



Planning Commission Minutes

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

March 11, 2025
REGULAR MEETING
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
John Maher

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Veronica Allen, Associate Planner
Michael Sullivan, Executive Assistant

Absent Members:

Kerry KenCairn

Council Liaison:

Doug Knauer

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- He introduced Associate Planner Veronica Allen to the Commission.
- The Community Development Department has completed an update to its online permitting software.
- At its most recent meeting the City Council upheld the Commission's approval of the Kestrel Park Phase III subdivision and rejected an appeal of that action.
- Staff did not receive an appeal of the Commission's interpretation of PA-T1-2024-00255, 110 Terrace Street.
- The Council will have a study session on Climate-Friendly Areas (CFAs) and an orientation on the manufactured housing park zone at its March 17, 2025 meeting.
- The Parks and Recreation Strategic Plan online survey is open until March 15, 2025.

2. Advisory Committee Liaison Reports – None





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III. CONSENT AGENDA

1. January 28, 2025 Study Session
2. February 11, 2025 Regular Meeting

Commissioners Phillips/MacCracken Jain m/s to approve the consent agenda as presented. Voice Vote: All AYES. Motion passed 6-0.

IV. CONSENT AGENDA – None

V. UNFINISHED BUSINESS

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

Ex Parte Contact

No ex parte contact was disclosed.

Decision

Planning Manager Derek Severson noted several non-substantive corrections to the Findings and stated that these corrections would be included in the final version.

Commissioners Phillips/Maher m/s to approve the Findings as presented with the corrections noted by staff. Roll Call Vote: All AYES. Motion passed 6-0.

VI. TYPE II PUBLIC HEARING

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 IE 08 DA; **TAX LOTS:** 1800

Ex Parte Contact

Commissioners Herron, Maher, Phillips, and Verner conducted site visits. The following Commissioners disclosed ex parte contact: Commissioner Herron received a group email regarding





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this project; Commissioner MacCracken Jain saw a news article on this item but did not read it; Commissioner Phillips was approached by a neighbor about this project before he informed them that he could not discuss this topic. No other ex parte contact was disclosed.

Staff Presentation

Chair Verner noted that the Commission had received numerous public comments since the packet had been posted (see attachment #1).

Staff Presentation

Mr. Goldman noted that this proposal is for the development of a single-family home in a hillside zone, and that this specific property was created prior to adoption of the City's hillside ordinance, and as such is considered a developable property for 1-2 homes under state law. Mr. Goldman also clarified that the existing irrigation ditch is uphill from the proposed home, and that there is currently no public trail access through the property, although one has historically been used by neighbors and the community for recreational use. He noted that this site is included in the City's Parks, Trails, and Open Space 2024 plan as a trail segment that the Parks Department would like to acquire. He noted that the City's Comprehensive Plan states that the City would not use eminent domain to take private property for parks purposes, and would instead negotiate with those owners to this end. As such, the dedication of a public easement is not a criteria of approval related to the development of a single-family home on a legal lot of record.

Ms. Allen outlined the application request and provided a background on the property, reiterating that it is a legal lot of record and stated that, while 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, and therefore considered buildable for up to two dwelling units. She stated that the applicant is requesting an exception to hillside standards and another for building design standards due to the topography of the lot. The applicant is also requesting a Type II variance to flag drive standards (see attachment #2). She outlined the applicant's request to remove 74 trees, though several of these are unregulated trees. The Tree Management Advisory Committee (TMAC) expressed concern with the loss of so many trees, but they recognized that all trees proposed for removal were either within the building envelope or very close to required excavation. The TMAC noted that the applicant included a pool in their application request and that pools are discouraged in hillside zones but not outright unpermitted.

Ms. Allen pointed out that the following revisions had been made to the staff report:

- On page 4 of the Staff Report, "15.23-percent" needs to be corrected to "23-percent"
- On page 2, incorrectly states that there is a lot coverage variance, the property meets lot coverage requirements.





