c. That Marquess & Associates shall inspect the site according to the inspection schedule of the engineering geology report by Marquess & Associates included in the application and date stamped December 5, 2024. Prior to the issuance of the certificate of occupancy, Marquess & Associates 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 were conducted by the project geotechnical expert periodically throughout the project.

d. That the flag drive shall be paved to 12 feet, a vertical clearance of 13-feet, 6-inches and be able to withstand 44,000 lbs. prior to the certificate of occupancy. The flag drive shall be constructed so as to prevent surface drainage from flowing over the private property lines and / or public way in accordance with 18.76.060.B.

10. Requirements of the Ashland Fire Department shall be met, including that all addressing shall be approved prior to being installed, that fire apparatus access be provided, and that a fuel break is required.
11. That a 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.

Public Comments

Michael Sullivan

From: andrea weiner <akweiner@gmail.com>
Sent: Wednesday, February 26, 2025 8:05 AM
To: planning
Subject: PA-T2-2024-00053

[EXTERNAL SENDER]

Good morning Ashland Planning Division,

This letter is in response to planning action PA-T2-2024-00053 for 231 Granite Street. While we are not opposing the variance requests presented in this planning action, we do have concerns with one specific topic pertaining to "flag drives".
Additional Preliminary Flag Lot Partition Plat Criteria, 18.5.3.060 C:
"Flag drives shall be in the same ownership as the flag lots served. *Where two or more lots are served by the same flag drive, the flag drive shall be owned by* ***one*** *of the lots and an easement for access shall be granted to the other lot or lots."* This criterion cannot be met as the "flag drive" in this case is an easement owned by FOUR other lots. While this may be irrelevant, it introduces the real concern for us. The application information available for review does not mention plans for remediation if/when the improved portion of the flag drive that we own and manage is damaged in the process of this development. Would it be possible to address this issue prior to any planning action approvals? Thank you - we appreciate any insight you can provide.

Respectfully,

Andrea and Dan Weiner
243 Granite Street

Len and Karen Eisenberg
223 Granite Street
Ashland, Oregon. 97520

February 27, 2025

RE: Planning Action PA-T2-2024-00053
Subject Property. 231 Granite Street

Community Development Department
Ashland Planning Commission
51 Winburn Way
Ashland, Oregon. 97520

Greetings,

There are significant errors and omissions in the application submitted for Planning Action PA-T2-2024-00053. For these and other factors in this application, detailed below, we ask that the City of Ashland Planning Department decline to grant the variances requested. A much smaller building footprint and far fewer trees removed could address most of these problems.

Chapter 18.3.10 Physical and Environmental Constraints > 18.3.10.090 Development. Standard for Hillside Lands - Section A General Requirements Subhead 1 Buildable Area.

Applicant states "There are no slopes greater than 35 percent within the areas of proposed development". This is contradicted by the Site Slope Analysis Map 1 which shows three areas of slope greater than 35% within the proposed development envelope. There is about 1000 sq ft in the middle area of the proposed house footprint with slope greater than 35%. About 400 sq ft of slope greater than 35% exists in the northwest part of the proposed driveway/parking area, and about 400 sq ft of slope greater than 35% exists on the south side of the proposed lounge/outdoor dining area.

Chapter 18.3.10 Physical and Environmental Constraints > 18.3.10.090 Development. Standard for Hillside Lands - Section D Tree Conservation and Removal

Tree Removal
Applicant states that "...of the 75 trees in the vicinity of the area of disturbance, four (4) significant trees are proposed for removal,..." This statement is incorrect.
There are 5. The fifth tree is a 30" dbh madrone near the northeast corner of the flag portion of the lot, and ***is not plotted on any of the tree survey or tree removal plan maps.*** This 30"dbh madrone appears to straddle the property line on the north side of the flag, about 13ft west of the northeast corner of the flag. The proposed location of the driveway where it turns out of the flag varies from map to map in applicants proposal, but in all cases it runs through this 30" madrone. Photo attached identifies this tree, trees which are included on the tree removal plan, and property boundaries.

There is a 24ft-wide gap between this 30" madrone and the next tree down slope, another large madrone. A less curved driveway transition from the flag to the existing unimproved driveway on Eisenberg's property TL 702 could be constructed if it passed through this 24ft-wide gap. Not only would the 30" madrone be spared, but also a 16" oak and a two-stem 10-" and 12" madrone.

The tree protection fence should be extended to protect the 30" dbh madrone

One of the significant trees proposed for removal is a five-stem Madrone, the stems being from 18" to 24". This is a significant tree that deserves to be preserved. It is located in the proposed lounge/outdoor dining area. A modification to the footprint of the proposed home (make it smaller) and patio area could easily be designed to preserve this significant tree. Applicant would benefit by having this significant five-stem madrone frame the patio area.

Chapter 18.3.10 Physical and Environmental Constraints > 18.3.10.090 Development. Standard for Hillside Lands - Section H Exception to the Development Standards for Hillside Lands

Applicant states, in justification of the variance requested to the continuous horizontal building plane standard, that 'the design...minimize(s) the mass and scale (of the home)." It should be noted that the 4800 sq ft house plan submitted is nearly twice the size of adjacent homes to the north and northeast, and more than twice the size of the home adjacent to the east. The bulk and size of the proposed home are not compatible with the neighborhood. A more modest size and design would better serve.

Chapter 18.3.10 Physical and Environmental Constraints >18.3.10.050. Approval Criteria

Paragraph 15

and Chapter 18.3.10 Physical and Environmental Constraints > 18.3.10.090 Development. Standard for Hillside Lands - Section B Hillside Grading and Erosion Control > No. 8 Site Grading

Applicant states "The building pad area is the minimum area of the site to allow for the construction of a single story with basement home..." A home 4800 square foot two story home is not required at this site, as this statement implies. The average size of a typical three bedroom two bath single family home is about 2000 square feet. A home considerably smaller than 4800 square feet could easily be accommodated on the lot.

Planning Application Submittal >Findings of Fact - New Residence in Environmental Constraints - Hillside Lands>Project Description
Applicant here and at several other places in the text of the submitted proposal refers to an existing access and utility easement. The numbered reference to said easement is not included in the text, and is not posted on any of the proposal maps, so this statement could not verified.

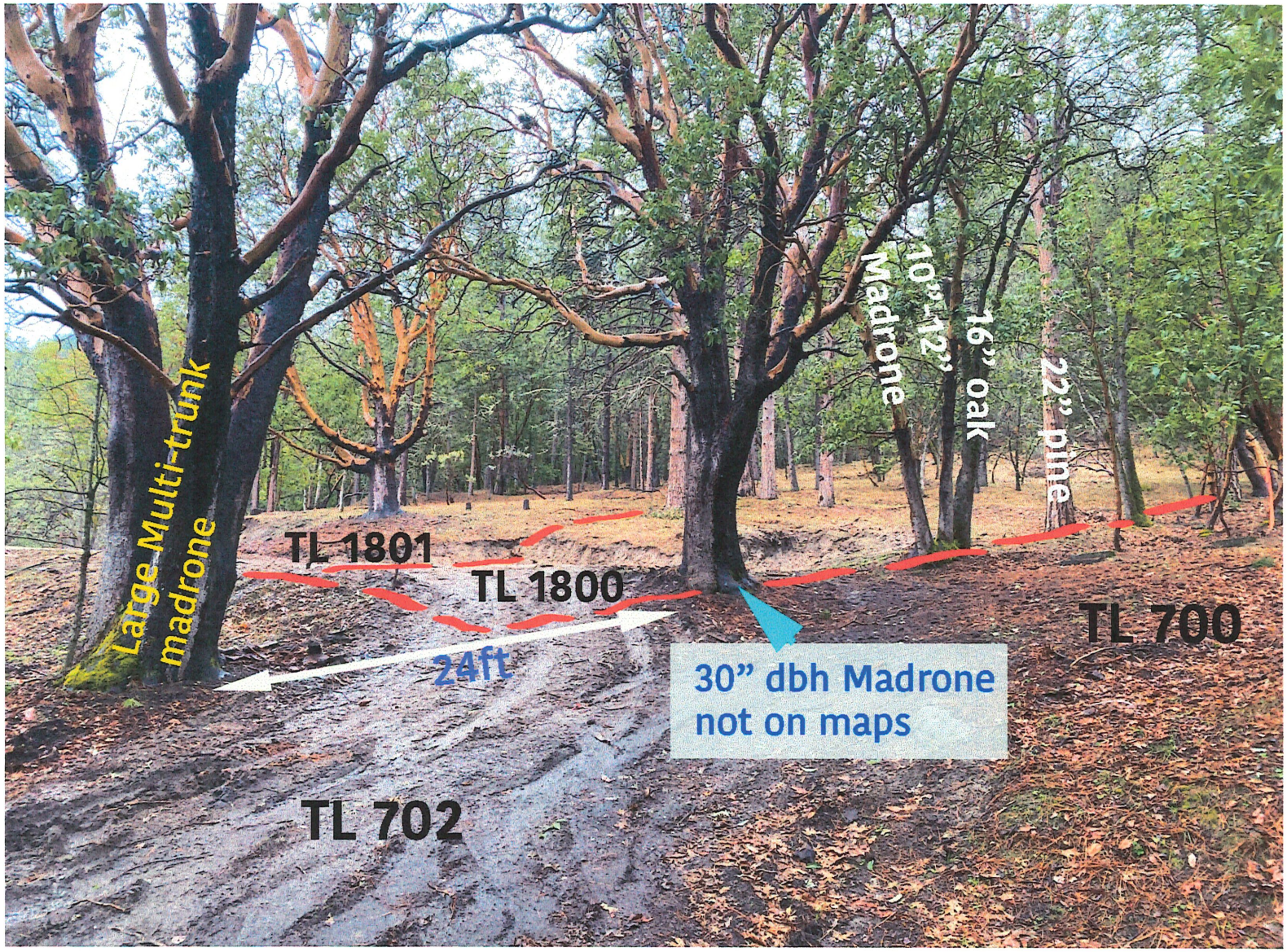
Before variances can be granted or construction plans approved, the existence, location and conditions of this easement should be confirmed by the Planning Commission.

Fire Hydrant Location
Mark Shay <mark.shay@ashland.or.us>
To: "carlos@carlosdelgadoarchitect.com" <carlos@carlosdelgadoarchitect.com>

Fire Chief Shay asks for the distance to the private hydrant 'already on the easement road.' To our knowledge there is no hydrant on the driveway down to Granite St. There is a hydrant on the private driveway off Strawberry Lane, near 234 Strawberry Lane. Is this the hydrant referred to and does it being on a separate driveway affect the fire chiefs view?

Conclusions:
There are significant errors and omissions in the application submitted for Planning Action PA-T2-2024-00053. For these and other factors in this application we ask that the City of Ashland Planning Department decline to grant the variances requested. A much smaller building footprint and far fewer trees removed could address most of these problems.

Len and Karen Eisenberg
223 Granite Street
Ashland, Oregon. 97520
evogeneao@gmail.com



Looking southwest at northeast corner of flag portion of TL 1800

PA-TZ-2024-00053

Applicant Submittal

Feb 13, 2025
Revised Findings

Planning Application Submittal –	**Findings of Fact - New Residence in Environmental Constraints - Hillside Lands**
ADDRESS:	**231 Granite Street, Ashland OR 97520** **Assessor's Map 39 1E 08 DA Tax Lot 1800**
Zoning:	**Rural Residential (RR-.5-P)**

Owner
Bryan & Stephanie DeBoer
85 Winburn Way
Ashland, OR 97520
541.621.2881

Architect
Carlos Delgado
Carlos Delgado Architect LLC
200 Clear Creek Drive, Ste C
Ashland, Oregon 97520
541 552 9502

Landscape Architect and Planning
Shelby Scharen
Scharen Design Studio
Landscape Architecture & Planning
Ashland, OR 97520
541.215.4464

ATTACHMENTS

Project Narrative
A0.1_Architectural Cover Sheet (11x17)
AS1.0_Architectural Site Plan (11x17)
A1.0_Architectural Daylight Basement Plan (11x17)
A1.1_Architectural Main Floor Plan (11x17)
A2.1_Exterior Elevations (11x17)
A2.2_Exterior Elevations (11x17)
L0.1_Tree Survey
L0.2_Tree Removal Plan
L0.3_Tree Removal Plan detail
L1.0_Site Plan
L1.1_Landscape Layout
L2.0_Grading Plan
L2.1_Existing Slope Analysis
L3.0_Planting and Irrigation

Project Description

This is a proposed new single-family residence of 4,798 sf, with 1/3 of the home as daylight basement, nestled into the hillside below grade and appearing at grade on the downhill side. The Main floor exits out onto the natural grade line and is integrated into the existing natural topography as such on the Southern side of the home.
This project is subject to the Development Standards for Hillside Lands of the Physical and Environmental constraints section of the Ashland Land Use Ordinance.

The project proposes a new driveway to access the residence as well that is created within and existing access and Utility easement. The residence will also have a 176 SF covered entry porch and 710 SF of outdoor covered patios.

The residence is located on the lowermost Northeastern corner of the 2.18 acre lot, thus minimizing the driveway access & parking area. This section of the lot also inhabits the lowest slopes of the site. The residence with living on both levels and being oriented longitudinally with the contour lines to optimize its relation to grades and balances this house well with both cut and fill on this hillside lot.

The following exceptions are requested and are addressed in these findings per the ALUO in this application:

Exception to the Development Standards for Hillside Lands per 18.3.10.090.E The applicant is requesting an exception to
Section E. 2. D. [*Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet****]***

Required Findings addressing the following Ashland Land Use Ordinance Sections

18.2.4	**General Regulations for Base Zones**
18.2.5	**Standards for Residential Zones**
18.3.10	**Physical and Environmental Constraints-Hillside Severe Constraints**
18.3.10.090.E	**Exception to the Development Standards for Hillside Lands**
18.3.10.100	**Wildfire Lands**
18.4.3.080.D	**Driveways and Turn-Around Design**
18.4.5	**Tree Preservation and Protection**
18.4.8	**Solar Access**
18.4.8.020.C.	**Solar Setback Exceptions**
18.5.5	**Variance**
18.5.7	**Tree Removal Permits**

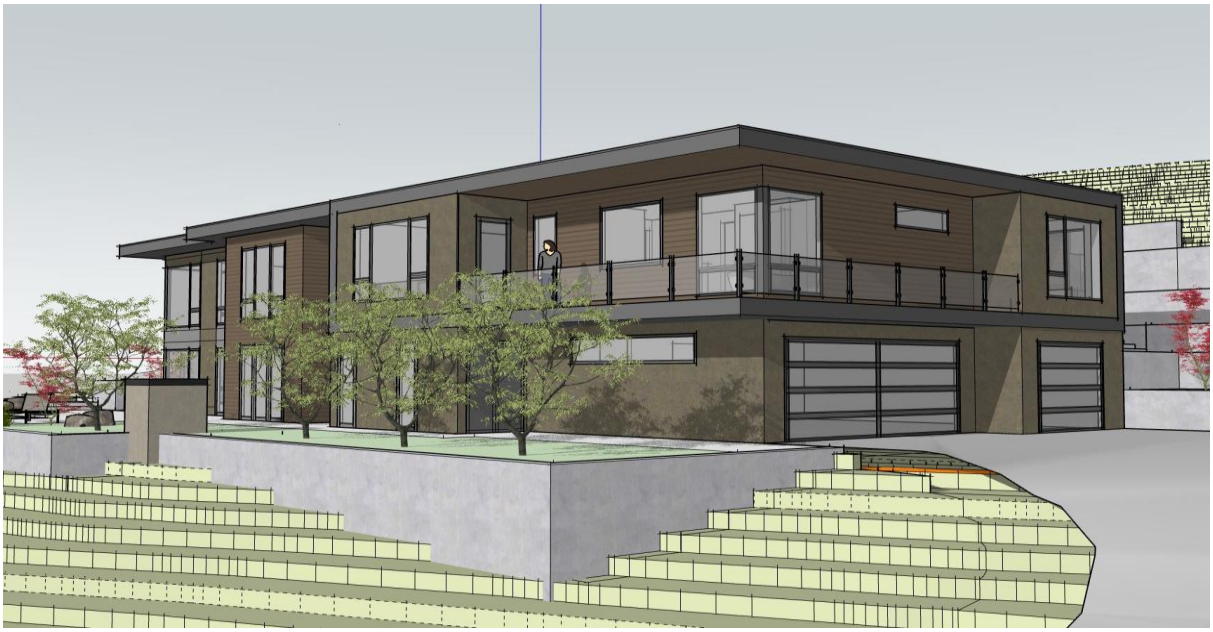


image 1 - PROPOSED NORTH EAST ELEVATION

image 2 - PROPOSED SOUTH EAST ELEVATION

image 3 - PROPOSED WEST ELEVATION

FINDINGS OF FACT ADDRESSING THE ASHLAND LAND DEVELOPMENT ORDINANCE

Chapter 18.2.4
GENERAL REGULATIONS FOR BASE ZONES
18.2.4.010 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 or abuts a cul-de-sac vehicle turn-around area, the minimum width is 25 feet.

Complies: The lot is a pre-existing legal lot of record that does not abut a public street. The lot has existing, legal access via driveway easement from Granite St.

Chapter 18.2.5
STANDARDS FOR RESIDENTIAL ZONES
18.2.5.030 Unified Standards for Residential Zones
This property is in a residential zone (RR-.5) with a proposed single-family home on 2.18 acres and complies with all set back requirements for the front, side, and rear.

Chapter 18.3.10

PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

18.3.10.050 Approval Criteria

Through the application of the requirements of the Hillside Ordinance, the oversight of a geotechnical expert, a civil engineer and a structural engineer, implementation of the erosion control plan, and tree protection/preservation, wildfire fuels management, potential adverse impacts have been minimized.

The home is situated in a manner that minimizes hillside disturbance by limiting cuts and fill for construction. The area of site disturbance has been limited through the creation of a small area in comparison to the size of the property that is for development of the home, the yard area and pool and the driveway. Potential impacts to the property and the nearby area have been considered and through the considerate design and layout, adverse impacts have been minimized.

The proposed residence and minimal outdoor area substantially exceed all required setbacks in the zone which reduces potential impacts to the nearby area and reduces the visual impacts of the new construction. At the same time, the area of development of the 2.18-acre site is in the area nearest the location of the vehicular access and the area of development substantially retains the majority of the large area property in an undeveloped state. The construction of a single-story residence with a basement reduces the building height and visual impacts to adjacent properties. The structure and driveway are cut into the hillside with the lower levels utilized to support the upper story and provide for an outdoor living area without creating a large, flat pad. The positioning, roofline style, generally low profile considering the steepness of the property and reduces the visual impacts. The proposed residence utilizes low pitch roofs with walk-out decks onto the floor below. This reduces the building height and mass, limiting impacts to nearby areas. The residence is cut into the hillslope without the use of substantial amounts of fill.

The proposed development minimizes fire hazard through the implementation of a fire management plan, minimizes slope failure through the implementation of appropriate drainage and retaining wall construction, and feasible storm water management through proper drainage and conveyance through the property and utility easements to the City Storm water system.

The proposed development preserves and protects the rural residential characteristics of the property and the surrounding properties. The proposed development has stepped, structural retaining walls to lessen the impact of a structure on the lot through the use of terracing, and erosion control plant materials.

The project design team including the geotechnical expert, the landscape architect, the civil engineer, and contractor have constructed upon Ashland's hillside properties

numerous times. All potential hazards, including erosion from the hillside, wildfire hazards, and reduced impacts to the developed residential area were all considered and anticipated in the development of the property.

Erosion control systems utilizing the installation of silt fencing and stormwater drainage consistent with the recommendations of the report from Rick Swanson, P.E., Marquess & Associates. The building plans, erosion control, retaining wall design, and proposed stormwater have been reviewed by Rick Swanson, P.E., Marquess, and Associates, who finds that the proposed site development will not create any hazards. There are no known hazards in the development area or immediately adjacent. There is no evidence of surface water or seepage, scarring or other evidence of landslides or slope failure on the subject property.

The foundation will be structurally engineered, and the geotechnical expert will provide periodic inspections of the site to verify the development requirements are being complied with. Erosion control silt fencing is proposed along the east side of the development area and track-out prevention pad will be provided at the entrance of the driveway with the shared driveway to limit impacts to the shared driveway system accessing the property.

All erosion control measures will remain in place throughout the duration of the site work portions of construction. The tree protection fencing will remain in place throughout the duration of construction or until the exterior of the structure is completed and no additional site disturbance is occurring.

The trees proposed for removal are requested to be removed to allow for the development of the driveway, the residence and within the associated development area. The trees proposed for removal are also to implement a wildfire fuel reduction plan which increases safety to the adjacent properties.

The proposal incorporates a cut foundation, with structural retention of all areas of cut and fill. The structure is less than 35-feet above natural grade.

The general contractor is skilled at developing steep hillside lots. The driveway and home construction is proposed to follow the direction and guidance of the geotechnical expert. The structurally engineered single-family residence and the associated site development has taken all reasonable steps to reduce adverse impact to the environment.

The site is heavily treed reduction of fuel loads in the wildfire land overlay and the protection of healthy, preservable trees reducing adverse impacts.

Adequate fire truck apparatus access is proposed. There will be residential sprinklers, and a nearby property private fire hydrant is present within the neighborhood accessed on the private driveway. The property owners have proposed a small outdoor pool area that can provide emergency firefighting water outflow. The proposed fire safety measures demonstrate all reasonable steps have been taken to reduce adverse impacts on the environment.

The building pad area is the minimum area of the site to allow for the construction of a single story with basement home, driveway access and small outdoor space. There is not a large yard area or lawn area proposed on the hillside slopes. Flag lots require a 20' x 20' yard area free of vehicle parking area and buildings.

A small lap pool is proposed within the only outdoor area. Pools are not prohibited. More than 50 percent of the area (30' x 17') where the total pool area (40' x 17') is proposed is situated on existing grade slopes of less than 25 percent. The area of the pool is within the areas of least slope and the majority of the pool area is on slopes of less than 25 percent. The placement of the pool within an area of least slope reduces adverse impacts, potential hazards and limits the amount of hillside disturbance.

The pool area is within the area of excavation for the construction of the house and the most viable contractor staging area during the construction of the residence. Because the area will be disturbed to allow for construction and in the place of the removed topsoil, it is logical to be used as an outdoor area and a small pool area. The area of excavation and site disturbance will not be falsely reconstructed as hillside will fill that requires substantial retaining walls to build back the slope.

The pool walls are engineered limiting potential hazards to the property and nearby areas. The pool and outdoor area are proposed within the area of disturbance for the residence and provides the minimum outdoor area required for flag lots.

The proposed site disturbance is substantially less than allowed. There is only 18,738 SF of disturbance proposed on the 94,960.8 SF area lot which maintains 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.

The removal of the minimum amount of hillside soil to allow for the construction of the home, driveway, terrace and pool area is the minimum amount of disturbance and substantially less than the allowed areas of disturbance on the property.

The staff advisor or the commission can find that considering the existing development of the surrounding area and the maximum development permitted by this ordinance, the applicant

has taken all reasonable steps to reduce adverse impacts to adjacent properties and more than 80 percent of the site will remain in a natural state.

18.3.10.060 Land Classifications

B. Hillside Lands.

This property falls under the Hillside Lands category, it is identified in the hillside lands overlay map and contains slopes greater than 25 percent throughout the site.

C. Wildfire Lands.

This property is classified as Wildfire Lands by city of Ashland maps.

18.3.10.090 Development Standards for Hillside Lands

A. General Requirements.

1. Buildable Area. All development shall occur on lands defined as having buildable area. Slopes greater than 35 percent shall be considered unbuildable except as allowed below. Exceptions may be granted to this requirement only as provided in subsection 18.3.10.090.H.
There are no slopes of greater than 35 percent within the areas of proposed development.

2. Building Envelope.
The building envelope has an average 27 percent slope and is located in the gentlest slopes on the property, and closest location to the flag portion of the lot to further minimize lot disturbance.

3. New Streets and Driveways.
The existing access is via a 'flag driveway' due to the length of the driveway being more than 50 feet in length. The proposal is to extend this driveway up the flag portion of the lot which has average slopes 23 percent.

The driveway grade requires a variance to exceed 15 percent and exceed 18 percent. This is due to the pre-existing driveway location and grade that the subject property attaches too. See additional variance findings.

4. Geotechnical Studies.
The proposed development is not a subdivision or partition and a geotechnical study is not required.

B. Hillside Grading and Erosion Control. All development on lands classified as Hillside shall provide plans conforming to the following items:

All grading, retaining wall design, drainage and erosion control plans will be reviewed by the project geotechnical engineer. Eric (Rick) Swanson, P.E., Marquess & Associates has reviewed

the site and the proposed development and has found the proposal, and the site are suitable for development.

2. Timing of Improvements.

This is a single-family home and does not have to comply with "timing of Improvements" standards.

3. Retention in Natural State.

The average slope on this property is 27 percent
Total lot size: 2.18 acre = 94,961 SF
25 percent of the total lot area = 23,7402.5 SF
25 + 27 = 52 percent of the total lot area
Required total natural state is 52 percent - 49,379.72 SF
The total area being affected by grading and other disturbance is 18,738 SF, therefore maintaining 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.

4. Grading – Cuts. On all cut slopes on areas classified as Hillside Lands, the following standards shall apply:

a. All cut slopes are contained by a segmental retaining wall system.
b. There will be no exposed cut slopes on this project.
c. The structure is cut into the hillside which reduces the visual bulk. The proposed house has a very low profile that is cut into the hill and is not perched high on the property. This was a response to the slopes and to limit the impacts on the topography and the large-stature trees. The home is surrounded by a dense forest limiting visual 'bulk' impacts to adjacent properties.
d. Revegetation of cut slope terraces includes the provision of a planting plan, introduction of topsoil where necessary, and the use of irrigation as necessary.
Please see graphic submittal sheet L 2.0

5. Grading – Fill. On all fill slopes on lands classified as Hillside Lands, the following standards shall apply:

a. Complies, Refer to L2.0 – Grading Plan. There are no unretained fill slopes.
b. Complies, Refer to L2.0 – Grading Plan. All fill is retained with a vertical retaining wall.
c. Complies, all utilities will take advantage of the driveway for access to the homesite and not within any fill slopes.

6. Revegetation Requirements.

No un-retained fill slopes are proposed.

7. Maintenance, Security, and Penalties for Erosion Control Measures.

The landscaping will be maintained in perpetuity by the homeowners. The property was part of a larger parcel area that has been divided into smaller buildable lots with the last partition occurring in 1995, before January 1, 1998 date.

8. Site Grading. The grading of a site on Hillside Lands shall be reviewed considering the following factors:

All grading, retaining wall design, drainage and erosion control will be designed based on standards designed by the project geo-technical expert to be reviewed and approved by said consultant as part of the approval process. Erosion control practices will be designed to minimize solids in runoff from disturbed areas and any track-out from the site.

The stormwater facilities will be designed by a licensed civil engineer (Thornton Engineering) – attached under separate submittal are the relevant findings, site observations, and recommendations, including those from the geotechnical report and stormwater management considerations.

There are no hazardous areas or unstable portions of the site.

The building pad area is the minimum area of the site to allow for the construction of a single story with basement home, driveway access and small outdoor space. There is not a large yard area or lawn area proposed on the hillside slopes. Flag lots require a 20X20 yard area free of vehicle parking area and buildings. Though a small lap pool is proposed, the proposed site disturbance is substantially less than allowed. Pools are not prohibited. The pool and outdoor area is proposed within the area of disturbance for the residence and provides the minimum outdoor area required for flag lots. There is only 18,738 SF of disturbance proposed on the 94,960.8 SF area lot which maintains 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.

9. Inspections and Final Report.

Periodic inspection of the property and construction consistent with the recommendations and conducted by the geotechnical engineer will be obtained. The final inspection report completed by the geotechnical expert will be provided prior to the issuance of the certificate of occupancy.

C. Surface and Groundwater Drainage

All the stormwater on the site is directed to surface drains and collection behind walls. The water is ultimately taken through the site to the storm water system on Granite Street. No water will travel over cut faces or fill areas. It is not feasible to install detention on this site due to steepness. As designed, this project will minimize erosion and storm flow increases to the greatest extent possible. The stormwater facilities will be designed by a licensed civil engineer (Thornton Engineering).

D. Tree Conservation, Protection and Removal. All development on Hillside Lands shall conform to the following requirements:

An inventory of the site trees was conducted, there are hundreds of trees on the property. There are 75 trees six inches in diameter at breast height or larger in the area of construction disturbance. The predominate species are Douglas Fir, White Oak and Madrone. Eight (8) of the trees are dead.

The trees were evaluated for health, structure, species, variety and size. wildfire safety and hazards removal, and removal due to the proposed access, retaining walls, and the approved and proposed building envelope area.

The tree assessment retains most of the site slope stabilizing trees. The tree analysis identified the health of the trees and provided suggestions as to which trees should be removed.

The property will remain heavily treed following the removal of the small diameter fuels, the dead trees and the trees in poor condition.

Tree protection zones are included on the tree protection plan including preservation plans for tree conservation during construction.

A six-foot chain-link fence is proposed to be installed according to the Tree Protection plan found on Sheet L 1.2. The fencing is proposed to be installed at grade and to remain in place throughout the duration of the project. The fenced tree protection zone will remain free of any construction disturbance. The project Landscape Architect or project Arborist will oversee any potential site disturbance within the tree protection zone.

Please refer to provided graphic tree inventory, proposed removal and tree protection plan, sheets L0.1, L0.2 and L0.3.

Tree Removal.
Of the 75 trees in the vicinity of the area of disturbance, four (4) significant trees are proposed for removal, eight (8) dead trees and a total of 67 trees removed that are greater than six inches in diameter at breast height but less than 12 inches in diameter at breast height deciduous trees and less than 18 inches in diameter at breast height conifer trees. The other significant trees are incorporated into the project design.

The trees that are proposed for removal is because they are within the building envelope/footprint.

Many of the trees proposed for removal are within the proposed driveway or within the identified area of disturbance.

Of the 75 trees in the vicinity of the area of disturbance, there are 67 trees greater than 6" in diameter at breast height proposed for removal. Of the 67 trees proposed for removal, only four (4) significant trees are proposed for removal.

The other tree proposed for removal include eight (8) Douglas Fir trees in poor condition that are smaller than 18 inches in diameter at breast height, fourteen (14) Douglas Fir trees in poor condition that are smaller than 18 inches in diameter at breast height.

There is a five stem Madrone each stem is greater than 18 inches in diameter at breast height; two multi-stem oak trees with one stem each greater than 12 inches in diameter at breast height that are in good health proposed for removal.

As noted above, the trees proposed for removal are largely within the driveway area or within the area of disturbance for the home construction.

The trees proposed for removal will not have a significant impact on the erosion, soil stability or flow of waters.

There are four (4) significant trees proposed for removal. These include a five-stem Madrone, a five stem Oregon white Oak, a three stem Oregon white Oak and a 12 inch in diameter at breast height Oregon white oak. The proposed mitigation trees are deciduous and there are no replacement conifers proposed.

E. Building Location and Design Standards.

1. Building Envelopes.

a. The building envelope shall contain a buildable area with a slope of 35 percent or less.
There are no slopes of greater than 35 percent within the areas of proposed development.

b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in subsection 18.3.10.090.B.3.
The average slope on this property is 27 percent
Total lot size: 2.18 acre = 94,961 SF
25 percent of the total lot area = 23,7402.5 SF
25 + 27 = 52 percent of the total lot area
Required total natural state is 52 percent - 49,379.72 SF
The total area being affected by grading and other disturbance is 18,738 SF, therefore maintaining 80 percent (75,969 SF) in natural state which is substantially greater than the minimum percentage required.

c. Building envelopes shall be designed and located to maximize tree conservation as required in subsection 18.3.10.090.D.3 while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
An inventory of the site trees was conducted and there are hundreds of trees on the property. There are 75 trees six inches in diameter at breast height or larger in the area of construction disturbance. The predominate species are Douglas Fir, White Oak and Madrone. Eight (8) of the trees are dead.

The trees were evaluated for health, structure, species, variety and size. wildfire safety and hazards removal, and removal due to the proposed access, retaining walls, and the approved and proposed building envelope area.

The tree assessment retains most of the site slope stabilizing trees. The tree analysis identified the health of the trees and provided suggestions as to which trees should be removed. There are 67 of the 75 trees in the area of construction development proposed for removal. Of those eight are dead and only four of the 67 trees are significant trees.

The property will remain heavily treed following the removal of the small diameter fuels, the dead trees and the trees in poor condition.

Tree protection zones are included on the tree protection plan including preservation plans for tree conservation during construction.

d. It is recommended that building envelope locations should be located to avoid ridgeline exposures, and designed such that the roofline of a building within the envelope does not project above the ridgeline as illustrated in Figure 18.3.10.090.E.1.d.
Not applicable.

2. Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, excepting those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits:

a. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum hillside building height shall be 35 feet. See Figure 18.3.10.090.E.2.a.i and Figure 18.3.10.090.E.2.a.ii
Complies – maximum height is 19'10" - refer to Sheet A2.1

b. Cut buildings into hillsides to reduce effective visual bulk.
The structure is cut into the hillside to the greatest extent possible. The proposed building design limits the amount of cut to the area nearest the location of the driveway. The driveway location and grade determine the location of the garage and entrance to the residence.

i. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.

Complies – stepped footings are proposed are proposed within the southern portion of the residence that addresses the natural swale to the south. Per section 18.3.10.090.B.4. findings – the residence has an average 36 foot width of structure along the east/west axis (perpendicular to the slope). This width in combination of the structure cut into the hillside, and limited vehicular access on the north end prohibits stepped footings.

ii. Reduce building mass by utilizing below grade rooms cut into the natural slope.

Complies. The building mass is cut into the hillside with approximatly 40 percent of the structure cut into the natural slope - refer to Sheets A2.1 and A2.2.

c. A building step-back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. See Figure 18.3.10.090.E.2.c.

Complies. The maximum wall height is 18'-9" on east (downhill) elevation – refer to Sheet A2.1 for height dimension of wall to existing natural grade. Spot elevations and other referenced dimensions above 20' in height refer to top of roof heights to finished grade.

d. Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet. See Figure 18.3.10.090.E.2.d.

The building has horizontal building planes that are divided into smaller masses. The façade of the structure on the downhill (east) side is divided into four distinct sections. Of those, the southern half requires an exception because the total wall length is 39 feet with a four-foot offset. The other half of the building has offsets of six feet. The south wall has a total plane length of 44 feet with a five foot off-set. – Refer to section H (Exception to the Development Standards for Hillside Lands)

e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. Large gable ends on downhill elevations should be avoided; however, smaller gables may be permitted. See Figure 18.3.10.090.E.2.c.

While the roof on this modern design has the majority of the roof flat. The clerestory and the extended soffit "waterfalls" to landscape walls and landscape retaining walls– the proposed building mass and scale expresses the irregularity on the hillside. In view with the staggered wall and varied eave overhangs – the structure is broken up to appear as segmented building components meeting the intent of this section.

Additionally, with the structure cut into the hillside, the mass and the rooflines are further minimized with the natural grade of the surrounding hillside being higher than the proposed residence. There are no large gables and the flat roof does not project upwards of the house to increase height and mass. Refer to image 1 and image 2 on previous pages. There are 4ft to 5ft stepbacks in the structure below the linear roof and material changes within these stepbacks. This complies with the intent of the ordinance that seeks to break up the mass of the structure into smaller building components to reflect the irregular form of the hillside. The lot is one long consistent linear hill with rock outcroppings, and the proposed structure has differentiated masses to mimic smaller masses.

f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.
The lower floor level is used as a deck for a portion of the residence. The only overhang is also the eave of the roof of the floor below. There are no vertical supports.

g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.
Neutral colors found in the surrounding landscape that minimize contrast between the natural environment and the structure will be used on the exterior paint.

F. All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.
The foundation of the structure will be designed by an engineer and reviewed by the project geotechnical expert.

G. All newly created lots or lots modified by a lot line adjustment must include building envelopes containing a buildable area less than 35 percent slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is to provide open space or for conservation purposes.
Not applicable

H. 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.

The applicant is requesting an exception to Section E. 2. D. [*Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet****]***
The proposed residence has horizontal building planes that are divided into smaller masses. The façade of the structure on the downhill (east) side is divided into four distinct sections. The entire horizontal building plane of 83 feet is a combination of five different planes. The first to planes from the north corner to the first six foot offset is 22 ft. 3 inches the second section is 16 feet. This leads to a six-foot offset on the north side that is reduced to four feet on the south side. The next two sections comprise a 16 ft 9in section and 22 ft 3in section, the southern half requires an exception because the total wall length is 39 feet with a four-foot offset. The south wall has a total plane length of 44 feet with a five foot off-set. (Refer to east wall line and south wall line on Sheet A1.1 – Main Floor plan and to image 1 and image 2 on previous pages.

A reasonable number of offsets and variation of depth in the design technique of the offsets meet the intent of the hillside standards to provide variation and interest on the minimally visible façade on the approach to the residence. The difficulty in meeting this requirement is due to the unique ravine/drainage to the south and the publicly used trail alongside the Talent Irrigation Ditch to the west.

The property is steeper to the south and west. The project has been designed to fit within these constraints and in particular within the east to west topography of the site. The floor level entries and constraints improve the site design and its relationship to both the main floor and the lower floor's relationship to the ravine. The property existed prior to the hillside design standards and unlike the other homes in the immediate vicinity that are built up taller with large gables, the design sets the home into the hillside to minimize the mass and the scale. The exception allows for the best integration of the yard and the existing topography. The proposed structure is more than 220-feet from the south property line and more than 31 feet from the east property line and more than 190 feet from the adjacent residence to the east.

2. The exception will result in equal or greater protection of the resources protected under this chapter.
The project has been designed to fit within these constraints and in particular within the east to west topography. To reduce hillside disturbance through the use of slope responsive design techniques, the buildings on the steep hillside lands have longer planes to reduce cutting horizontally and vertically. The areas where the wall is more than 36-feet are in the areas of least visual impacts to adjacent properties and the impact from the horizontal planes is reduced and provides greater protection of the resources protected under this chapter.

3. The exception is the minimum necessary to alleviate the difficulty.

The request of the six foot offset of the east wall plan to be four feet and a five foot offset on the southern plane 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, and section 18.3.10.090, Development Standards for Hillside Lands. (Ord. 3199 § 18, amended, 06/15/2021; Ord. 3191 § 18, amended, 11/17/2020; Ord. 3158 § 4, amended, 09/18/2018)
The proposed step backs of the wall planes minimizes alteration of the area of natural slope retention and protects the topographic character and integrity of the hillside lands. The proposal reduces the amount of cutting, scarring and when considering the difficulty of constructing in the neighborhood, the proposal is sensitive to the adjacent properties and the impacts of construction by locating the residence on the lesser slopes of the property

The exceptions allow for a reasonable use that complements the natural and visual character of the city on a challenging site.

The requested exception is consistent with the Purpose and Intent of the Physical and Environmental Constraints Overlay chapter.

The proposed site development provides for safe, orderly, and beneficial development of a 2.18 acre single family lot. The property includes significant natural features characterized by diversity of physiographic conditions and significant natural features. The proposed development though impactful due to the steepness of the property and the long vacant lot accessed via a non-conforming driveway, limits alteration of topography and reduces encroachment upon, or alteration of, any natural environment. Where only 52 percent of the site is required to be maintained in a natural state, the proposal retains 80 percent of the site in a natural state. The proposal provides for sensitive development in areas that are constrained by various natural features and preserves the largest stature, significant trees, reduces wildfire risks and provides additional protections of a large acre parcel. The proposed residence is designed to have a minimal impact on the topography of the site. By substantially limiting the amount of disturbance (80 percent of the site preserved in a natural state vs. the allowed 50 percent disturbance), the encroachment upon the natural environment preserves the site's physiographic conditions including the limits on slope disturbance, limited development of the forested site, and retention of many of the site's significant trees and natural vegetation outside the building footprint and fuel reduction zone. The applicant has taken all reasonable steps to design a home that will not have adverse impacts on the environment when considering the existing development of the surrounding area and the maximum development of this site as allowed by the ordinance.

18.3.10.100 Development Standards for Wildfire Lands –

A Wildfire Prevention and Control plan has been provided with this application, please see sheet L 1.1

Compliance with the development standards for wildfire lands will be implemented on-site prior to the introduction of combustible construction materials. Areas of heavy vegetation are proposed to be thinned to reduce the fuel load on the lower portion of the property. All dead and dying trees are proposed for removal. The number of trees proposed for planting on the site is sufficient for erosion control but does not increase fuel load and tree densities in the wildfire overlay.

Please refer to architectural plans for appropriate building specifications to this ordinance requirement. Stucco, metal and fire resistant materials are proposed for the exterior of the building. Fire suppression will be provided within the dwelling.

Per ORSC R327.4 Wildfire Hazard Mitigation requirements, Exterior patios and porch ceilings, floor projections (N/A), Enclosed roof eaves, soffits will comply with requirements for noncombustible material or ignition resistant materials or with 1 layer of 5/8" Type X exterior gypboard.

Please refer to the City of Ashland Wildfire Mitigation Plan Submittal Form submitted in this application for intended materials to meet compliance. The applicant requests a deferred submittal for exact specifications. The following excerpts from ALUO chapter 18.3.10.100 is provided as reference and specifications for compliance.

The applicable fire prevention measures will be provided in the final application on the Landscape design plans.

Dead and dying vegetation will be removed – Refer to Sheet L0.2 and L0.3

Vegetation within 40 feet of the building will be wildfire resistant plant species.

Existing prohibited flammable plant material will be removed, refer to L0.2 and L0.3

No combustible materials will be located within 5 feet of the new building. Mulch is specified as decomposed granite.

Existing trees are being removed within 20 feet of the building. The closest flammable existing tree to the new home has a tree canopy that terminates 17 feet horizontal distance away from the building roof.

Proposed trees focus on dwarf and compact varieties, refer to L3.0

Existing flammable trees within 100 feet of the building will be pruned to 8 feet above the ground or one-third tree height.

Proposed shrubs are low flammable species, refer to L3.0

Proposed vegetation beneath existing tree canopies is limited to grasses & forbs and low-growing shrubs. No vegetation from the prohibited plan list are proposed, refer to L3.

Proposed fencing is of metal construction only.

PARKING, ACCESS, AND CIRCULATION
18.4.3.080 Vehicle Area Design
A. Parking Location.