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- 4 pages of the applicant's submittals were unintentionally omitted from the packet materials & online posting as follows:
 - 2 pages for floor plan (A1.0 & A1.1)
 - 1 page for West & South Elevations (A2.2)
 - And a site plan that shows the distance from the nearest downhill fire hydrant to the proposed structure

Staff recommended that the Planning Commission approve the Physical and Environmental Constraints review permit for a new single-family dwelling in the hillside overlay, including the requested variance to driveway grade, the exceptions to the hillside design standards, and the requested 67 tree removals with staff's originally proposed 11 conditions of approval, including the follow revisions and added conditions:

- **Modify: Condition #5:** Given the number of trees to be mitigated, this condition would need to be changed to comply with the mitigation standard. "Mitigation trees, to be planted on-site, off-site, or payment in lieu at the rate of 1:1 of regulated tree removals."
- Remove duplicate condition 4.I on page 12 of Staff Report
- **Add condition #12:** "Prior to issuance of a building permit, applicant must provide documentation for the access easement."
- **Add condition #13:** "Prior to issuance of building permit, applicant must have the retaining wall designed by the project engineer (Thornton Engineering) to conform with AMC 18.3.10.090.B."
- **Add condition #14:** "Prior to submittal of building permit, applicant must provide a surveyor's map that confirms the driveway grade does not exceed 23% and that the length of the portion of the driveway in 35% does not exceed 200 feet."
- **Add condition #15:** "Prior to bringing combustible materials on site, applicant must provide documentation of fire hydrant location within 600 feet and access (easement), and fire sprinklers as required by the Ashland fire department."

Questions of Staff

Commissioner Phillips requested clarification on Condition #12 and the flag lot partition criteria under AMC 18.5.3.060.C.. Ms. Allen responded that the proof of access easement would show that there is a legal right to access the parcel through adjacent parcels. Mr. Severson responded that the partition criteria would apply if the applicant were creating a flag lot, but that the driveway and lot in question are already in existence.

Commissioner MacCracken Jain noted that a public comment asserted that there are two significant madrones on the property, not one, as was listed on the application. Ms. Allen responded that one of the conditions of approval requires that any omitted trees be added to the applicant's tree management plan.





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Commissioner Herron asked if the proposal would also improve driveways along other properties. Mr. Severson responded that they likely won't improve the entirety of the driveway.

Applicant Presentation

Bryan DeBoer affirmed his family's commitment to the community and stated that this home was being built for his children.

Amy Gunter represented the owners and stated that the cause of this meeting was primarily because of the requested variance to the driveway grade, and stated that a flag lot is not being created. She reiterated the details of the application as well as displayed site and topographical maps. She stated that the development would result in less than the amount of disturbance allowed by the hillside ordinance and that the surrounding area would retain many more trees than those proposed to be removed. She explained how the dwelling had been designed to result in a minimal visual impact to the surrounding area (see attachment #3). She emphasized that the property owners had committed on April 4, 2024 to providing a permanent easement on their portion of the TID ditch trail. Ms. Gunter submitted two pages of additional testimony into the record (see attachment #4)

Questions of the Applicant

Commissioner MacCracken Jain questioned the application's request for an exception to the hillside design standards. Ms. Gunter stated that the building was designed to not go further into the hillside as much as possible and to avoid the ditch. The architect for the project, Carlos Delgado, answered that the designed offsets of the building meet the intent of the code.

Commissioner Maher asked if the applicants had considered a smaller dwelling. Ms. Gunter responded that the proposed building is only 10% larger than neighboring houses.

The Commission requested clarification regarding the driveway. Ms. Gunter responded that the variance request is necessary because the existing length and grade of the driveway necessitates a variance for the development.