The three parking spaces for this home are located within the garage.
There are two exterior parking bays, one for guests and a hammerhead bay for maneuvering.

The driveway to access this project is 15 feet wide with 12 foot paved width throughout. The access easement is 15 feet wide and trees within the easement will be limbed up to provide 13.5 foot of vertical clearance throughout the driveway length.

18.4.5.030 Tree Protection
A. Tree Protection Plan. A tree protection plan shall be approved by the Staff Advisor concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.
B. Tree Protection Plan Submission Requirements. In order to obtain approval of a tree protection plan, an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:

These measures will be specified and will be provided with a graphic response in the Landscape design plans Sheets L0.1,L.02, L.03

C. Tree Protection Measures Required.

These measures will be specified and will be provided with a graphic response in the Landscape design plans Sheet L0.1

D. Inspection. A tree protect removal plan shall be requested prior to commencing with any work other than the installation of the erosion control measure.

Chapter 18.4.8
SOLAR ACCESS

The project is designed to conform to solar setback A and meets all the required standards for this category.

Height of roof
23 – 6”

Type, slope of roof 1/2:12 slope

Setback standard Table A
Setback required per standard

(2234.33(-) 2217.00) = 17.33 '(-)6 '/ (.432) = 26'-3" SSB REQUIRED – (34-'3" PROVIDED)
(2234.33(-) 2210.50) = 23.83 '(-)6 '/ (.432) = 41'-4" SSB REQUIRED – (43'-3" PROVIDED)

*****AVG. 150 'SLOPE TO NORTH IS (2269'-2272'= +3') (2189'-2182'=-7') (+3 '(+)-7'/2=-2''/150'= (-.013 slope)***
*****AVG NORTH/SOUTH LOT DIMENSION = 313.13'***
[.445+(-.013) =.432]
FORMULA 1 (30 '/ .432) = 69.44 'IF<313.13 '= STD 'A '(-6)

Chapter 18.5.5
VARIANCE

A Variance to the driveway grade in excess of 15 percent and not more than 18 percent from the Flag Driveway Standards (18.5.3.060.F.) is necessary. The flag drive within the 33.04' x 163.04' "flag pole" access to the site is proposed to be 15 feet wide and currently unpaved and proposed to be paved within the existing 15' access easement. Where this access easement ends this flag portion of the lot has many trees and every effort will be made to avoid the trees. The average slope of the existing grade is 27 percent with no feasible area for mitigating the grade slope with turns or curves within the 33.04' width of property (within the "flagpole" access to the property).

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.
The variance to maximum driveway grades is necessary. The existing driveway that the lot has historic, legal access to from Granite Street is in excess of 15 percent grade and is a legal, non-conforming situation. The proposed driveway upon the subject property where undeveloped is in excess of the maximum 15 percent grade and in excess of the allowed up to 18 percent grade for not more than 200-feet as allowed with a Type I Variance (AMC 18.5.3.060.F). Refer to sheet AS1.0 for the dimension of the driveway

The grade of the existing driveway and proposed driveway grade are due to the topography of the properties between the subject property and Granite Street. The grade of the existing driveway determines the connection of the proposed driveway. The driveway upon the subject property where this variance applies is due to the site topography. The lot has a narrow strip of land within which the driveway will be located. The driveway cannot

switchback outside of the property boundaries due to lack of easement and the existing retaining walls and other physical features that below to adjacent property owners.

The shape of the lot and the topography of the lot and the surrounding natural features are unique physical constraints that create the difficulty in meeting the driveway grade standards.

When the lot was originally created in the early 1900, the code provisions at the time appeared to not address driveway grades. In 1990 (ORD 2604) language was added speaking to driveway grades, this language was amended in 1993 (ORD 2663) and reads the same today. Additionally, the language regulating driveway grades was not found in the pre-1990 ordinances. Though the lot was last partitioned in 1995, access was implied from the existing driveway and the grade of the driveway and number of lots taking access from the driveway do not appear to have been accounted for.

2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
The proposed residence has legal access to the existing, non-conforming driveway. Allowing access and the variance to driveway grade is the minimum necessary to address the unique physical circumstances related to the subject property.

Access is not available from another driveway in the vicinity. The adjacent properties to the northwest are accessed via a private driveway that extends to Stawberry Lane. These lots were part of a property line adjustment between three lots, the maximum number allowed to be served via a private driveway (PA90-008).

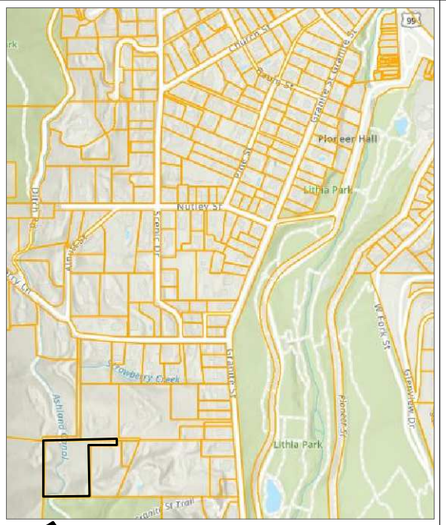
Because of the legal access to the driveway accessing the property from Granite Street, it is not necessary or possible to create an alternative variance situation.

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.
The proposal allows for the construction of a residence on a legal lot of record. The benefits allow for use of the property and the variance to the driveway is necessitated by the slope of the property and the grade of the existing driveway which this driveway connects too. There are no negative impacts from the proposed driveway grade upon the adjacent properties because the adjacent properties have driveway access from the shared driveway. The proposal has been reviewed by Mark Shay, Fire Marshal, Ashland Fire and Rescue and he is aware of the pre-existing, legal lot of record being accessed from an existing driveway system that does not comply with the standards. The proposed residence will have a fire suppression system which mitigates the negatives from the steep driveway.

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.
The subject property is a portion of a parent tract that was owned by the Clary family. Through a series of partitions and property line adjustments prior to 1995, the resulting property was created in its current form. The Clary property through divisions and deed transfers created the property and those that take access from the shared driveway. Additionally, the subject property is more steep to the north and west creating further difficulties with achieving driveway grade.

The slope of the existing driveway is a pre-existing legal non-conforming grade. The proposed residence and the grade of the driveway that allows for access to a residential dwelling situated in the northeast corner of the property at a minimum distance to allow the development of a residential dwelling and the resulting driveway grade which is in excess of 15 percent grade is not a self-imposed situation. The property is a legal lot of record with legal access that were created prior to the standards that limit driveway grades. The property owner did not self impose this situation. The only way to access any home on the site is with a variance to driveway grade.

VICINITY MAP



PROJECT SITE

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.B.P.	ALTERNATE BRACE PANEL
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
A/C	AIR CONDITIONER
AFF	ABOVE FINISH FLOOR
A.H.	AIR HANDLER
A.C.	ASPHALT CONCRETE
B.O.F.	BOTTOM OF FOOTING
BM.	BEAM
BLDG.	BUILDING
B.P.	BRACE PANEL
CAB.	CABINET
CLG.	CEILING
CTR.	CENTER
CL.	CENTERLINE
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
CSK.	COUNTERSINK
D.L.	DEAD LOAD
DP.	DEEP
DIA.	DIAMETER
DIM	DIMENSION
DBL.	DOUBLE
D.S.	DOWN SPOUT
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
EA.	EACH
E.S.	EACH SIDE
E.W.	EACH WAY
ELEC.	ELECTRIC
ELEV.	ELEVATION
ENCL.	ENCLOSURE
E.N.	EDGE NAILING
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
(E)	EXISTING
EXP.	EXPANSION
E.J.	ESPANSION JOINT
EXT.	EXTERIOR
F.G.	FIBERGLASS
FIN.	FINISH
F.F.	FINISH FLOOR
F.O.	FACE OF ...
FLR.	FLOOR
GALV.	GALVANIZED
GA.	GAUGE
G.D.	GARBAGE DISPOSAL
G.L.	GLASS
G.L.B.	GLUE LAM BEAM
GYP.BD.	GYPSUM WALL BOARD
HDW.	HARDWARE
HDR.	HEADER
HGT.	HEIGHT
H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
HC	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
K.D.	KILN DRIED
LAM.	LAMINATED
LT.	LIGHT
L.L.	LIVE LOAD
MFR.	MANUFACTURER
MECH.	MECHANICAL
M.I.W.	MAKE IT WORK
MTL.	METAL
M.C.	MOISTURE CONTENT
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OBS.	OBSCURE
O.C.	ON CENTER
O/	OVER
O.H.	OVERHEAD
PR.	PAIR
PL.	PLASTIC OR PLATE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P.L.	PROPERTY LINE
R	RADIUS
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCING
REQ'D.	REQUIRED
R.H.	RIGHT HAND
RD.	ROOF DRAIN
RM	ROOM
R.O.	ROUGH OPENING
R.B.	RUBBER BASE
S.J.	SAWN JOINT
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SL.	SLIDING
S.C.	SOLID CORE
SPKR.	SPEAKER
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEL.	TELEPHONE
TEMP.	TEMPERED OR TEMPORARY
T&G	TONGUE & GROOVE
T.J.	TOOLED JOINT
T.O.	TOP OF ...
TYP.	TYPICAL
W.R.	WATER RESISTANT
W.P.	WEATHER PROOF
WWM	WELDED WIRE MESH
W/	WITH
W/O	WITHOUT
WD.	WOOD

LEGEND

ELEVATION — FINISH ELEVATION TAG

R1 — ASSEMBLY TYPES (FLOOR, WALLS, ROOF)

C / A3.2 — BUILDING SECTION

3 / 6 — SECTION DETAIL

1 — REVISION

2 — DOOR NUMBER

2 — WINDOW NUMBER

A — EQUIPMENT ID TAG

ROOM — ROOM NAME

1 — ELEVATION KEY NOTE

D / A3.2 — INTERIOR ELEVATIONS

1 / A3.1 — BUILDING SECTIONS

NEW WOOD STUD FRAME CONSTR. - FULL HT.

NEW WOOD STUD FRAME CONSTR. - PARTIAL HT.

ONE-HOUR RATED AREA SEPARATION WALLS

SHEAR WALLS

2

HD5A — HOLD-DOWNS

DRAWING INDEX

PROJECT DIRECTORY

OWNER:	STEPHANIE & BRYAN DEBOER 85 WINBURN WAY ASHLAND OR 97520 541,326,2275
ARCHITECT:	CARLOS DELGADO ARCHITECT 200 CLEAR CRK DR, #C ASHLAND, OR 97520 541,552,9502
CONTRACTOR:	MARK LACKEY INTEGRITY BUILDING CONTRACTORS PO BOX 225 ASHLAND, OR 97520 541,890,2371
LANDSCAPE ARCHITECT:	SHELBY SCHAREN SCHAREN DESIGN STUDIO ASHLAND, OR 97520 541,215,4464
STRUCTURAL ENGINEER:	STRUCTURAL SOLUTIONS INC. 3559 NATIONAL DR. #103 MEDFORD OR 97504 541,608,8117

PLANNING SUMMARY

PROPERTY DESCRIPTION:
ZONING DESIGNATION: RR-.5
ASSESSOR'S PARCEL NUMBER: 39-1E-08DA; T.L.# 1800
231 GRANITE ST., ASHLAND, OREGON 97520

BUILDING SUMMARY:

GHFA LOWER FLOOR:	1,328 SF
GHFA MAIN FLOOR:	3,470 SF
GHFA TOTAL FOR (P) RESIDENCE:	4,798 SF
3 CAR GARAGE	1,250 SF

LOT COVERAGE SUMMARY:

(P) BUILDING FOOTPRINT:	3,477 SF
(P) DRIVEWAY& WALK:	5,354 SF
PROPOSED TOTAL LOT COVERAGE:	8,831 SF
TOTAL LOT AREA: 94,961 SF (2.18ACRE)	
TOTAL LOT COVERAGE ALLOWED 20%:	18,992 SF
TOTAL PROPOSED LOT COVERAGE (8,831 SF / 94,961 SF):	9%

SOLAR SUMMARY:

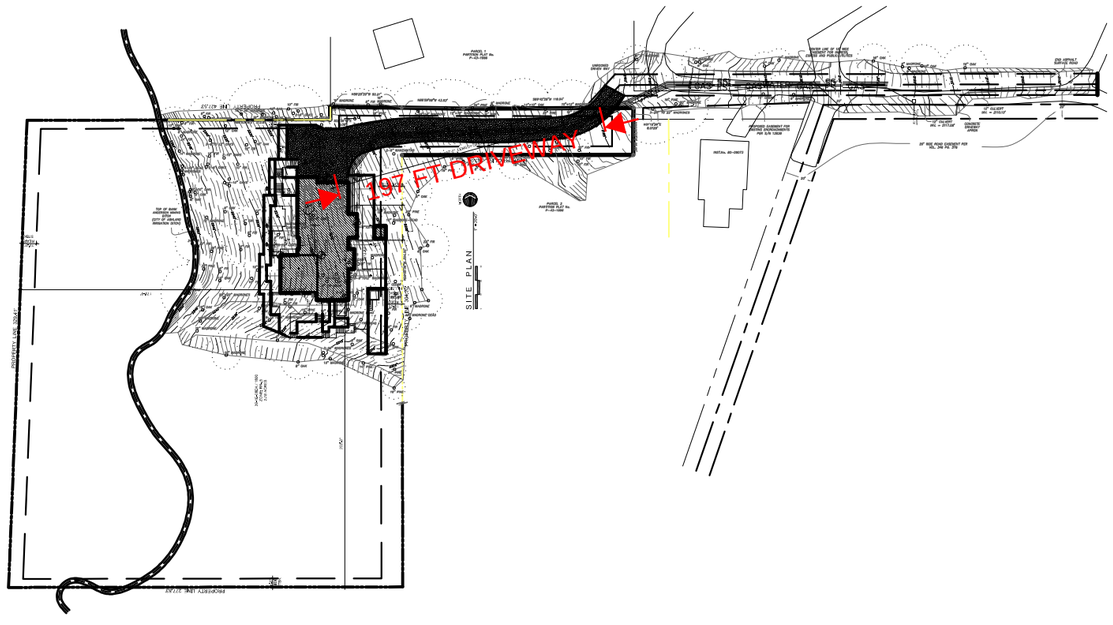
HT. OF (N) ROOF:	±23'-6"
TYPE / SLOPE OF ROOF:	1/2:12 SLOPE
SETBACK STANDARD:	TABLE 'A'
SETBACK PER STANDARD:	

(2234.33' (-) 2217.00') = 17.33' (-)6' / (.432) = 26'-3" SSB REQUIRED
(2234.33' (-) 2210.50') = 23.83' (-)6' / (.432) = 41'-4" SSB REQUIRED
(2238.58' (-) 2231.58') = 7.00' (-)6' / (.432) = 2'-4" SSB REQUIRED
(2238.58' (-) 2223.58') = 15.00' (-)6' / (.432) = 20'-10" SSB REQUIRED

**AVG. 150' SLOPE TO NORTH IS (2269'-2272'=+3')(2189'-2182'=-7')(+3'(+)-7' /2=-2'/150' = (-.013)
**AVG. NORTH /SOUTH LOT DIMENSION = 313.13'

[.445+(-.013) = .432]
FORMULA I: (30' / .432) = 69.44' (IF < THAN) 313.13' = STD 'A' (-6') :(IF > THAN 313.13' USE STD 'B')
FORMULA II: (10' / .432) = 23.15' (IF < THAN) 313.13' = STD 'B' (-16') :(IF > THAN 313.13' USE STD 'C'=-21')

SITE PLAN - REDUCED, N.T.S. (REFER TO AS1.0)



ORSC ADDT. MEASURES

2023 ORSC - All conditioned spaces within residential buildings must comply with 1 measure from below Table N1101.1(2):

1. HIGH EFFICIENCY HVAC SYSTEM:
a. Gas-fired furnace or boiler AFUE 94% (sealed combustion air ducted directly from outdoors if furnace or boiler is within conditioned space) or
b. Air-source heat pump 10/14.0 SEER cooling or
c. Ground source heat pump COP 3.5 or Energy Star rated

✓2. HIGH EFFICIENCY WATER HEATING SYSTEM:
a. Natural gas/propane water heater with UEF 0.90 or
b. Electric heat pump water heater with min. 2.0 COP or
c. Natural gas/propane tankless instantaneous heater with min. 0.80UEF and Drain Water Heat Recovery Unit installed on min. of one shower / tub/shower.

3. WALL INSULATION UPGRADE:
Exterior walls - U-0.045/R-21 conv. framing with R-5.0 cont.insul.

4. ADVANCED ENVELOPE:
Windows - U-0.21 (average) and
Flat ceiling - U-0.017/R-60 and
Framed floors - U-0.026/R-38 or slab edge insul. to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)

5. DUCTLESS HEAT PUMP
For dwelling units with all elect. heat Provide:
ductless heat pump of min. HSPF 10 in primary zone replaces zonal elect. heat sources and
Programmable thermostat for all heaters in bedrooms

6. HIGH EFFICIENCY THERMAL ENVELOPE UA
Proposed UA is 8% lower than the code UA

7. GLAZING AREA
Glazing area, measured as the total of framed opening is less than 12% of Conditioned floor area

8. 3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
Achieve a max. of 3.0 ACH 50 whole-house air leakage when third party tested and provide a whole -house ventilation system including heat recovery with a min. sensible heat recovery efficiency of not less than 66%

UTILITY MAP TO GRANITE ST.

NORTH

BUILDING CODE: OREGON RESIDENTIAL SPECIALTY CODE 2023

CONSTRUCTION TYPE: TYPE V - WOOD FRAMED

OCCUPANCY TYPE: R - RESIDENTIAL

STRUCTURAL LOADS: SEE STRUCTURAL CALCS

BUILDING CODE SUMMARY

ENERGY EFFICIENCY:
ORSC TABLE N1101.1(1)

	CODE VALUES	DESIGN VALUES
WALL INSULATION ABOVE GRADE	R-21	R-28
WALL INSULATION BELOW GRADE	R-15/R-21	N/A
FLAT CEILINGS	R-49	R-60
VAULTED CEILINGS	R-30	N/A
UNDERFLOORS	R-30	R-30
SLAB EDGE PERIMETER	R-15	N/A
HEATED SLAB INTERIOR	R-10	N/A
WINDOWS	U-0.27	U-0.27
WINDOW AREA LIMITATION	N/A	N/A
SKYLIGHTS	U-0.50	U-0.60
EXTERIOR DOORS	U-0.20	U-0.20
EXTERIOR DOORS W/> 2.5ft2 GLAZING	U-0.40	U-0.40
FORCED AIR DUCT INSULATION	R-8 - W/ R-19 (over)	R-8 - W/ R-19

REGISTERED ARCHITECT
CARLOS DELGADO
ASHLAND, OREGON
4460
STATE OF OREGON

Carlos Delgado
ARCHITECT
200 Clear Crk #C • Ashland OR 97520
541.552.9502
info@CarlosDelgadoArchitect.com

DATE
DESCRIPTION

NEW RESIDENCE
BRYAN & STEPHANIE DEBOER
231 GRANITE ST.
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

11X17 SHEETS ARE HALF SCALE

DRAWN : CHECKED:
TS CD
DATE :
01/30/25
PROJECT :
ROGERS_24
SHEET :
A0.1

THORNTON ENGINEERING INC.

January 17, 2025

Re: Driveway Cross-Section Details for 231 Granite Street Application

Carlos,

This letter provides the enclosed requested detail regarding the driveway cross-section for the 231 Granite Street project. Below are the specifications addressing the driveway pavements, base materials, and weight capacity to meet the fire access standards:

1. **Pavement Materials**:
   The driveway will be constructed using textured or grooved AC pavement or concrete; or concrete pavers. This material has been selected to ensure durability and compliance with fire access requirements.
2. **Base Materials**:
   The shoulders and base layer will consist of compacted crushed rock, designed to provide adequate support and stability for the driveway surface.
3. **Weight Capacity**:
   The driveway is be engineered to support a minimum weight capacity of 75,000 pounds to accommodate fire truck apparatus access.
4. **Infiltration LID Swale**:
   To enhance stormwater management and minimize environmental impact, an infiltration Low Impact Development (LID) swale will be constructed on both sides of the driveway. These swales are designed to capture and infiltrate runoff, reducing surface water flow and promoting groundwater recharge.
5. **Dimensions and Turnaround**:
   While this letter focuses on the cross-section details, the project site plan will illustrate the driveway dimensions, fire turnaround/hammerhead, and other relevant measurements.