Public Comments

The following public speakers spoke in opposition to the project:

- Len Eisenberg (see attachment #5)
- Paul Rostykus
- Gaia Layser
- Gus Janeway
- Denise Kester
- Kent McLaughlin





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- Julia Janeway
- Douglas Smith
- Zahara Solomon
- Jay Reeck
- Sarah Sameh
- David Oursler
- Craig Anderson on behalf of Rogue Advocates

Barbara Shor, John Richards, and Irene Simms signed up to speak but relinquished their time.

Jay Reeck, Sarah Sameh, and Craig Anderson requested that the meeting be continued to allow for further public testimony.

Applicant Rebuttal

Ms. Gunter reiterated that the variance requested is for a preexisting lot of record with a preexisting drive, that the exception to design standards results in the building being less visible to neighbors, and that developing on slopes of over 35% is permitted on legal lots of record. She stated that the proposed driveway is within the legal access easement for this property, and that the owners providing an access easement to the nearby trail the objectives of the City's Trails, and Open Space 2024 plan are met. She added that neighbors were aware of the driveway easement because it was included in legal documents.

Ms. Gunter asked that the specific engineering firm be removed from Condition #13.

The Public Hearing was closed at 9:07 p.m.

The Public Record was left open to allow written testimony to be submitted by 4:30 p.m. on March 18, 2025. Any party-of-record would then have until 4:30 p.m. on March 25, 2025 to offer a rebuttal to those comments received by March 18. The applicant would then have until 4:30 p.m. on April 1, 2025 to offer any final arguments or comments.

IV. OPEN DISCUSSION – None

V. ADJOURNMENT

Meeting adjourned at 9:09 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



Attachment #1

Sarah Sameh & Jay Reeck
230 Strawberry Lane
Ashland, Oregon, 97520

March 6, 2025

Ashland Planning Commission
Ashland Community Development Department
51 Winburn Way
Ashland, OR 97520

Subject: Formal Objection and Concerns Regarding Planning Action PA-T2-2024-00053 – for
231 Granite Street

Dear Ashland Planning Commission,

We are writing to formally express concerns regarding the proposed land use application PA-T2-2024-00053 for the construction of a new single-family residence at 231 Granite Street. Upon reviewing the submitted Findings of Fact and Notice of Application, we have identified several potential conflicts with existing City of Ashland and State of Oregon statutes, particularly regarding environmental impact; hillside ordinance compliance; wildfire risk mitigation; seasonal restrictions on power equipment; potential impact on the Talent Irrigation Ditch; variance requests; and fire hydrant, water supply, utility access, and driveway screening issues. Our concerns are as follows:

1. Environmental Impact and Hillside Ordinance Compliance

- The project falls under **Ashland Land Use Ordinance (ALUO) 18.3.10.090**, which governs development in environmentally constrained areas. The proposed removal of 67 trees, including four significant trees, raises concerns about erosion control, stormwater runoff, and soil stability. Specifically, **ALUO 18.3.10.900 D. 3. b.** states that "Building envelopes shall be located and *sized* to preserve the maximum number of trees on site while recognizing and following the general fuel modification standards if the development is located in Wildfire Lands." This lot and the development are located in the Wildfire Lands Overlay Zone. A smaller sized building envelope (structure and pad) should be considered to preserve trees.
- The site disturbance is stated as 18,738 square feet, and while the application claims this meets the minimum retention of natural land, the extent of vegetation removal and grading should be reviewed under **ALUO 18.3.10.050 (Approval Criteria for Physical Constraints Review Permits)** to ensure adverse environmental impacts have been minimized. The Planning Commission should consider the entire application, with particular attention to trees and excavation, to ensure that, per **ALUO 18.3.10.050 C.**, "...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 application does not include an analysis of tree removal impacts within 200 feet of the property, as required by **ALUO 18.5.7.040 B. 2. b.** A full assessment of the environmental impact on the surrounding area should be included, particularly as it relates to the 36-inch dbh Madrone on the north property line, sitting just 6 feet from the proposed development setback.
- **ALUO 18.3.10.090 B. 8. a.** states that "No terracing shall be allowed except for the purposes of developing a level building pad and for providing vehicular access to the pad." The plans show a large outdoor space between the terraced/tiered retaining wall and the house, which actually increases excavation beyond what would be needed if the retaining wall were closer to the uphill side of the house. This outdoor space could be reduced or eliminated to reduce excavation and preserve uphill trees, including the five-stem Madrone of significant value.
- The Planning Commission should consider that, with regard to Hillside Lands Development, **ALUO 18.3.10.090 B. 8. c.** states that "...swimming pools...are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope."

2. Wildfire Zone Hardening Compliance

- The project is located in a **Wildfire Lands Overlay Zone (ALUO 18.3.10.100)**, requiring strict adherence to fire prevention measures.
- The application does not fully specify fire-resistant materials and mitigation strategies and instead defers providing this information. Exact material specifications, as required by **Oregon Residential Specialty Code (ORSC) R327.4**, should be finalized before approval to ensure compliance.
- The proposal allows for thinning and tree removal, but significant vegetation removal could increase wind exposure and erosion risks, potentially exacerbating wildfire spread.
- The application does not delineate a required **Fire Management Plan** for fire safety and mitigation, which is required under **ALUO 18.3.10.100 A. 4. a.**
- The application does not indicate whether there will be adequate water pressure for residential use and fire suppression systems. The applicant should provide data on water pressure availability and plans for ensuring adequate supply during site work and occupation.

3. Compliance with Seasonal Restrictions on Power Equipment

- Ashland enforces seasonal restrictions on power equipment use during high wildfire risk periods, particularly for hillside developments.
- The application does not address how the construction timeline will comply with these restrictions, which should be required as part of **ALUO 18.3.10.100 (Development Standards for Wildfire Lands)**.

4. Impact on Talent Irrigation Ditch

- The Talent Irrigation Ditch runs near the property, yet no direct assessment has been made regarding how excavation and grading could impact its structural integrity.
- There is no referenced hydrological study or geotechnical analysis that specifically assesses the ditch's potential vulnerability to runoff or erosion caused by new development. This is a significant concern under **ALUO 18.3.10.090 4.**, which requires that development not alter hydrology in a manner that negatively impacts adjacent properties or waterways.

5. Variance Requests and Legal Justifications

- The project requests a **Variance** for driveway slope exceeding 18%, citing **ALUO 18.5.5.060 F.**
 - The engineering letter states that the 153-foot-long driveway will have a slope of 23%, while the topographic map and the applicant's landscaper's map indicate a **27%** slope in this area (even going as high as **29%**). Given the steepness of the existing slope, detailed information on how a decrease in slope will be achieved should be included in the application, per **ALUO 18.5.5.060 F.**
 - While the applicant justifies the variance based on pre-existing nonconforming conditions, the increased steepness will likely pose access issues for emergency services, particularly during fire season. Furthermore, the steep nature of the driveway and lot access may cause engineering issues with sewage drainage. Notably, this proposed driveway is very steep, approximately the same slope as the lower portion of Strawberry Lane between Scenic and Granite.
 - **ALUO 18.5.5.050 A. 3.** states that "The proposal's benefits will be greater than any negative impacts...and will further the purpose of this ordinance and the Comprehensive Plan of the City." The benefit of the placement of a single-family residence is not greater than the negative impacts of the hillside excavation and loss of trees. Furthermore, the fact that the City of Ashland had entered an agreement to purchase the subject property to preserve its natural state as part of the Comprehensive Plan of the City demonstrates the greater benefit of preservation.
 - **ALUO 18.5.5.050 A. 4.** states that "The need for the variance is not self-imposed by the applicant or property owner." In this case, the need for the variance is self-imposed by the applicant/property owner, as the need for the variance was known before the purchase of the property. The topography and land use ordinances were already in effect prior to the purchase of the property.
 - The applicant does not provide an emergency vehicle turnaround, as required in **ALUO 18.5.3.060 J.**, and there is no exception provided from the Staff Advisor and Fire Code Official. This, compounded with the very steep driveway, will likely interfere with emergency vehicle response, particularly during fire season.