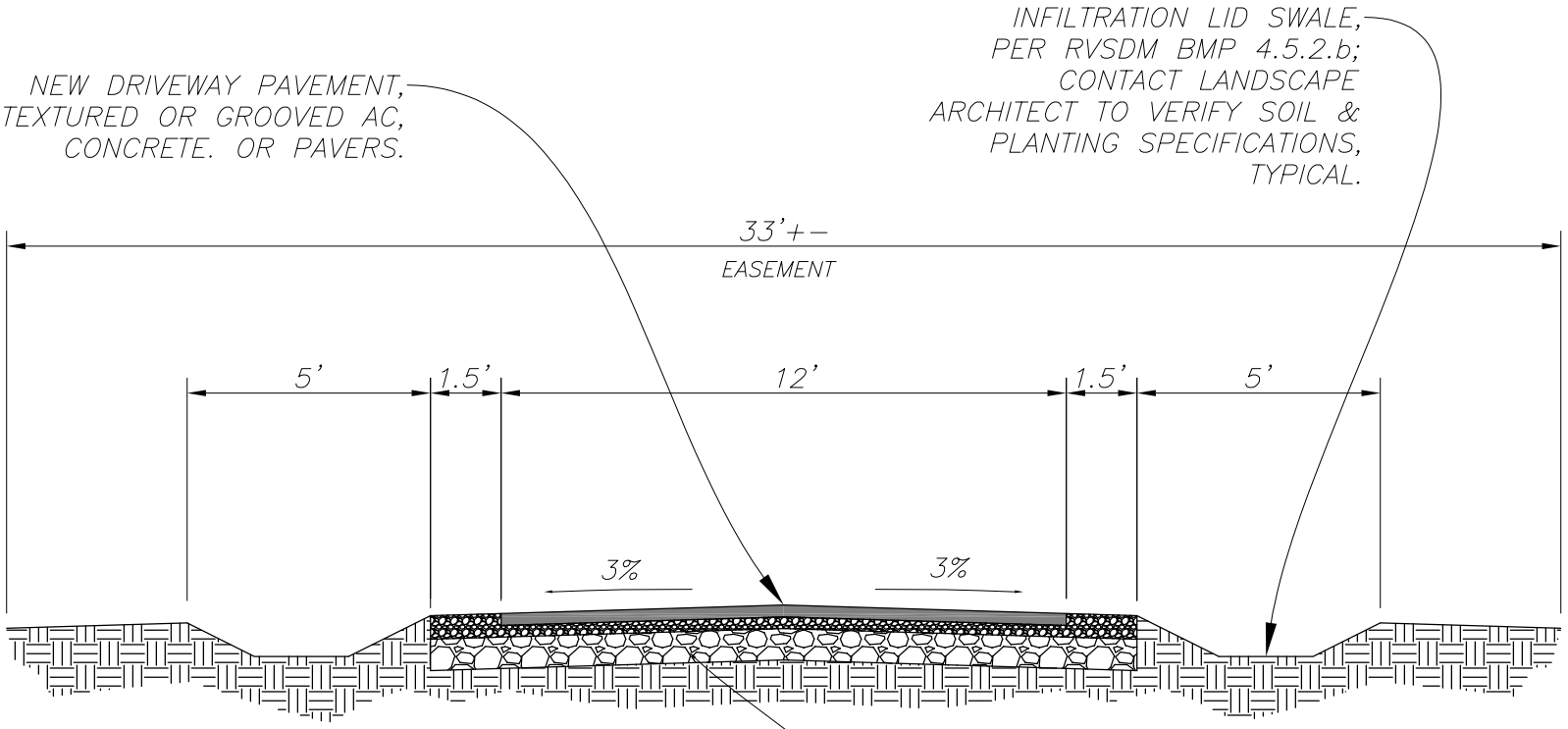
These specifications are intended to address the City's requirements and ensure compliance with fire access standards. Please let me know if additional details or modifications are needed.

Thank you for your attention to this matter.

Sincerely,

Thornton Engineering, Inc.

By: _____
Michael P. Thornton, P.E.

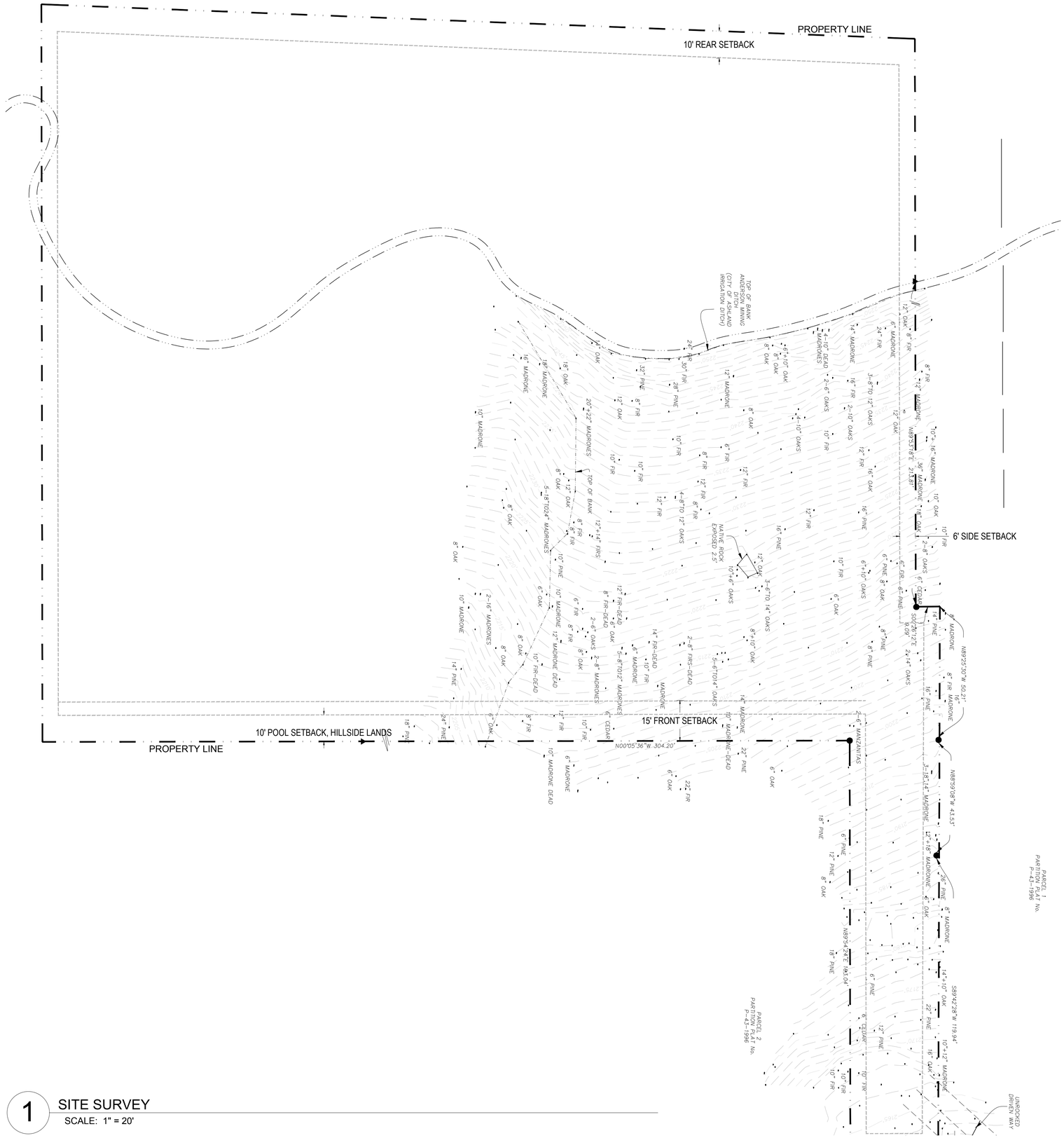


PAVEMENT SECTION – 75,000# CAPACITY, 6" OF 1"–0 CRUSHED ROCK, 8" OF 4"–0 CRUSHED ROCK OVER NON–WOVEN GEOTECTILE FABRIC, OVER WELL COMPACTED SUBGRADE. CONTACT THE GEOTECHNICAL ENGINEER TO VERIFY PAVEMENT, ROCK BASE, AND SUBGRADE SPECIFICATIONS BASED ON SITE CONDITIONS.

TYPICAL DRIVEWAY SECTION

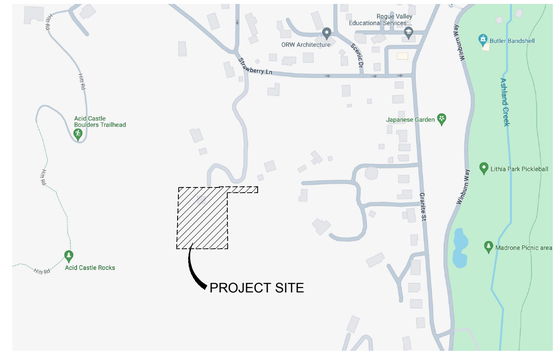
SCALE: 1"=4'

0 4 8



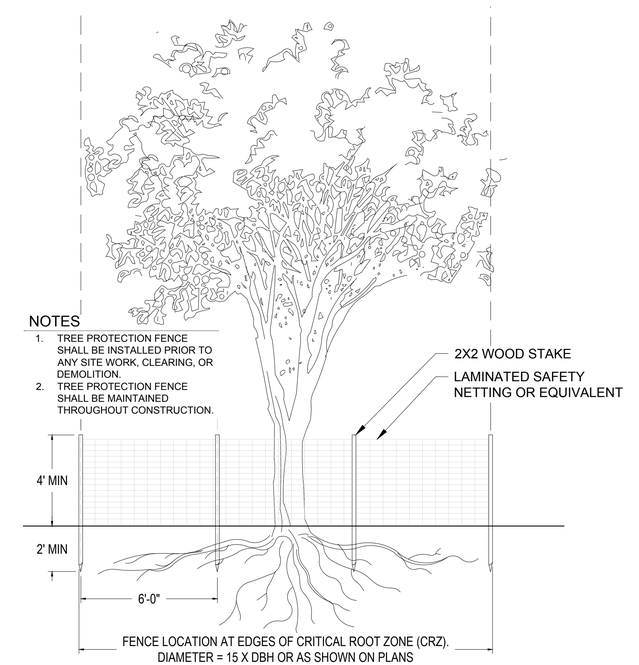
1 SITE SURVEY

SCALE: 1" = 20'



2 VICINITY MAP

SCALE: NTS



3 TREE PROTECTION FENCE

SCALE: NTS

N

0 20' 40'

PRELIMINARY
NOT FOR CONSTRUCTION

Scharen Design Studio
landscape architecture & planning
Ashland, OR 97520
541.215.4464
shelby@scharendesignstudio.com

REGISTERED 0934 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

NEW RESIDENCE

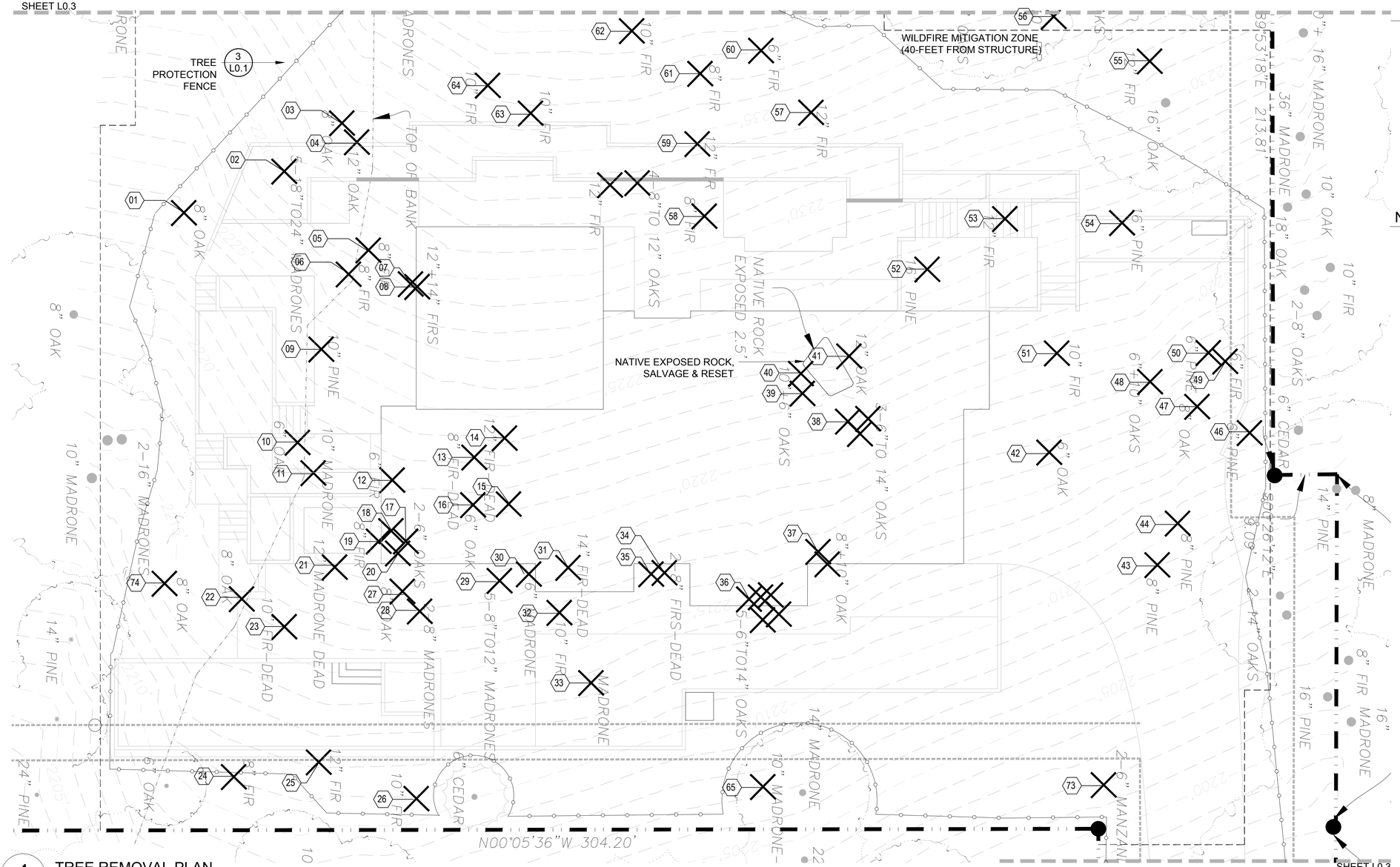
BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800
GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2025

L0.1

SURVEY

SHEET L0.3



1 TREE REMOVAL PLAN

LEGEND

- EX TREE TO REMAIN
- EX TREE TO REMOVE
- TREE PROTECTION FENCE
- WILDFIRE MITIGATION ZONE (40-FEET FROM STRUCTURE)

NOTES

1. WITHIN 100 FEET OF RESIDENCE, FLAMMABLE TREES SHALL BE LIMBED UP 8 FEET TO MAX 1/3 TREE HEIGHT FROM THE GROUND. INVASIVE BLACKBERRIES, DEAD AND DYING TREES WILL BE REMOVED.
2. WITHIN THE WILDFIRE MITIGATION ZONE (40 FEET FROM RESIDENCE) INVASIVE BLACKBERRIES AND DEAD AND DYING TREES WILL BE REMOVED. ALL DEAD WOOD (STANDING OR FALLEN) WILL BE REMOVED. FLAMMABLE SHRUBS SHALL BE PRUNED TO MAINTAIN 3X SHRUB HEIGHT DISTANCE BETWEEN TOP OF UNDERSTORY AND LOWER TREE BRANCHES.
3. WITHIN THE WILDFIRE MITIGATION ZONE, NEW VEGETATION WILL INCLUDE LOW FLAMMABILITY PLANT SPECIES ONLY.

TREE REMOVAL SCHEDULE

NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	REMARKS
01	Quercus garryana	Oregon white oak	8"	fair	
02	Arbutus menziesii	Pacific madrone	18" to 24"	fair	multi-stem, 5-trunks
03	Quercus garryana	Oregon white oak	8"	fair	
04	Quercus garryana	Oregon white oak	12"	good	
05	Pseudotsuga menziesii	Douglas fir	8"	poor	
06	Pseudotsuga menziesii	Douglas fir	8"	poor	
07	Pseudotsuga menziesii	Douglas fir	12"	good	
08	Pseudotsuga menziesii	Douglas fir	14"	good	
09	Pinus ponderosa	Ponderosa pine	10"	good	
10	Quercus garryana	Oregon white oak	6"	good	
11	Arbutus menziesii	Pacific madrone	10"	good	
12	Pseudotsuga menziesii	Douglas fir	6"	fair	
13	Pseudotsuga menziesii	Douglas fir	8"	dead	
14	Pseudotsuga menziesii	Douglas fir	12"	dead	
15	Pseudotsuga menziesii	Douglas fir	10"	dead	
16	Quercus garryana	Oregon white oak	6"	good	
17	Quercus garryana	Oregon white oak	6"	good	
18	Pseudotsuga menziesii	Douglas fir	8"	poor	
19	Pseudotsuga menziesii	Douglas fir	8"	poor	
20	Quercus garryana	Oregon white oak	6"	good	
21	Arbutus menziesii	Pacific madrone	12"	dead	
22	Quercus garryana	Oregon white oak	8"	good	
23	Pseudotsuga menziesii	Douglas fir	10"	dead	
24	Pseudotsuga menziesii	Douglas fir	8"	poor	
25	Pseudotsuga menziesii	Douglas fir	12"	poor	
26	Pseudotsuga menziesii	Douglas fir	10"	poor	
27	Quercus garryana	Oregon white oak	8"	good	
28	Arbutus menziesii	Pacific madrone	8"	good	2 trunks, each 8" dbh
29	Arbutus menziesii	Pacific madrone	8" to 12"	good	5 trunks
30	Arubus menziesii	Pacific madrone	6"	good	
31	Pseudotsuga menziesii	Douglas fir	14"	dead	
32	Pseudotsuga menziesii	Douglas fir	10"	poor	
33	Arubus menziesii	Pacific madrone	8"	good	
34	Pseudotsuga menziesii	Douglas fir	8"	dead	
35	Pseudotsuga menziesii	Douglas fir	8"	dead	
36	Quercus garryana	Oregon white oak	6" to 14"	good	5 trunks
37	Quercus garryana	Oregon white oak	8" and 10"	good	2 trunks
38	Quercus garryana	Oregon white oak	6" to 14"	good	3 trunks
39	Quercus garryana	Oregon white oak	6"	good	
40	Quercus garryana	Oregon white oak	10"	good	
41	Quercus garryana	Oregon white oak	12"	good	
42	Quercus garryana	Oregon white oak	6"	good	
43	Pinus ponderosa	Ponderosa pine	8"	good	
44	Pinus ponderosa	Ponderosa pine	8"	good	
46	Pinus ponderosa	Ponderosa pine	6"	good	
47	Quercus garryana	Oregon white oak	8"	good	
48	Quercus garryana	Oregon white oak	6" & 10"	fair	2 trunks
49	Pseudotsuga menziesii	Douglas fir	6"	fair	
50	Pinus ponderosa	Ponderosa pine	6"	good	
51	Pseudotsuga menziesii	Douglas fir	10"	fair	
52	Pinus ponderosa	Ponderosa pine	16"	good	
53	Pseudotsuga menziesii	Douglas fir	12"	good	
54	Pinus ponderosa	Ponderosa pine	16"	good	
55	Pseudotsuga menziesii	Douglas fir	12"	fair	removal for wildfire remediation
56	Pseudotsuga menziesii	Douglas fir	10"	good	removal for wildfire remediation
57	Pseudotsuga menziesii	Douglas fir	12"	fair	
58	Pseudotsuga menziesii	Douglas fir	8"	good	
59	Pseudotsuga menziesii	Douglas fir	12"	fair	
60	Pseudotsuga menziesii	Douglas fir	6"	good	
61	Pseudotsuga menziesii	Douglas fir	8"	fair	
62	Pseudotsuga menziesii	Douglas fir	10"	fair	
63	Pseudotsuga menziesii	Douglas fir	10"	fair	
64	Pseudotsuga menziesii	Douglas fir	10"	fair	
65	Arbutus menziesii	Pacific madrone	10"	dead	
73	Manzanita	Manzanita	6"	good	2, 6" trunks
74	Quercus garryana	Oregon white oak	8"	good	

PRELIMINARY
NOT FOR CONSTRUCTION

Scharen Design Studio
landscape architecture & planning
Ashland, OR 97520
541.215.4464
shelby@scharendesignstudio.com

REGISTERED 0934 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

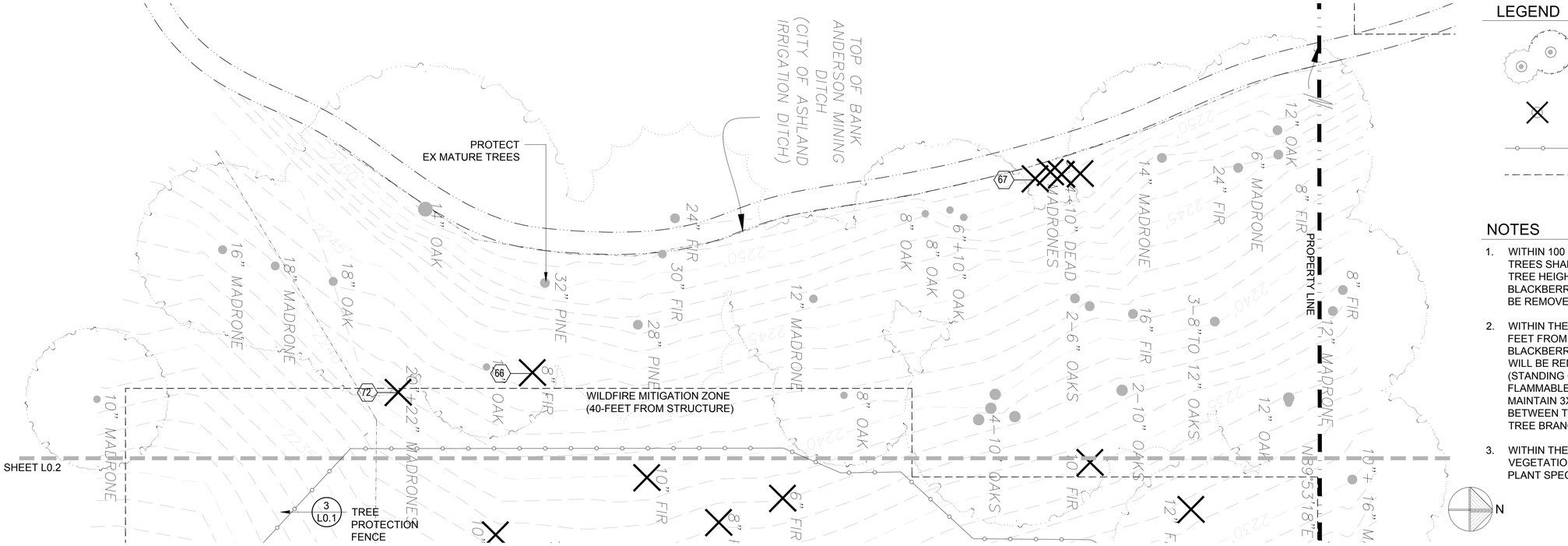
NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800
GRANITE ST., ASHLAND, OREGON 97520