- The applicant should demonstrate that construction equipment can feasibly access the construction site, given the steep driveway.
- A snow removal plan for winter access should be provided prior to development.
- The applicant seeks an exception to the **Hillside Development Standards (ALUO 18.3.10.090. E. 2. d.)** for exceeding continuous horizontal building plane limits.
 - The request to exceed the 36-foot horizontal plane limit with offsets of only 4-5 feet rather than 6 feet sets a precedent for allowing excessive structural massing on steep slopes, undermining the intent of the hillside regulations.
 - The application does not include proposed color selections for compliance with the neutral color requirements of **ALUO 18.3.10.090 E. 2. g.**

6. Fire Hydrant, Water Supply, Utility Supply, and Flag Driveway Screening Issues

- The application references a fire hydrant on the private drive from Granite Street, but this is not shown on any application maps. This is required as set forth in **ALUO 18.3.10.100 A. 2. d.**
- Local neighbors indicate no fire hydrant exists on this private driveway.
- If the applicant refers to hydrants on a separate private driveway, the applicant does not have legal access.
- **ALUO 18.5.3.060 (Flag Lot Partition Criteria)** requires that flag lots demonstrate adequate public facilities, including utility access, before approval. If utility easements or shared access agreements are necessary, they must be clearly delineated in the application. The current application does not adequately demonstrate the easements or provide access agreements.
- The application does not include specifications for the required 4- to 6-foot-high screen of sight-obscuring fence, wall, or fire-resistant broadleaf evergreen for the flag driveway, as mandated by **ALUO 18.5.3.060 N.**

Requested Actions

Given the concerns outlined above, we respectfully request the following before any approval is granted:

1. Demonstrate clearly how the benefits of this hillside development are greater than the negative impacts in this area, especially given the Wildfire Lands Overlay Zone.
2. Consider a smaller sized building envelope (structure and pad) to preserve trees.
3. Review the extent of vegetation removal and grading.
4. Analyze tree removal impacts within 200 feet of property.
5. Review the nature of the terraced retaining wall and living space uphill of the house, which increases the building pad size and increases environmental impact.

6. Review the inclusion of a pool in the building pad, which increases the building pad size and increases environmental impact.
7. Mandate finalization of wildfire-resistant materials and construction measures before approval, rather than allowing a deferred submittal.
8. Require a complete Fire Management Plan, including demonstrating adequate water pressure during and after construction.
9. Ensure compliance with seasonal construction restrictions, particularly regarding power equipment use during high fire-risk months.
10. Require a hydrological and geotechnical study to determine excavation and construction impacts to the TID, ensuring minimal negative impacts to adjacent properties or waterways.
11. Reevaluate the necessity and precedent-setting nature of the requested variances, particularly the request for variance of driveway slope, variance of no emergency vehicle turnaround, and request to exceed the 36-foot horizontal plane limit with offsets of only 4-5 feet rather than 6 feet; demonstrate how these variances are not self-imposed.
12. Require color selections for compliance with neutral color requirements.
13. Clarify fire hydrant location and access rights, ensuring adequate water pressure for fire suppression and residential use.
14. Require a complete snow removal plan.
15. Ensure compliance with required flag driveway screening, per Ashland's requirements.
16. Require demonstration of utility easements and shared access agreements prior to approval of application and demolition or excavation of any part of the property.