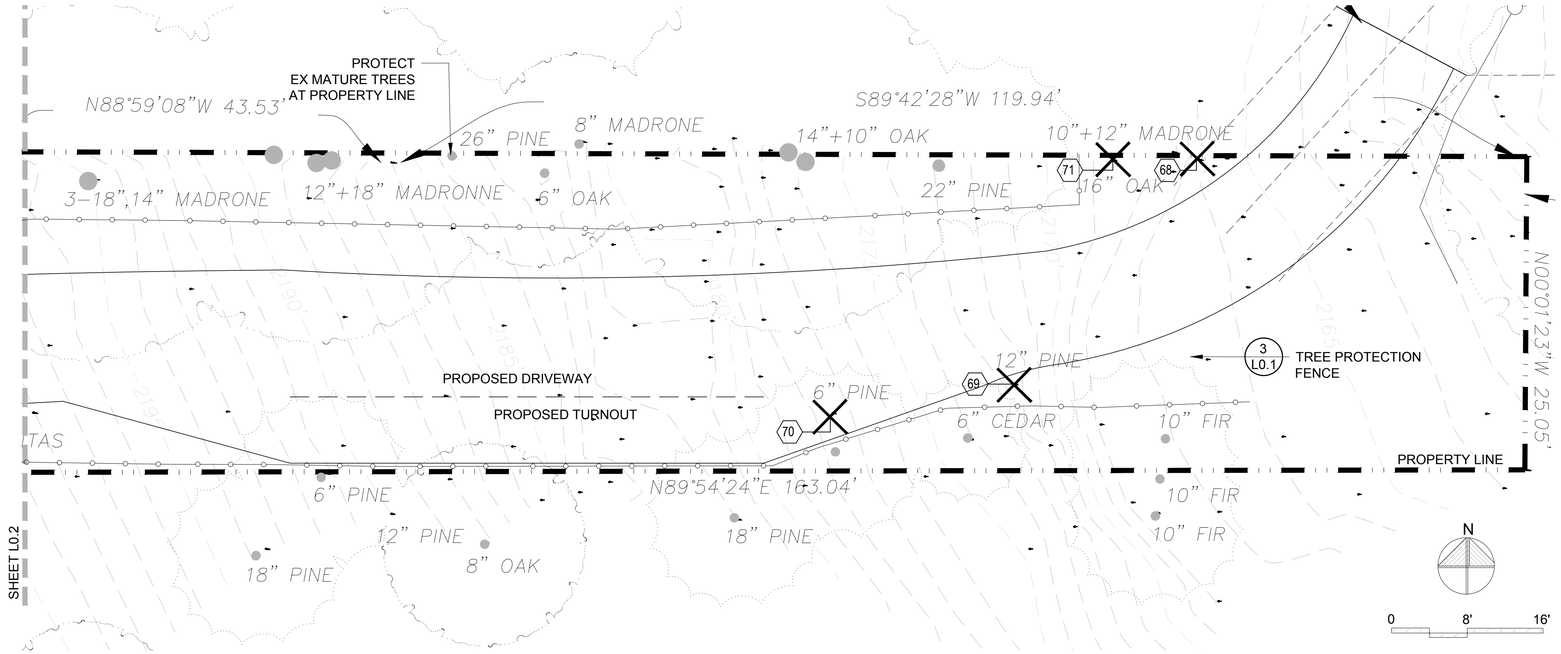
JANUARY 17, 2025

L0.2

TREE REMOVAL



1 TREE REMOVAL PLAN - WEST



2 TREE REMOVAL PLAN - EAST

LEGEND

- EX TREE TO REMAIN
- EX TREE TO REMOVE
- TREE PROTECTION FENCE
- WILDFIRE MITIGATION ZONE (40-FEET FROM STRUCTURE)

NOTES

1. WITHIN 100 FEET OF RESIDENCE, FLAMMABLE TREES SHALL BE LIMBED UP 8 FEET TO MAX 1/3 TREE HEIGHT FROM THE GROUND. INVASIVE BLACKBERRIES, DEAD AND DYING TREES WILL BE REMOVED.
2. WITHIN THE WILDFIRE MITIGATION ZONE (40 FEET FROM RESIDENCE) INVASIVE BLACKBERRIES AND DEAD AND DYING TREES WILL BE REMOVED. ALL DEAD WOOD (STANDING OR FALLEN) WILL BE REMOVED. FLAMMABLE SHRUBS SHALL BE PRUNED TO MAINTAIN 3X SHRUB HEIGHT DISTANCE BETWEEN TOP OF UNDERSTORY AND LOWER TREE BRANCHES.
3. WITHIN THE WILDFIRE MITIGATION ZONE, NEW VEGETATION WILL INCLUDE LOW FLAMMABILITY PLANT SPECIES ONLY.

TREE REMOVAL SCHEDULE

NUMBER	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	REMARKS
66	Pseudotsuga menziesii	Douglas fir	8"	fair	
67	Arbutus menziesii	Pacific madrone	10"	dead	multi-stem, 4-trunks
68	Arbutus menziesii	Pacific madrone	10" & 12"	good	multi-stem, 2-trunks
69	Pinus ponderosa	Ponderosa pine	12"	good	
70	Pinus ponderosa	Ponderosa pine	6"	good	
71	Quercus garyyana	Oregon white oak	16"	good	
72	Arbutus menziesii	Pacific madrone	20" & 22"	fair	multi-stem, 2-trunks

PRELIMINARY
NOT FOR CONSTRUCTION

Scharen Design Studio
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shelby@scharendesignstudio.com

REGISTERED 0934 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

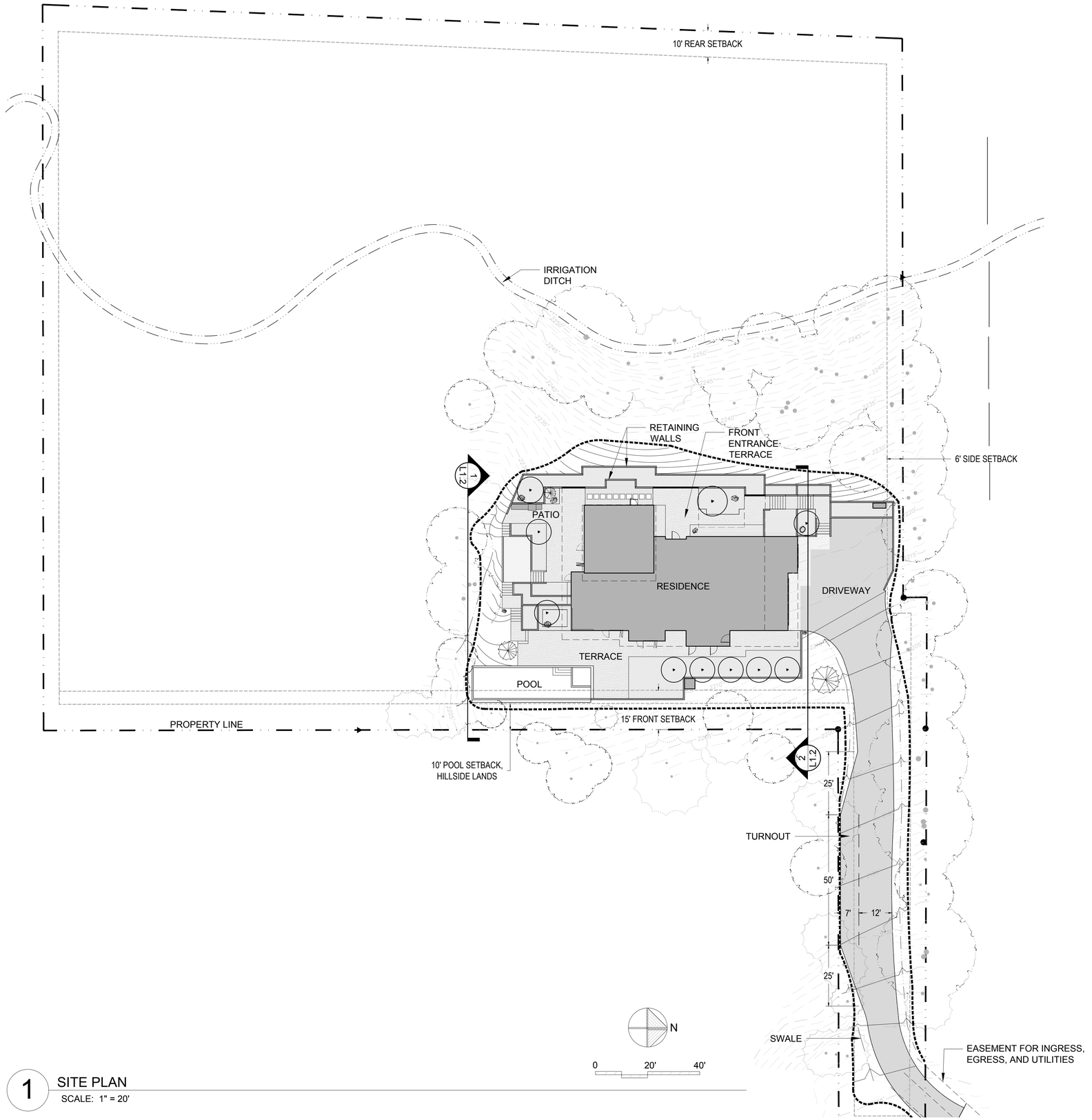
NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800
GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2025

L0.3

TREE REMOVAL



1 SITE PLAN
SCALE: 1" = 20'

LEGEND

- EXISTING TREE TO REMAIN
- PROPERTY LINE
- SETBACK
- EXISTING CONTOUR LINE (1-FOOT)
- PROPOSED CONTOUR (1-FOOT)
- RETAINING WALL
- PROPOSED TREE
- EXTENT OF CONSTRUCTION

PROJECT INFORMATION

OWNERS:	BRYAN & STEPHANIE DEBOER 85 WINBURN WAY ASHLAND, OR 97520 541.621.2881
ARCHITECT:	CARLOS DELGADO 200 CLEAR CREEK #C ASHLAND, OR 97520 541.552.9502
LANDSCAPE ARCHITECT:	SHELBY SCHAREN 548 C ST ASHLAND, OR 97520 541.215.4464
LOCATION:	TAX LOT NO. 1800 ASSESSOR'S MAP NO. 39 1E 08 DA GRANITE STREET ASHLAND, OREGON 97520
ZONING:	RR-.5 RESIDENTIAL HILLSIDE LANDS, 27% AVERAGE SLOPE

LOT COVERAGE

LOT SIZE	2.18 AC (94,961 SF)
EXISTING LOT COVERAGE	0 SF
PROPOSED COVERAGE	
BUILDING FOOTPRINT	3,440 SF
DRIVEWAY, PAVED	4,574 SF
PATIO, WALKS, STEPS	2,822 SF
POOL SHED FOOTPRINT	16 SF
PROPOSED TOTAL LOT COVERAGE	10,852 SF
TOTAL PERCENTAGE COVERAGE	11.4%

PRELIMINARY
NOT FOR CONSTRUCTION

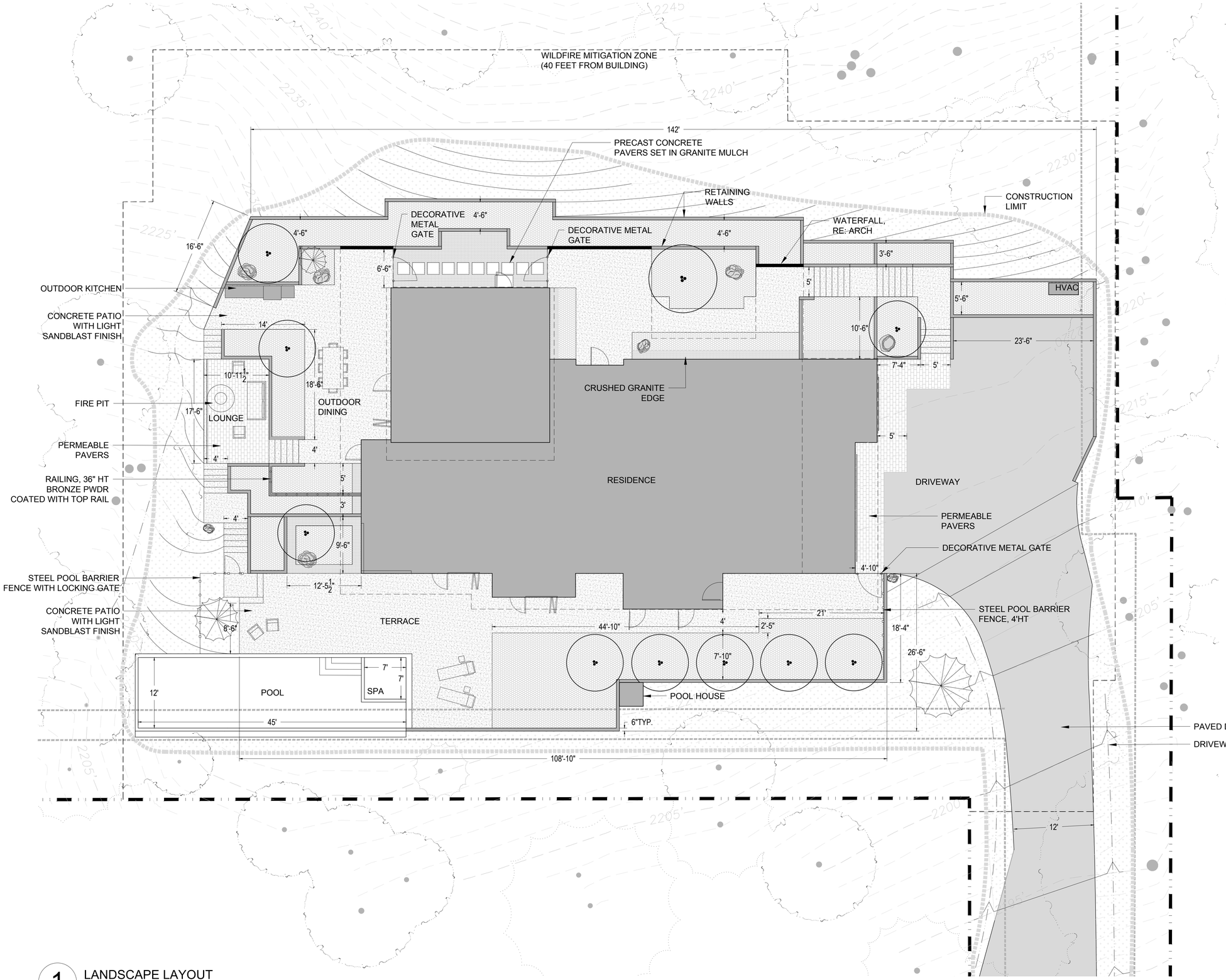
Scharen Design Studio
landscape architecture & planning
Ashland, OR 97520
541.215.4464
shelby@scharendesignstudio.com

REGISTERED 0934 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

NEW RESIDENCE
BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800
GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2024

L1.0
SITE PLAN



LEGEND

- EXISTING TREE TO REMAIN
- PROPERTY LINE
- SETBACK
- EXISTING CONTOUR LINE (1-FOOT)
- PROPOSED CONTOUR (1-FOOT)
- FENCE, 4' HEIGHT
- RAILING
- GATE
- RETAINING WALL
- PLANTER
- CONCRETE
- CONCRETE PAVERS
- PERMEABLE PAVERS
- CRUSHED GRANITE
- BOULDER
- PROPOSED TREE
- REVEGETATED AREA

N

0 8' 16'

PRELIMINARY
NOT FOR CONSTRUCTION

1 LANDSCAPE LAYOUT
SCALE: 1" = 8'

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REGISTERED 0934 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

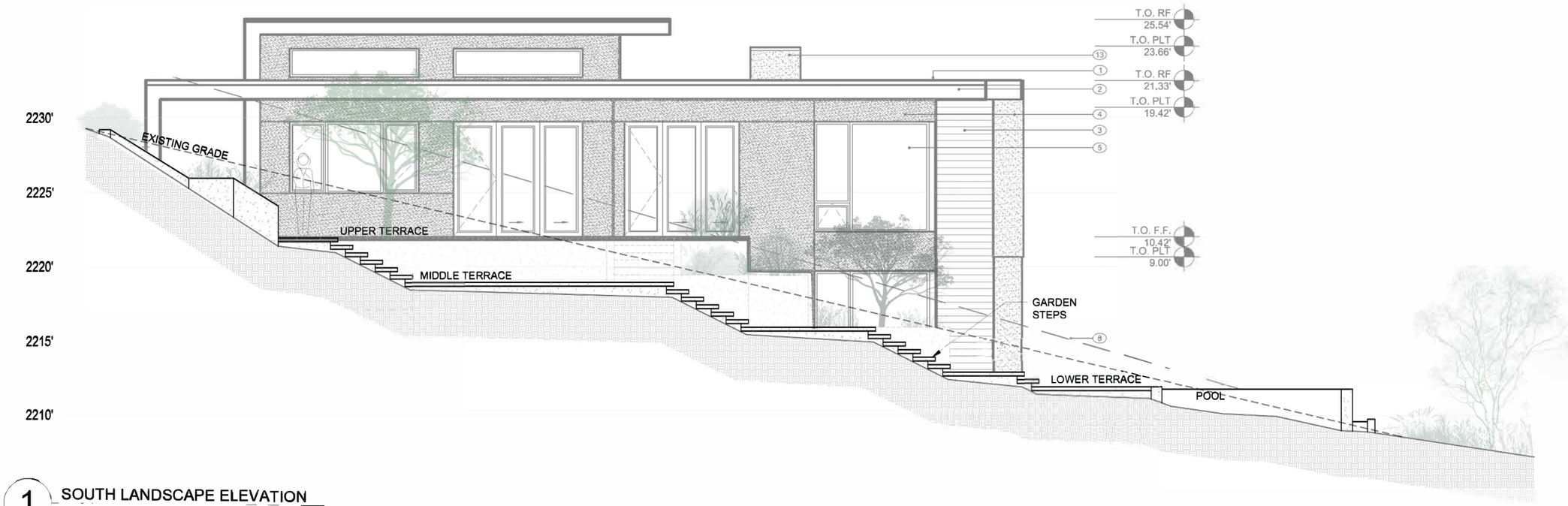
NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L. # 1800
GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2025

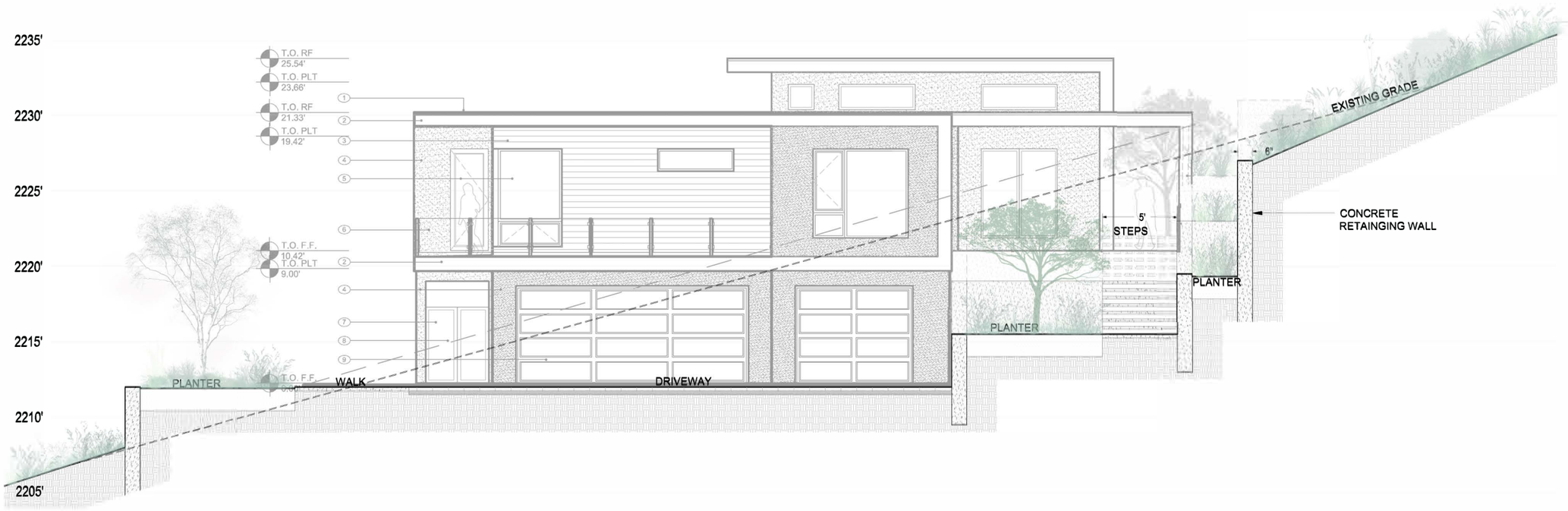
L1.1

LANDSCAPE
LAYOUT



1 SOUTH LANDSCAPE ELEVATION

SCALE: 1" = 4'