Please note that while we do not know the applicants personally, we are familiar with their other properties and genuinely appreciate their tasteful aesthetic and attention to detail. We value the work the applicants and their teams have already conducted on this project. We have worked with some of the contractors listed in the application and have a deep respect for their expertise. All of that said, **we have significant concerns enumerated above about the development of this particular property.**

As stated above, prior to the applicant's acquisition of this property, the City of Ashland had arranged an agreement to purchase the property for preservation. We concur with the City's assessment that preservation of this property in its natural state brings the most benefit to the city and its residents.

We appreciate your attention to these critical issues. We urge the Planning Commission to deny this application in its current form and to ensure all relevant municipal and state standards are fully addressed before approval of this project.

Sincerely,

Sarah Sameh & Jay Reeck

Michael Sullivan

From: Jane Andrianova <spiritualdances@gmail.com>
Sent: Sunday, March 09, 2025 7:50 PM
To: Planning Commission - Public Testimony
Subject: March 11, 2025 Hearing Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Hi,

This email is regarding the possible construction at 231 Granite Street (Stephanie and Bryan DeBoer).

I would like to express my concerns about allowing the construction to take place and the lack of care for the environment as proposed by the architect and the owners. This area has already been over developed in the last couple of years with more houses being constructed on the hills above Lithia Park near the TID trail. This is a very beautiful area that many people enjoy and hike on a weekly basis, lots of trees as well as wildlife there. It seems like the city does not care much about construction taking place there and tree cutting and pushing animals out of their natural habitat and keeps selling the land to others. This area is turning into something that you would see in a bigger city and is very disappointing. Cutting so many trees so someone can have a mansion is completely disrespectful to the environment and inhumane. More and more animals are starting to move closer to the city streets now because of constructions and then they are being killed (like the case with the cougar last year) because we are destroying their habitat. The areas above Lithia Park are enjoyed by many, including the tourists, and nobody wants to see more houses being built there, that's the whole reason why people move to Ashland, to be closer to nature and hiking trails. Also, allowing someone to violate the hillside and access rules doesn't seem right and will prompt other people to ask for exceptions as well. Cutting trees will make the area more susceptible to mudslides as we've seen with many trees after this year's rain. The rules are the same for everyone, no matter how much money you have.

I hope the city will make the right decision and won't allow this project to take place and will start caring more about the environment instead of allowing people to destroy things.

Jane Andrianova

Michael Sullivan

From: Travis Rigby <travisrayrigby@gmail.com>
Sent: Sunday, March 09, 2025 7:25 PM
To: planning
Subject: Opposition to Planning Application PA-T2-2024-00053

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Travis Rigby & Glenn Splieth

198 Logan Drive

Ashland, OR 97520

March 9, 2025

Ashland Planning Commission

City of Ashland

1175 East Main Street

Ashland, OR 97520

Subject: Opposition to Planning Application PA-T2-2024-00053

Dear Planning Commission,

I am writing to express my strong opposition to Planning Application **PA-T2-2024-00053** and urge the City of Ashland to reject this proposal. The City and several organizations had previously planned to preserve this property as open space, which aligns with Ashland's long-term Comprehensive Plan and the community's environmental values. It is deeply concerning that this plan appears to have changed without adequate explanation or public engagement. Given the original intent to protect this land, I believe the City should uphold its commitment to preservation.

The proposed development raises several significant concerns under the Ashland Land Use Ordinance (ALUO), particularly regarding environmental protection, safety, and adherence to zoning standards:

1. Tree Removal and Environmental Impact

The project calls for the removal of approximately **70 trees**, including **four significant trees**. ALUO **18.3.10.900 D.3.b** requires that building envelopes be located to preserve the maximum number of trees while adhering to fuel modification standards for Wildfire Lands. Removing this many trees in a designated Wildfire Lands Overlay Zone raises concerns about soil stability, erosion, and increased stormwater runoff.

2. Large-Scale Site Disturbance

The proposed site disturbance of **18,738 square feet** is excessive. ALUO **18.3.10.050 C** mandates that applicants take all reasonable steps to minimize environmental impact, with irreversible actions considered more seriously. Removing trees and excavating hillside terrain is an irreversible action with long-term consequences.

3. Height and Massing Violations

The request to exceed the **36-foot horizontal plane limit** with offsets of only **4-5 feet** rather than the required **6 feet** sets a dangerous precedent for excessive structural massing on steep slopes. This would undermine the purpose of hillside regulations and negatively impact the visual character of the area.

4. Fire Safety and Wildfire Protection

The site is located in a **Wildfire Lands Overlay Zone** (ALUO **18.3.10.100**), requiring strict fire prevention measures. The application lacks a detailed **Fire Management Plan** as required by ALUO **18.3.10.100 A.4.a**, putting both the property and the surrounding neighborhood at heightened fire risk.

5. Driveway Slope and Emergency Access

The proposed variance for a driveway slope exceeding **18%** is concerning. The engineering report states a slope of **23%**, but the topographic map indicates a slope reaching **27-29%**. This steep incline would make access difficult for emergency vehicles, creating a serious safety risk.

6. Lack of Proper Screening and Turnaround

The application fails to provide the required **emergency vehicle turnaround** (ALUO **18.5.3.060 J**) and the mandated **4-6 foot sight-obscuring screen** for the driveway (ALUO **18.5.3.060 N**). This represents a direct violation of city codes intended to ensure safety and privacy.

7. Unjustified Variance Request

ALUO **18.5.5.050 A.4** requires that variance requests not be self-imposed by the applicant. The applicant was fully aware of the site's topography and the applicable zoning restrictions when the property was purchased, making the request for a variance unjustified.

8. Precedent for Terracing and Site Alteration

The plans include extensive terracing and outdoor spaces, which violate ALUO **18.3.10.090 B.8.a**. Terracing should be allowed only for building pads and vehicular access — not for creating large outdoor living spaces.

9. Failure to Analyze Tree Removal Impact

ALUO **18.5.7.040 B.2.b** requires an analysis of tree removal impacts within **200 feet** of the property. The application fails to include this analysis, leaving the broader environmental impact unexamined.

10. Lack of Demonstrated Benefit

ALUO **18.5.5.050 A.3** states that the benefits of a proposal must outweigh the negative impacts. A **4,800-square-foot single-family residence** on this sensitive site offers minimal public benefit compared to the environmental and safety risks it introduces.

Finally, it is important to remember that the City of Ashland had previously considered acquiring this land to preserve it as open space. This approach aligns with the Comprehensive Plan and the long-standing community goal of environmental stewardship. Reversing course now would be a disservice to the residents of Ashland and to the city's environmental legacy.

For all of these reasons, I urge the Planning Commission to reject Planning Application **PA-T2-2024-00053** and prioritize the preservation of this land as open space. Thank you for your time and attention to this matter.

Sincerely,

Travis Rigby & Glenn Splieth

Michael Sullivan

From: Dea Collins <deanasoncollins@yahoo.com>
Sent: Monday, March 10, 2025 10:51 PM
To: planning
Subject: 231 Granite Street

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

I am writing in opposition of the single family home project proposed for 231 Granite Street.

My understanding is that the project falls under the ALUO which governs development in environmentally constrained areas, however this project is requesting multiple variances to the ALUO. I question the purpose of the ALUO if large projects such as this that do not adhere to the stipulations stated in the ALUO are allowed to proceed.

For example:

The ALUO stipulates rules regarding terracing, the site plan shows a significant amount of terracing. What will the environmental impact of that hillside disturbance have on the TID above the project and the run off below the project, as well as the impact of the proposed removal of 70 trees?

The project requests a variance for driveway slope exceeding 18%, the project maps and site plans indicate a slope of 23% - 29% which is ridiculous. Wouldn't that make it exceedingly difficult for emergency vehicles to access the property? Particularly if there is no emergency vehicle turnaround?

The ALUO discourages pools on hillside properties. The site plan for this project includes a pool.