2 NORTH LANDSCAPE ELEVATION

SCALE: 1" = 4'

PRELIMINARY
NOT FOR CONSTRUCTION

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landscape architecture & planning
Ashland, OR 97520
541.215.4464
shelby@scharendesignstudio.com

REGISTERED 0034 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

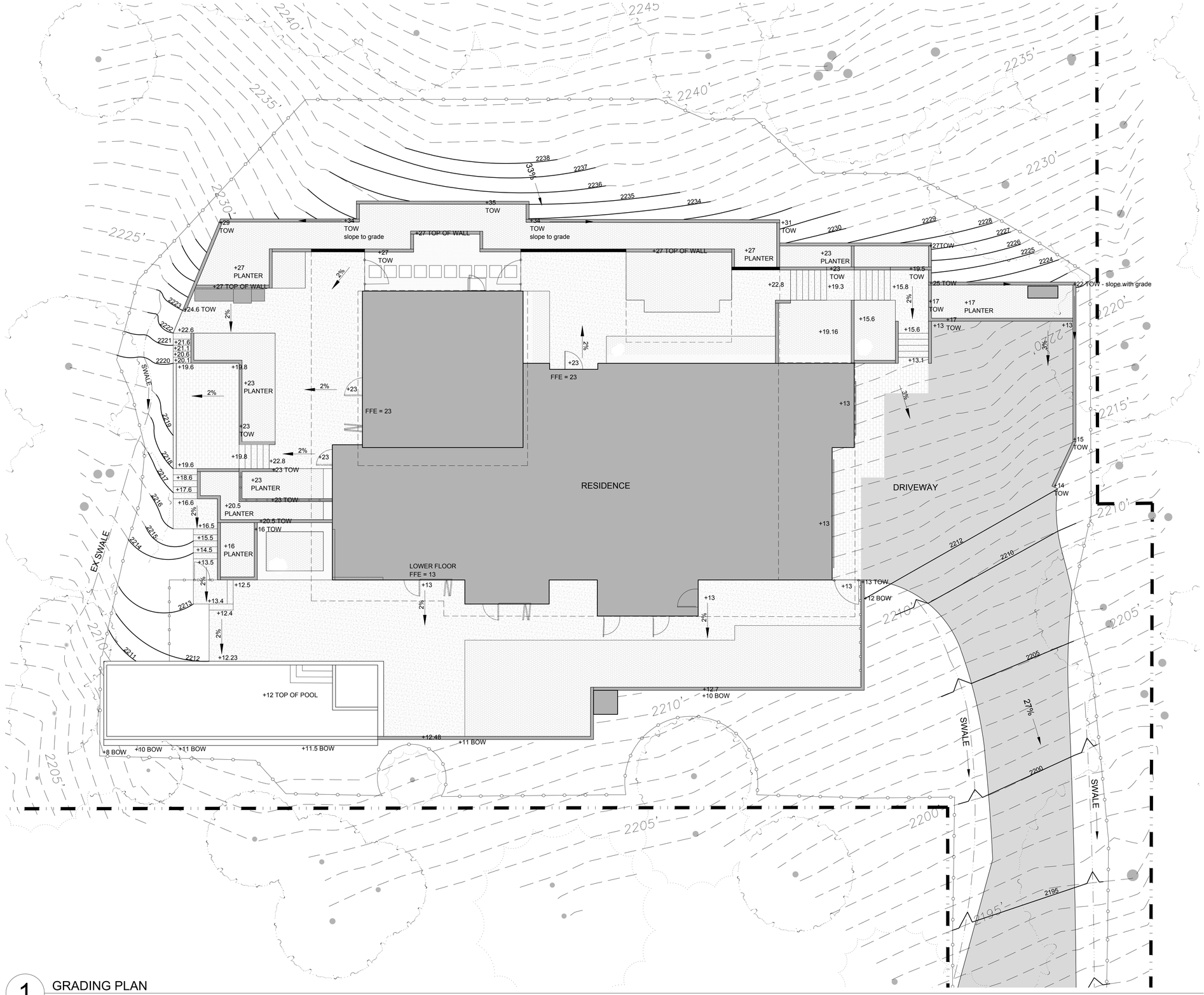
NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L.# 1800
GRANITE ST., ASHLAND, OREGON 97520

DECEMBER 6, 2024

L1.2

LANDSCAPE ELEVATIONS



1 GRADING PLAN
SCALE: 1" = 8'

PRELIMINARY
NOT FOR CONSTRUCTION

Scharen Design Studio
landscape architecture & planning
Ashland, OR 97520
541.215.4464
shelby@scharendesignstudio.com

REGISTERED 0034 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

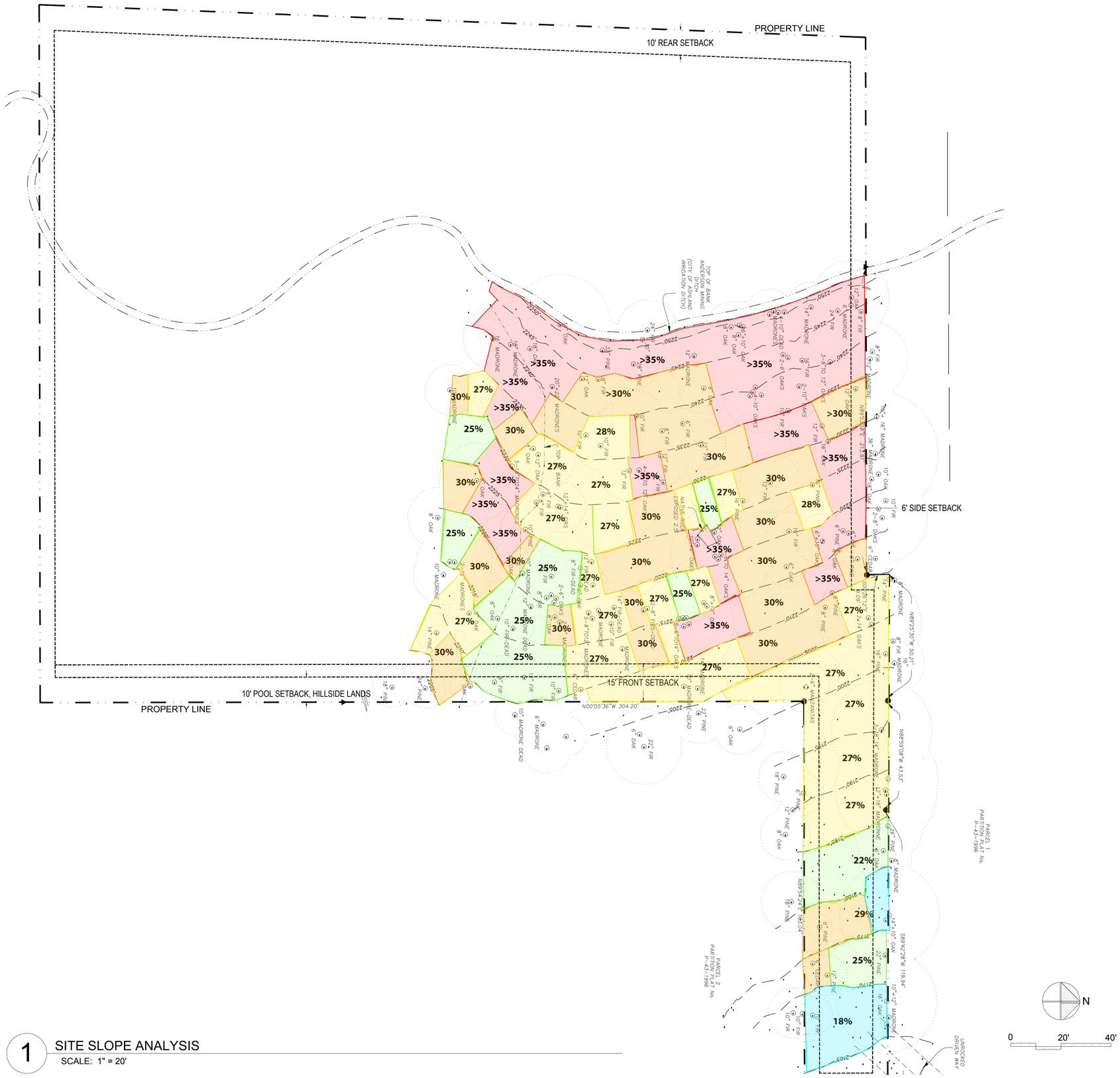
NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L. # 1800
GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2025

L2.0

GRADING PLAN



1 SITE SLOPE ANALYSIS

SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

Scharen Design Studio
landscape architecture & planning
Ashland, OR 97520
541.215.4464
shelby@scharendesignstudio.com

REGISTERED 0934 SHELBY SCHAREN OREGON 05/17/2017 LANDSCAPE ARCHITECT

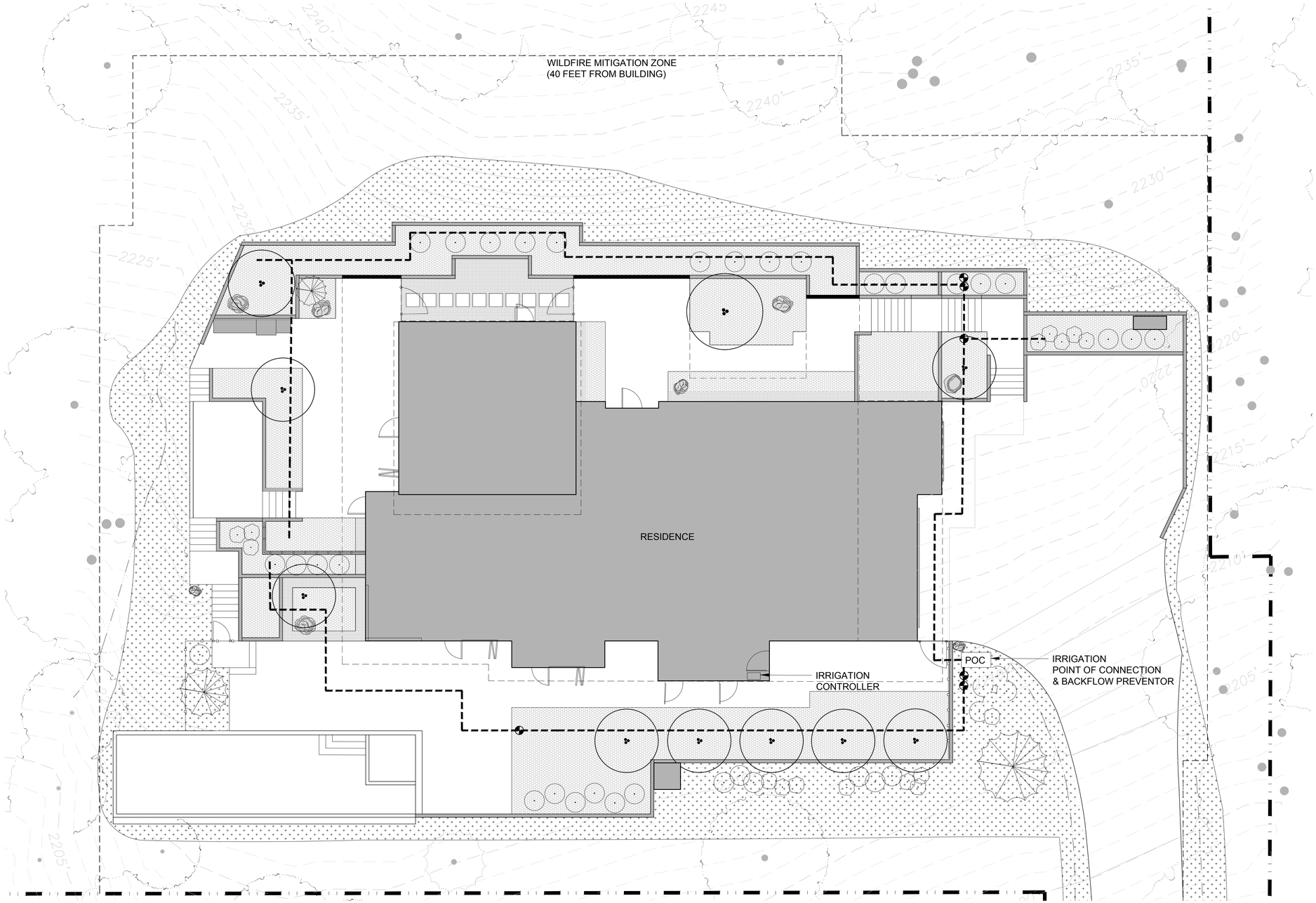
NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L. # 1800
GRANITE ST., ASHLAND, OREGON 97520

DECEMBER 6, 2024

L2.1

EXISTING SLOPE ANALYSIS



LEGEND

- EX TREE TO REMAIN
- PROPERTY LINE
- RETAINING WALL
- PLANTER
- MULCH AREA (NO PLANTING)
- BOULDER
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
- PROPOSED SHRUB
- NATIVE SEED MIX
- 1" IRRIGATION MAIN LINE
- IRRIGATION VALVE

PLANTING NOTES

1. WITHIN THE WILDFIRE MITIGATION ZONE, 40 FEET OF RESIDENCE, ALL VEGETATION WILL BE LIMITED TO LOW-FLAMMABILITY SPECIES.
2. AMEND ALL PLANTED AREAS WITH 6" DEPTH TOPSOIL AND WEED FREE AND DISEASE FREE COMPOST PRIOR TO PLANTING.
3. ALL PLANTED AREAS TO RECEIVE 3" DEEP DECOMPOSED GRANITE MULCH.
4. NATIVE SEED MIX TO BE USED TO RESTORE AREAS DISTURBED AS PART OF CONSTRUCTION. SEED MIX TO BE DISTRIBUTED BY HYDROSEEDING AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET, APPLIED POST-CONSTRUCTION DURING THE WET SEASON (NOVEMBER - MARCH).
5. FINAL PLANT LIST AND LOCATIONS TBD.
6. FINAL IRRIGATION LAYOUT TO BE DETERMINED, BASED UPON FINAL PLANT SELECTION.

N

0 8' 16'

PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
Acer japonicum	Japanese Maple
Betula nigra 'DuraHeat'	Dura Heat River Birch
Cedrus deodara 'Karl Fuchs'	Karl Fuchs Dwarf Himalayan Cedar
Cornus kousa 'Wolf Eyes'	Wolf Eyes Japanese Dogwood
Magnolia 'Butterflies'	Butterfly Magnolia
SHRUBS	
Buxus x 'Green Mountain'	Green Mountain Boxwood
Frangula purshiana	Cascara
Hebe 'Karo Golden Esk'	Karo Golden Esk Hebe
Holodiscus discolor	Oceanspray
Ramnus californica 'Eve Case'	Eve Case Coffeeberry
Tsuga canadensis 'Jeddeloh'	Jeddeloh Dwarf Hemlock

BOTANICAL NAME	COMMON NAME
PERENNIALS & ORNAMENTAL GRASSES	
Anemone x hybrida 'Honorine Jobert'	Japanese Anemone
Ligularia dentatum 'Othello'	Othello Leopard Plant
Polystichum polyblepharum	Tassel Fern
Seslaria autumnalis	Autumn Moor Grass
Sagina subulata	Irish Moss

NATIVE SEED MIX

BOTANICAL NAME	COMMON NAME	% OF MIX
Adelinia grande	Pacific Houndstongue	3%
Balsamorhiza deltoidea	Balsamroot	3%
Deschampsia cespitosa	Tufted Hairgrass	20%
Dicentra formosa	Western Bleeding Heart	3%
Festuca californica	California Fescue	20%
Festuca roemerii	Roemers Fescue	15%
Koeleria macanthra	Praire Junegrass	15%
Lolium multiflorum	Annual Ryegrass	15%
Lupinus latifolius	Silvery Lupine	3%
Trillum albidum	Giant Trillium	3%

PRELIMINARY
NOT FOR CONSTRUCTION

Scharen Design Studio
landscape architecture & planning
Ashland, OR 97520
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shelby@scharendesignstudio.com

REGISTERED
0934
SHELBY SCHAREN
OREGON
05/17/2017
LANDSCAPE ARCHITECT

NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
PARCEL NUMBER: 39 1E 08 DA; T.L. # 1800
GRANITE ST., ASHLAND, OREGON 97520

JANUARY 17, 2025

L3.0

PLANTING
& IRRIGATION
LAYOUT

Gmail

Carlos Delgado <carlos@carlosdelgadoarchitect.com>

231 Granite

1 message

Mark Shay <mark.shay@ashland.or.us> Thu, Dec 5, 2024 at 12:21 PM
To: "carlos@carlosdelgadoarchitect.com" <carlos@carlosdelgadoarchitect.com>

Hi Carlos,

It was good to meet you today. As a recap of our discussion, for an alternate to the fire department turnaround I'll consider a turnout designed to Jackson County Development standards. Additionally, please provide documentation of the distance to the private hydrant already on the easement road.

Please let me know if you have any questions or I missed anything.

Mark Shay

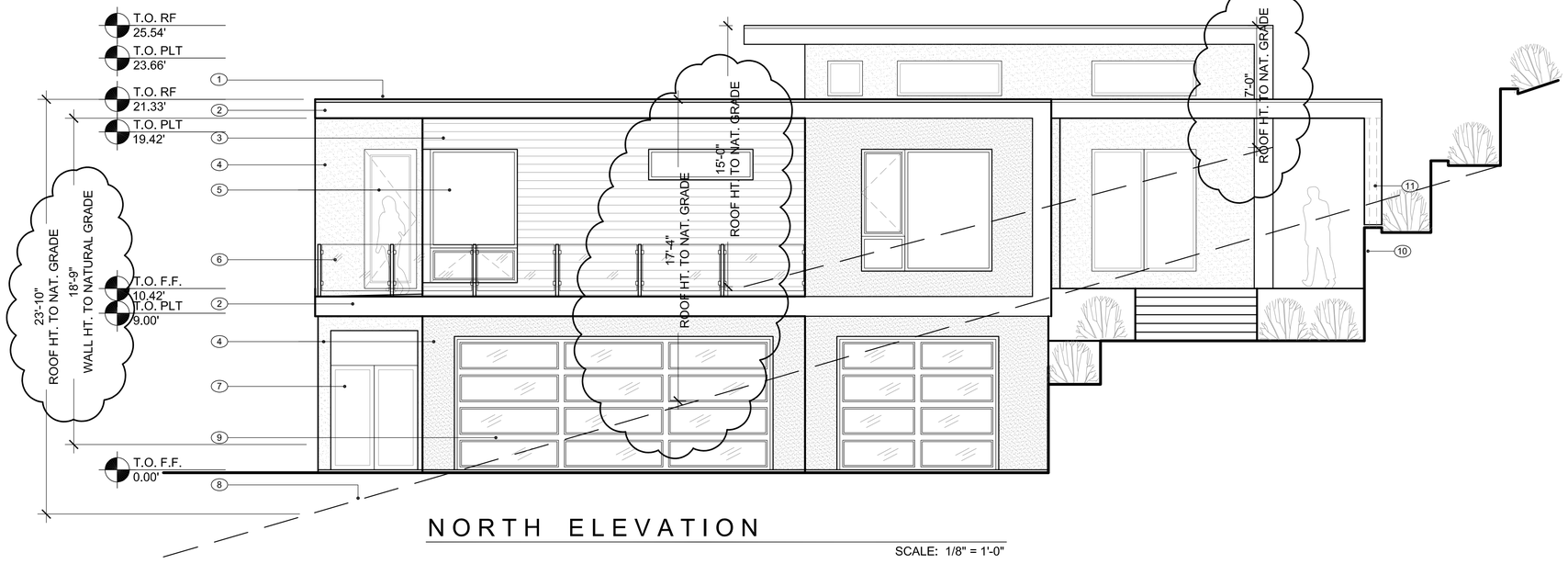
Deputy Chief - Fire Marshal

(541) 552-2217

Ashland Fire & Rescue
455 Siskiyou Boulevard
Ashland, OR 97520

ELEVATION KEY NOTES

1. MEMBRANE ROOFING, DARK GRAY W/ INTERIOR DRAINS
2. STUCCO FASCIA W/ FLASHING TO MATCH STUCCO
3. HORIZONTAL SIMULATED WOOD LAMINATE SIDING
4. WESTERN 'ONE COAT' STUCCO FINISH W/ INTEGRAL COLOR
5. FIBERGLASS WINDOWS & DOORS, BLACK
6. +36" BRNZE POWDER COATED METAL POSTS W/ METAL RAIL & TEMP. GLASS GUARD, 4" SPHERE TO NOT PASS THRU
7. STEEL FRAME DOORS FOR GARBAGE NICHE
8. LINE OF APROX. EXISTING NATURAL GRADE
9. WAYNE DALTON ALUMINUM & GLASS GARAGE DOOR, BLACK
10. LANDSCAPE WALLS, SEE LANDSCAPE PLAN
11. STUCCO 'WATERFALL' COVERED PORCH AREAS
12. POURED CONCRETE ACCENT WALL
13. STUCCO VENEER CHIMNEY FOR GAS F.P.



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
CARLOS DELGADO
OREGON
4460
STATE OF OREGON

Carlos Delgado
ARCHITECT
200 Clear Crk #C • Ashland OR 97520
541.552.9502
info@CarlosDelgadoArchitect.com

DESCRIPTION | DATE
- | -
- | -
- | -
- | -

NEW RESIDENCE
BRYAN & STEPHANIE DEBOER
231 GRANITE ST.
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD

DATE :
10/03/24

PROJECT :
ROGERS_24

SHEET :
A2.1

11X17 SHEETS ARE HALF SCALE

PLANNING SUMMARY

PROPERTY DESCRIPTION:
ZONING DESIGNATION: RR-.5
ASSESSOR'S PARCEL NUMBER: 39-1E-08DA; T.L.# 1800
231 GRANITE ST., ASHLAND, OREGON 97520

BUILDING SUMMARY:

GHFA LOWER FLOOR:	1,328 SF
GHFA MAIN FLOOR:	3,470 SF
GHFA TOTAL FOR (P) RESIDENCE:	4,798 SF
3 CAR GARAGE	1,250 SF

SOLAR SUMMARY:

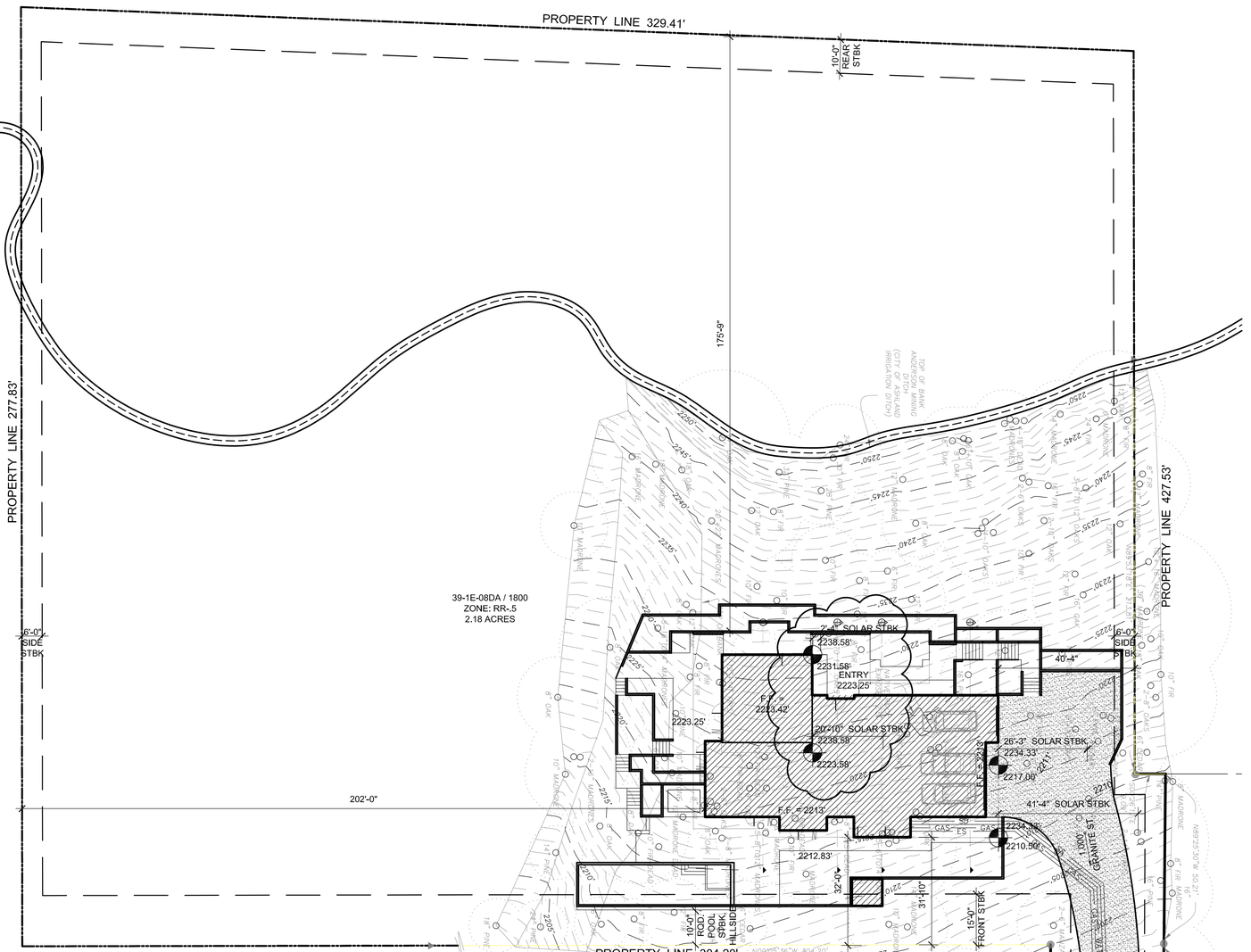
HT. OF (N) ROOF:	±23'-6"
TYPE / SLOPE OF ROOF:	1/2:12 SLOPE
SETBACK STANDARD:	TABLE 'A'
SETBACK PER STANDARD:	

(2234.33' (-) 2217.00') = 17.33' (-)6' / (.432) = 26'-3" SSB REQUIRED
(2234.33' (-) 2210.50') = 23.83' (-)6' / (.432) = 41'-4" SSB REQUIRED
(2238.58' (-) 2231.58') = 7.00' (-)6' / (.432) = 2'-4" SSB REQUIRED
(2238.58' (-) 2223.58') = 15.00' (-)6' / (.432) = 20'-10" SSB REQUIRED

**AVG. 150' SLOPE TO NORTH IS (2269'-2272'=+3')(2189'-2182'=-7')(+3'(+)-7' /2=-2'/150' = (-.013)
**AVG. NORTH /SOUTH LOT DIMENSION = 313.13'

[.445+(-.013) = .432]
FORMULA I: (30' / .432) = 69.44' (IF < THAN) 313.13' = STD 'A' (-6') :(IF > THAN 313.13' USE STD 'B')
FORMULA II: (40' / .432) = 92.47' (IF < THAN) 313.13' = STD 'B' (-6') :(IF > THAN 313.13' USE STD 'C')

VICINITY MAP



UTILITY MAP TO GRANITE ST.

NORTH

REGISTERED ARCHITECT
CARLOS DELGADO
ASHLAND, OREGON
4460
STATE OF OREGON

Carlos Delgado
ARCHITECT
200 Clear Crk #C • Ashland OR 97520
541.552.9502
info@CarlosDelgadoArchitect.com

DESCRIPTION	DATE
-	-
-	-
-	-
-	-

NEW RESIDENCE
BRYAN & STEPHANIE DEBOER
231 GRANITE ST.
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

DRAWN : CHECKED:
TS CD
DATE :
10/03/24
PROJECT :
ROGERS_24
SHEET :
AS1.0

11X17 SHEETS ARE HALF SCALE

THORNTON ENGINEERING INC.

January 9, 2025

Subject: Variance Application for Driveway Slope and Compliance with Flag Lot Development Standards

Dear Carlos,
I am writing to submit a variance application for the proposed driveway at 231 Granite Street, Ashland, Oregon. As a civil engineer, I have visited the site and reviewed the geotechnical report to ensure that the proposed design aligns with the intent of the city's standards while addressing the unique challenges of the site. Below, I provide a detailed justification for the requested variance and demonstrate compliance with applicable criteria.

Project Overview
The proposed driveway will serve as access to a flag lot and will be approximately 153 feet long with a slope of 23%. The proposed design includes provisions for stormwater management, fire apparatus access, and compliance with screening and landscaping requirements. The driveway is located within an existing access and utility easement and is designed to minimize disturbance to the site's natural features.

Justification for Variance
Slope Variance
The proposed driveway slope exceeds the maximum allowable grade of 15% specified in Section 18.5.3.060(F) of the Ashland Development Code. While the code allows variances for grades up to 18% for limited sections, the unique topography of the site necessitates a slope of 23% to provide functional access. The following points support this variance request:

- **Unique Physical Constraints**: The existing driveway grade and the narrow flagpole access strip (33.04 feet wide) limit the ability to mitigate the slope through turns or curves. The topography and natural features of the site create unique physical constraints that necessitate the variance.
- **Engineering Feasibility**: The proposed slope is the minimum necessary to accommodate the site's topography while maintaining structural integrity and safety.
- **Mitigation Measures**: The design includes measures to ensure safe vehicular access, such as non-slip surface treatments and reflective markers.
- **Fire Safety**: The residence will include a fire suppression system, and the driveway design has been reviewed by the Ashland Fire Marshal.

Stormwater Management
The driveway design incorporates features to prevent surface drainage from flowing over sidewalks or public ways, as required by Section 18.5.3.060(G). These features include:

- Proper drainage and conveyance systems designed by Thornton Engineering to direct stormwater to the city's stormwater system on Granite Street.
- Measures to minimize erosion and storm flow increases, such as drainage swales.
- Onsite stormwater infiltration will be utilized to the extent recommended by the geotechnical engineer to further manage runoff and reduce impacts on the surrounding area.

Fire Code Compliance
The driveway is classified as a Fire Apparatus Access Road under the Oregon Fire Code. To ensure compliance:

- A turnaround will be provided at the end of the driveway, as required for drives exceeding 150 feet in length.
- The design accommodates fire apparatus access, with a clear width of 15 feet and a fire work area of 20x40 feet within 50 feet of the structure.

Screening and Landscaping
The design includes sight-obscuring fencing and landscaping along both sides of the driveway, as specified in Section 18.5.3.060(N). These features will:

- Enhance privacy for adjacent properties.
- Ensure that fire apparatus access is not obstructed by mature landscaping.

Compliance with Flag Lot Development Standards
The proposed driveway meets the following criteria outlined in Section 18.5.3.060:

- **Ownership and Easements**: The flag drive will be in the same ownership as the flag lot it serves, with appropriate easements granted if necessary.
- **Width and Paving**: The driveway will have a minimum width of 15 feet with a 12-foot paved driving surface, as required for single flag lots.
- **Parking Restrictions**: No parking will be allowed within 10 feet of the centerline of the drive at the entrance.
- **Usable Yard Area**: The flag lot will provide a usable yard area of at least 20x20 feet, unobstructed by structures or vehicles.

Mitigation Measures for Vehicular Access
To ensure safe and functional vehicular access for the proposed driveway with a slope of 23%, the following mitigation measures will be implemented:

1. **Surface Treatments**:
   - Non-slip surface materials, such as textured or grooved concrete or asphalt, will be used to improve traction, especially during wet or icy conditions.
2. **Drainage and Erosion Control**:
   - Drainage swales will be installed along the sides of the driveway to channel water away from the driving surface.
   - Culverts will be used at low points to direct water under the driveway and prevent pooling.
3. **Safety Features**:
   - Reflective markers or edge lighting will be added to improve visibility during low-light conditions.
4. **Winter Maintenance**:
   - A snow removal plan will be developed to ensure the driveway remains accessible during winter conditions.

These measures will help ensure that the driveway remains safe and functional for vehicular access, even with the steep slope.

Conclusion
The proposed driveway design addresses the unique challenges of the site while adhering to the intent of the city's development standards. The requested variance for slope is supported by engineering justifications, mitigation measures, and compliance with other applicable criteria.

Thank you for your consideration. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Thornton Engineering, Inc.

By: _____
Michael P. Thornton, P.E.

Office (541) 899-1489 Fax (541) 899-3419 P.O. Box 476, 260 N. 3rd Street, Jacksonville, OR 97530

CANOPY LLC
The Care of Trees
www.canopyarborcare.org
P.O. Box 263
Talent, OR 97540
(541) 631-8000
CCB 199334/LCB 100473

October 30, 2024

Shelby Scharen
Scharen Design Studio
Ashland, OR 97520

RE: Arborist statement for proposed tree removals at 231 Granite St

A total of 73 trees, located on an undeveloped hillside above Granite St (tax lot #1800), are requested to be removed in order to clear land for a home building project. The following statement provides information about the trees in question and ultimately supports the removal of all 73 trees. All proposed removals are volunteer / native trees, most of which are relatively young and smaller than 10" DBH. Trees are listed by species on the following tree table. A more thorough tree inventory list can be found on the building plans.

Tree Species	Scientific Name	Number of individual trees to be removed	Trunk size range (inches DBH)	Notes
Oregon white oak	*Quercus garryana*	20	6"-16"	Several individuals with multiple stems
Pacific madrone	*Arbutus menziesii*	11	6"-24"	Several individuals with multiple stems
Douglas fir	*Pseudotsuga menziesii*	33	6"-16"	Many trees are in poor health. For some, removal is recommended for fuels reduction
Ponderosa pine	*Pinus ponderosa*	9	6"-16"	
Manzanita	*Arctostaphylos patula*	1	6"	

Total number of tree removals: 73*

Of all the trees proposed to be removed, 40 individual trees appear to be in relatively good health. Of the remaining trees, 16 appear to be in "fair" health, 8 are in decline, and 10 are dead.

*trees are numbered #1-#74. Tree #45 has been marked for retention instead of removal, reducing the total number of proposed removals to 73

Each proposed tree removal can be justified for one of two reasons:

1. The base of the tree is located within the planned building footprint
   or
2. The tree is located close enough to the planned building that it would be likely to experience severe stress during construction, potentially resulting in death or severe decline

The majority of trees (approx. 50) fall into the first category. If construction goes forward as planned, the only realistic option for trees in this group is removal. The remaining trees, those located near the building footprint but not inside it, fall into the second category. On average, trees in this group originate in a location where sustaining construction-related damage would be nearly unavoidable. Stress factors such as soil compaction, mechanical damage, excessive pruning, and root damage can take a substantial toll on the health of any tree. Taking into account the size and condition of many of the trees in category #2, retention would be infeasible unless building plans are changed significantly. In addition, since the majority of trees in this category are douglas firs and pines, it may be prudent to remove them for fuels reduction, regardless of the impact of construction.

If one tree were to be retained, tree #02, a mature madrone composed of five main stems, each ranging from 18”- 24” DBH, would be a good candidate because of its unique size and age. However, since all five stems originate inside the planned building footprint, retaining and protecting the tree would necessitate major changes to the building plans. In addition, this madrone appears somewhat stressed even before work has begun, as evidenced by a relatively thin canopy and substantial tip dieback visible throughout. Since mature madrones can be especially sensitive to environmental changes, construction might still impact this tree, even if plans were changed and proper tree protection steps taken. Like the other trees that have been marked for removal, retaining tree #02 would significantly disrupt the building project, would require sustained monitoring and regular tree care going forward, and even then, its chances of recovery and long-term survival would be uncertain at best.

As construction moves forward, site plans include replanting at least 30 trees around the property. Since much of the construction / tree removal area will ultimately be occupied by the new building, it may be unrealistic to plant anywhere near the same number of trees as were removed. However, plans for replanting remain flexible and designers are open to planting more trees as appropriate. There are many options for tree species that would be suitable for the planting location. When selecting replacement trees, soil, water, and sunlight requirements should be taken into account, as well as fire safety and expected ongoing maintenance. Virtually any species of tree planted on the hillside would help control erosion going forward.

In summary, if the project goes forward as planned, the removal of each of the 73 listed trees will be required to make room for the new building. It would not be feasible to retain trees within the building footprint or to adequately protect those around the perimeter without making major alterations to the building plans. For many trees, retention could also result in an unnecessary increase in fire risk around the perimeter of the finished house. Rather than retaining trees inside the construction site, efforts would be better spent protecting those outside the work area and preparing for replanting once work is complete.

Please feel free to reach out with any questions or concerns. Pictures of the trees identified for removal can be provided upon request.

Cole Zollinger
Canopy LLC
ISA Certified Arborist #PN-9274A
Certified Tree Risk Assessor (TRAQ)

MARQUESS & ASSOCIATES INC
YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957
P 541-772-7115 F 541-779-4079 1120 EAST JACKSON PO BOX 490 MEDFORD, OR 97501
EMAIL: info@marquess.com WEB: www.marquess.com

Date: December 5, 2024

To: Bryan DeBoer
Carlos Delgado

From: Rick Swanson, P.E., G.E.

RE: Geotechnical Engineering Design Recommendations
Proposed Residence at 231 Granite Street, Ashland, Oregon
MAI Job No. 24-1249

As requested, we have prepared this letter report for the proposed residence at 231 Granite Street in Ashland, Oregon. As part of the preparation of this letter, we met with Carlos Delgado and Mark Lackey at the property on November 20, 2024, observed the surface conditions, and discussed the proposed construction. On November 21, 2024, we explored the subsurface conditions with three exploratory test pit excavations within the proposed building pad.

The residence is expected to be a one-story structure over a daylight (basement) garage. The structure will be set deeply into the upsloping hillside and it is expected that the garage level will require cuts on the order of 5' and up to 15' deep, respectively, at the front and at the rear of the proposed residence. The project also includes extending (and to some extent, improving) the existing driveway that will serve this project.

Site Conditions

The site is vacant, undeveloped, and forested. The property slopes steeply uphill to the west. An irrigation ditch lies about 60' uphill of the proposed building site. The property is bounded by residential properties on all sides. No outcrops of granitic bedrock were observed in the area of the proposed residence.

No signs of unstable soils, hillside instability, or excessive soil erosion were observed.

Three exploratory test pits were excavated in the proposed building pad on November 21, 2024, with a mini-trackhoe. Test Pit 1, which was located near the southwest corner of the proposed residence (the area of the proposed kitchen), encountered 1.5' of gray, very loose silty sand overlying 1.5' of brown, dense silty sand underlain by darker brown, very dense to hard clayey sand to the depth explored (8'). Test Pit 2, which was located near the north side of the proposed residence (in the area of the proposed two-car garage), encountered 2' of gray, loose silty sand followed by 4' of brown, dense silty sand followed by brown, very dense silty sand (decomposed granite residual soil) to the depth explored (7'). Test Pit 3, which was dug in the proposed pool

area, encountered 1.5' of gray, loose silty sand overlying 1.5' of light gray, dense silty sand underlain by brown, very dense silty-clayey sand to the depth explored (8').

No groundwater was observed in the test pits during excavation.

The geologic map of the area (Beaulieu and Hughes, 1977, Land Use Geology of Central Jackson County, Oregon: DOGAMI Bulletin 94) indicates the site is underlain by diorite and granodiorite. The nearest known active fault (fault displaying movement within the last 10,000 years) system is the Sky Lakes Fault Zone that lies over 30 miles east of the site.

Geotechnical Engineering Design Recommendations

We believe the proposed development can be constructed as proposed provided the recommendations contained in this letter are incorporated into the design and construction of the project.

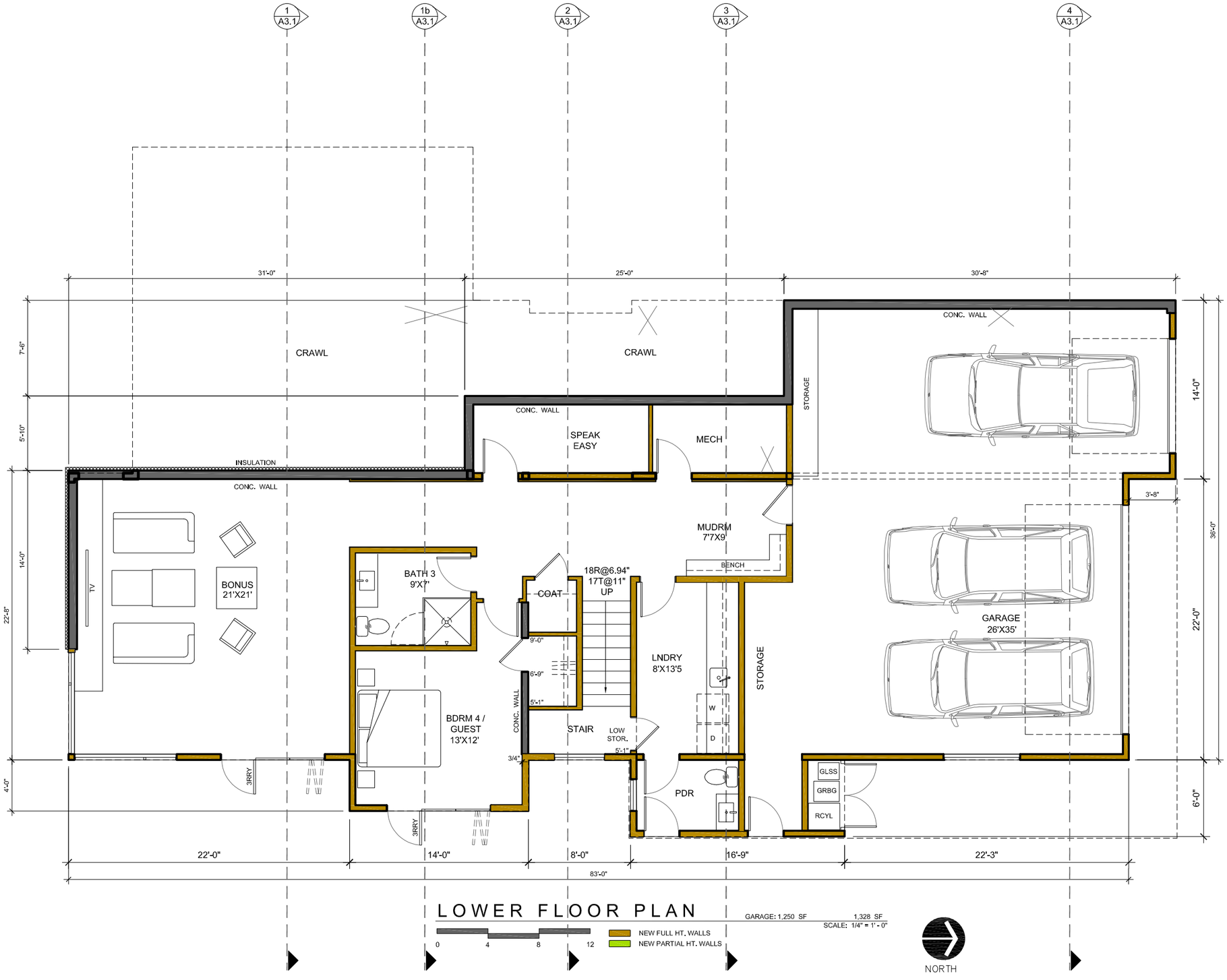
- Erosion control measures (silt fencing, wattles, etc.) should be installed prior to beginning site earthwork.
- All existing organic-laden soil should be removed from beneath the building and from beneath future general fills and site hardscaping.
- All *weak soil should be removed from beneath building footings and building slabs. (*Weak soil is defined herein as the surficial gray, loose to very loose silty sands that were encountered in the test pits to depths of 1.5' deep at Pits 1 and 3 and to a depth of 2' deep at Pit 2.) Existing weak soils may also need to be removed from beneath future site paving or driveway paving. The need for removing these materials should be based on site observations and proofrolling observations of the subgrade soils at the time of construction. In general, site excavations for future general fills or hardscaping should be made flat and stairstep up- or down-hill to enable placement of structural fills or general fills on flat or nearly-flat subgrade surfaces.
- Upon completion of excavation work, we should be called out to observe the excavations to check for weak or deleterious materials.
- The on-site soils are not suitable for re-use as structural fill beneath the building. The excavated brown granitic silty sand soils may be re-used as general fill in landscaping and embankment areas. All fill materials must be compacted to at least 95 percent relative compaction in accordance with ASTM D698 Method A and until hard and stable. All fill should be placed in 8" thick (maximum) loose lifts. The compaction should be verified by either periodic density testing or by proofrolling, where appropriate, with a loaded 10 cy gravel truck.
- Finished cutslopes and fillslopes should not exceed 2 horizontal to 1 vertical. All new slopes should be protected from erosion and sediment loss by installing erosion protection measures (plantings, netting, hydroseeding, mulching, etc.).
- Building footings may bear directly on the dense to very dense silty sands that underlie the site. Building footings supported on these soils may be designed for an allowable bearing pressure of 3000 psf for dead plus live loadings and this pressure may be increased by one-third for short-term loadings (wind or seismic). Lateral loads can be

resisted with a friction coefficient of 0.35 and a passive pressure equal to an equivalent fluid pressure of 300 pcf.

- All slabs should be underlain by at least 6" of structural fill, such as well-compacted, high quality ¾"-0 crushed rock, and all weak soil should be removed from beneath slabs. Slab subgrades should be thoroughly hardened by compaction and proofrolled, where possible, with a loaded truck under our observation.
- The proposed garage level slab of the residence should be protected from adverse water penetration with an underslab drainage system. This drainage system should include 8" of mechanically tamped, free-draining ¾" crushed rock (no fines, no round rock) over dense to very dense silty sands or over structural fill underlain by dense to very dense silty sands or better. Three-inch diameter, perforated, rigid PVC pipes should be placed about 2" above the bottom of the free-draining crushed rock and spaced about 10' apart beneath the slab in an X-Y pattern and starting about 5' inboard of the perimeter retaining wall foundations. The pipes should be connected by a solid pipe sloped at 2% or steeper to some suitable discharge facility downslope of the house. A true waterproofing barrier should also be placed atop the free-draining rock.
- Retaining walls should be supported on footings designed in accordance with the criteria stated above. Unrestrained walls with level to gently sloping (less than 25 percent slopes) backslopes should be designed to resist an equivalent fluid pressure of 40 pcf. Where restrained, walls with similar backslope conditions should be designed for 60 pcf. Where backslopes exceed 25 percent, but are no steeper than 50 percent, the above equivalent fluid pressures should be increased by 20 pcf. Adequate backdrainage must be provided behind all retaining walls, and interior walls should be thoroughly waterproofed.
- On-site asphaltic pavements should consist of at least 2.0" asphaltic concrete over at least 12.0" of well-compacted, high quality ¾"-0 crushed rock over geotextile fabric over hard subgrade. Offsite (driveway) pavements should probably consist of at least 3.0" asphaltic concrete over at least 14.0" of well-compacted, high quality ¾"-0 crushed rock over geotextile fabric over hard subgrade. All general fill and all pavement baserock (3/4"-0 crushed rock) should be compacted to at least 95 percent relative compaction in accordance with ASTM D698, Method A.
- A foundation drain should be placed adjacent to the perimeter building footings (except where retaining wall backdrains are required) to control moisture beneath the structure. The backdrains should be set as low as possible to enable maximum subdrainage control. Exterior grades around the structure should be sloped away from the structure.
- Site drainage should be captured and drained to suitable facilities downslope of the proposed residence. Drainage from the driveway should also be captured and drained to suitable facilities and this may include ditching and storm drain piping. Drainage from the site and driveway should not be allowed to negatively impact properties downslope of the proposed residence.

Please call us if you need additional foundation design criteria.

This brief letter has been prepared in accordance with generally accepted soil and foundation engineering principles and practices in this area. No other warranty, either expressed or implied, is made.



LOWER FLOOR PLAN

GARAGE: 1,250 SF 1,328 SF

SCALE: 1/4" = 1' - 0"

0 4 8 12

NEW FULL HT. WALLS

NEW PARTIAL HT. WALLS

NORTH

REGISTERED ARCHITECT
CARLOS DELGADO
ASHLAND, OREGON
4460
STATE OF OREGON

Carlos Delgado
ARCHITECT
200 Clear Crk #C • Ashland OR 97520
541.552.9502
info@CarlosDelgadoArchitect.com

DESCRIPTION	DATE
-	-
-	-
-	-
-	-
-	-

NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
GRANITE ST.
ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

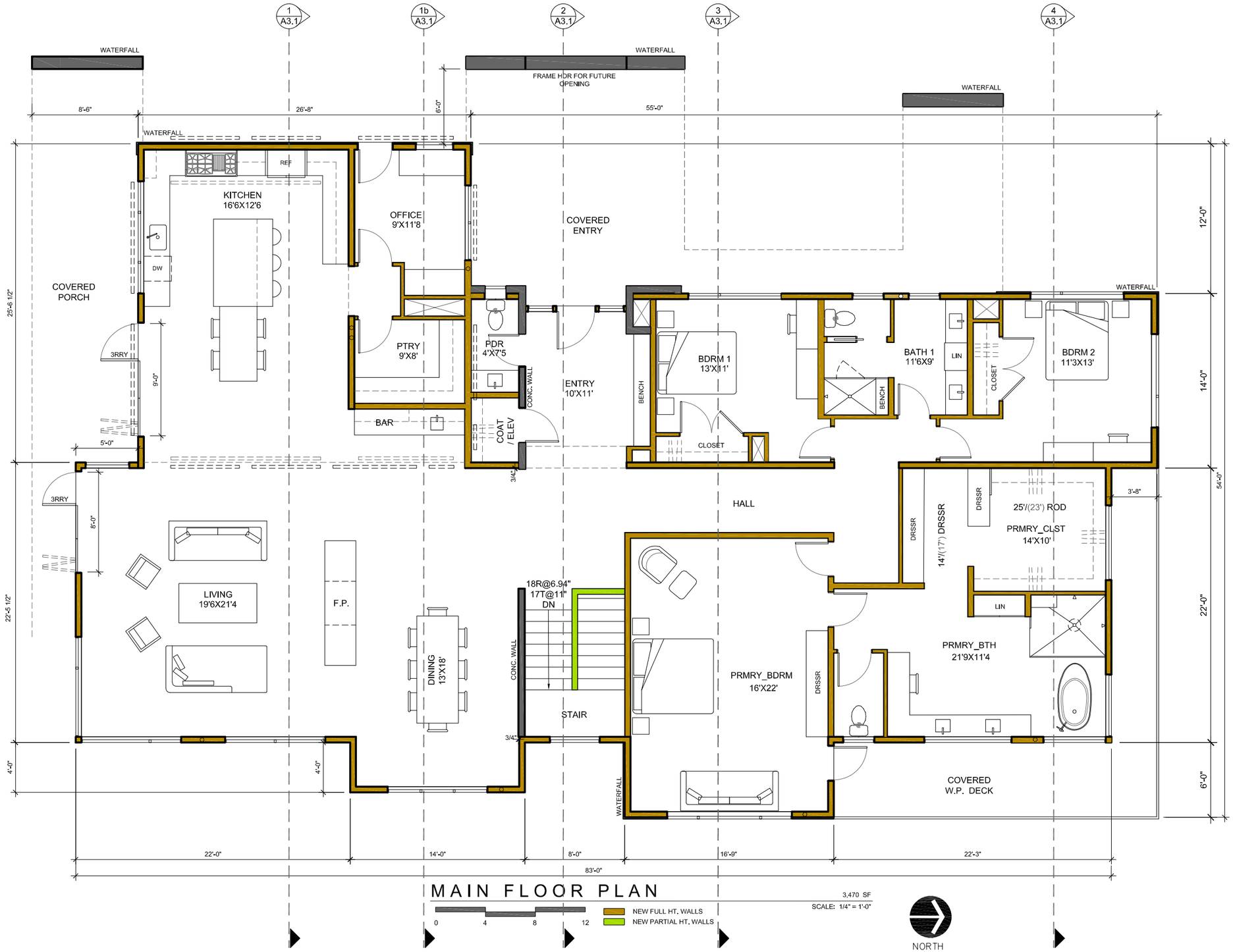
11X17 SHEETS ARE HALF SCALE

DRAWN : CHECKED:
TS CD

DATE :
10/03/24

PROJECT :
ROGERS_24

SHEET :
A1.0



MAIN FLOOR PLAN

3,470 SF

SCALE: 1/4" = 1'-0"

0 4 8 12

NEW FULL HT. WALLS

NEW PARTIAL HT. WALLS

NORTH

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DESCRIPTION - - - - -

DATE - - - - -

NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
GRANITE ST.
ASHLAND OR 97520

ASSESSOR'S MAP NO. 39'E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

11X17 SHEETS ARE HALF SCALE

DRAWN : CHECKED:
TS CD

DATE :
10/03/24

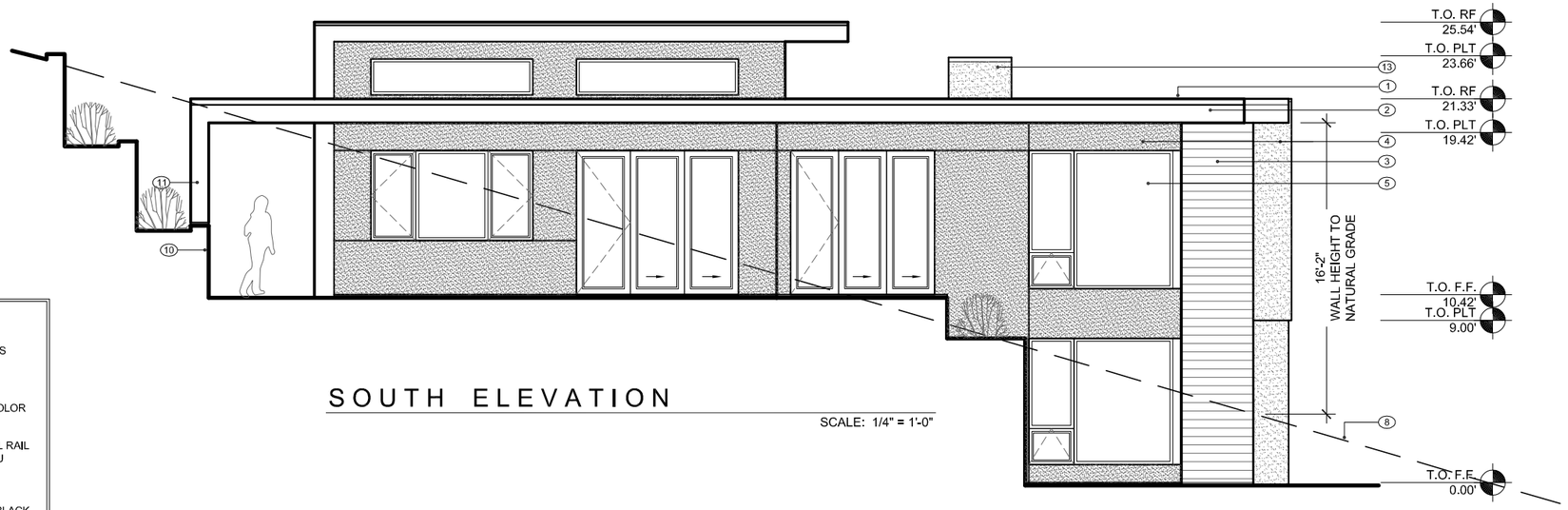
PROJECT :
ROGERS_24

SHEET :

A1.1

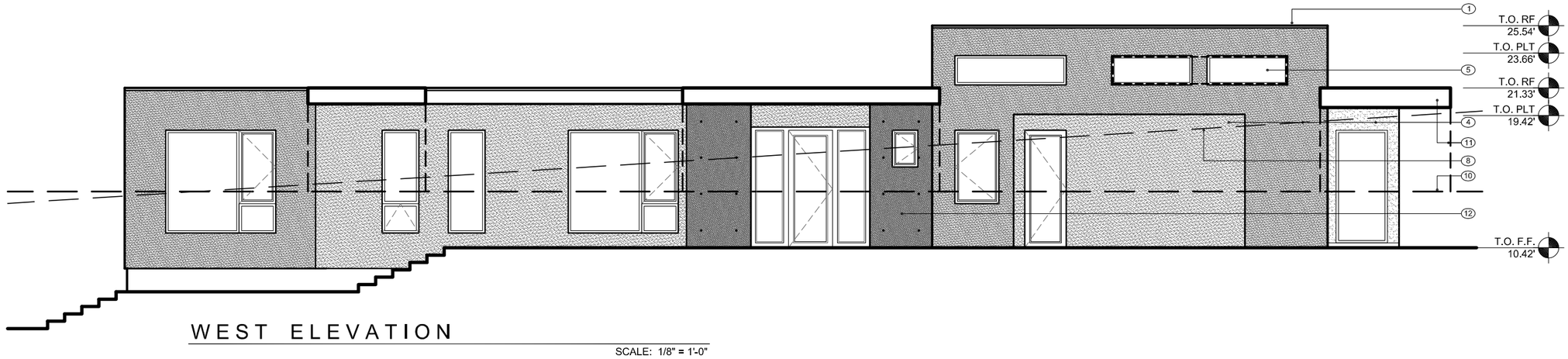
ELEVATION KEY NOTES

1. MEMBRANE ROOFING, DARK GRAY W/ INTERIOR DRAINS
2. STUCCO FASCIA W/ FLASHING TO MATCH STUCCO
3. HORIZONTAL SIMULATED WOOD LAMINATE SIDING
4. WESTERN 'ONE COAT' STUCCO FINISH W/ INTEGRAL COLOR
5. FIBERGLASS WINDOWS & DOORS, BLACK
6. +36" BRNZE POWDER COATED METAL POSTS W/ METAL RAIL & TEMP. GLASS GUARD, 4" SPHERE TO NOT PASS THRU
7. STEEL FRAME DOORS FOR GARBAGE NICHE
8. LINE OF APROX. EXISTING NATURAL GRADE
9. WAYNE DALTON ALUMINUM & GLASS GARAGE DOOR, BLACK
10. LANDSCAPE WALLS, SEE LANDSCAPE PLAN
11. STUCCO 'WATERFALL' COVERED PORCH AREAS
12. POURED CONCRETE ACCENT WALL
13. STUCCO VENEER CHIMNEY FOR GAS F.P.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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DESCRIPTION | DATE

- | -
- | -
- | -
- | -

NEW RESIDENCE

BRYAN & STEPHANIE DEBOER
GRANITE ST.
ASHLAND OR 97520

ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

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11X17 SHEETS ARE HALF SCALE

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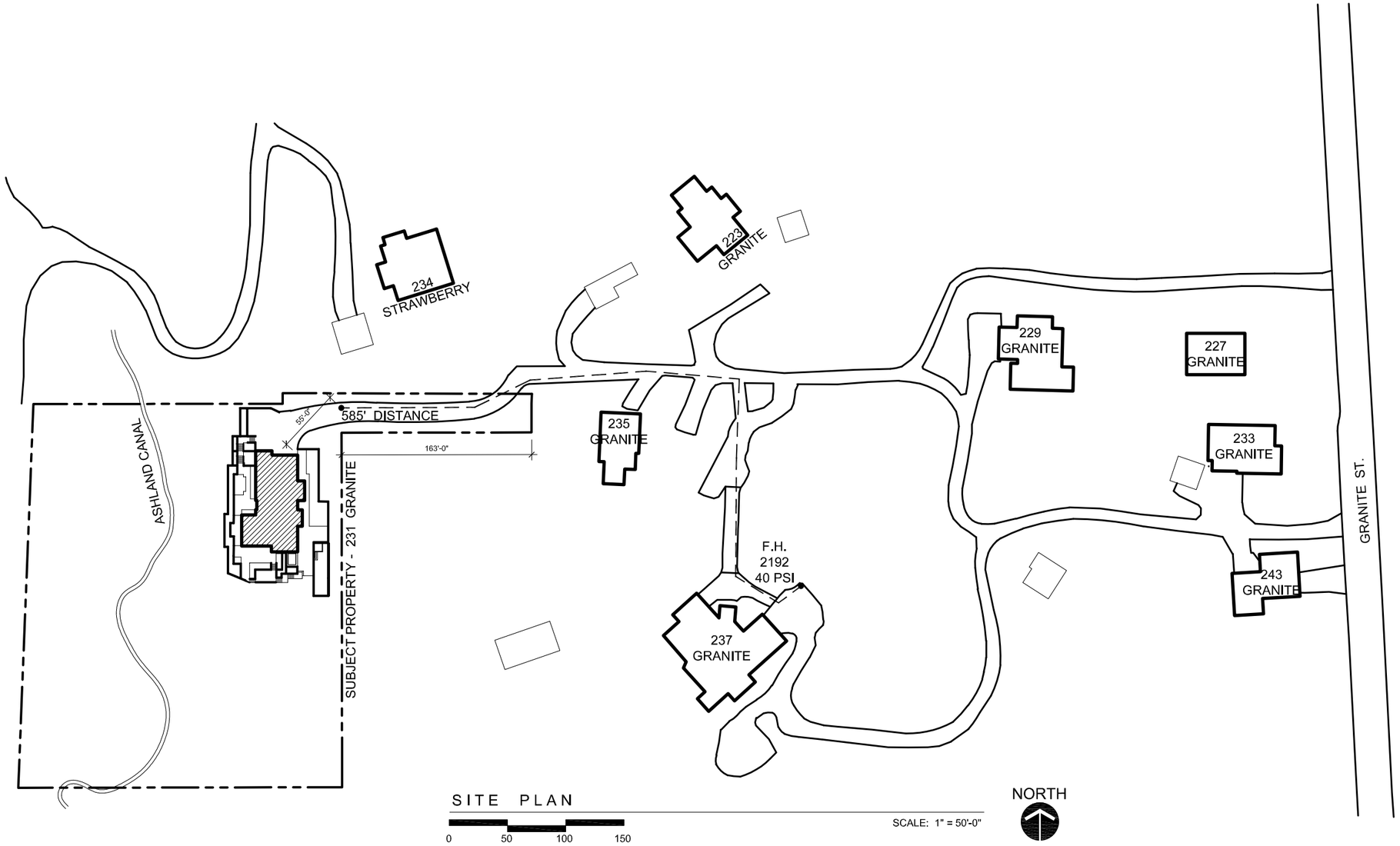
PROJECT :
ROGERS_24

SHEET :
A2.2



SITE PLAN

SCALE: 1" = 50'-0"

0 50 100 150

NORTH

REGISTERED ARCHITECT
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DESCRIPTION DATE

NEW RESIDENCE
BRYAN & STEPHANIE DEBOER
231 GRANITE ST.
ASHLAND OR 97520
ASSESSOR'S MAP NO. 391E 08DA TAX LOT NO. 1800

NOT FOR CONSTRUCTION

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DATE :
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PROJECT :
ROGERS_24

SHEET :
AS1.1