Furthermore, the City of Ashland had entered into an agreement to purchase the property in question to preserve its natural state as part of the Comprehensive Plan emphasizing preservation which seems more appropriate for this particular lot that is not suitable for building according to the ALUO.

The rules and regulations set forth in the ALUO should apply to all of us.

Respectfully Submitted,

Dea, Robb, and Sadie Collins
Ashland residents and trail users

Sent from my iPad

Michael Sullivan

From: Paul Rostykus <prostykus@gmail.com>
Sent: Monday, March 10, 2025 11:28 AM
To: planning
Subject: PLANNING ACTION: PA-T2-2024-00053 - SUBJECT PROPERTY: 231 Granite Street

[EXTERNAL SENDER]

Planning Commissioners,

As a long time frequent user of the Ditch Trail which runs through the upper portion of this taxlot (1800), I recently learned of this proposed project, basically by word-of-mouth.

I, along with my family and friends, have been regular users of the Ditch Trail for the quarter century that I have lived in my current residence. This Ditch Trail, as an extension of the Ditch Road between Strawberry Lane and Grandview Drive, offers a level and scenic pedestrian path used by neighbors, other Ashland residents and visitors to the city. I would hate to see access to this great community resource be lost.

I understand that the Ditch Trail is on the TID easement and the relevant property owner may allow public access or not. I would like to see the current public access be continued into the future. The property owner is asking for variances regarding tree removal, the steep slopes and the flag drive. As a condition of granting the requested variances, I would like to see that public access to the Ditch Trail on this property be made permanent.

Thank you for your consideration and your commiission work.

Paul Rostykus
436 Grandview Drive, Ashland, OR

Michael Sullivan

From: Moneeka Settles <sneekam@yahoo.com>
Sent: Monday, March 10, 2025 12:41 PM
To: planning
Subject: PA-T2-2024-00053

[EXTERNAL SENDER]

Dear Planning Commission,

I am writing to express my concern about the proposed development of the property between Strawberry Lane and the Granit Street Trail. I strongly oppose many aspects of this project. I believe the property should be sold or donated to the City and preserved in its natural state, as originally planned. It feels really wrong to have so many of the safety and environmental elements be dismissed in the proposal of this new development. Please remember to focus on the values of environmental and safety stewardship when making this decision.

Best,
Moneeka Settles
Ashland Resident

Michael Sullivan

From: Catherine Ellison <cmellison@icloud.com>
Sent: Tuesday, March 11, 2025 7:54 AM
To: Planning Commission - Public Testimony
Subject: Proposed DeBoer home in Ashland

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Dear Council:

I have come to love Ashland dearly. These monstrosities within our city limits are not in keeping with the sweetest ambience of a quiet Shakespeare focused community. I do not live on the affected streets, but the DeBoer family can certainly tone it down, be more community friendly & not overpower us. We certainly know about your wealth in the valley. Take it somewhere else!!!!

This reminds me so much of the blockade at the upper Lithia park where the trail ends in honor of private property, not allowing for the public (& the world which visits us not just for OSF & the plays).. this needs to end & allowances for those of us who live here & love it here to enjoy our land need to override the whims if the wealthy landowners.

I hope the City of Ashland will somehow say NO to the monstrosity that is proposed.

Thankyou.

Catherine Ellison, MD

295 Iowa St (which has a 24% grade)

Ashland OR 97520

Sent from my iPhone. Catherine

Michael Sullivan

From: Rochelle Jaffe <rochellegjaffe@gmail.com>
Sent: Tuesday, March 11, 2025 6:15 AM
To: Planning Commission - Public Testimony
Subject: DeBoer project

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Dear Council Members,

Regarding the DeBoer proposal that you are considering tonight:

Please do not allow the exceptions that would permit the removal of 67 trees (!!!), building on an exceptionally steep slope, and impacting the recreational use of the area.

Thank you for your consideration,
Rochelle Jaffe

Michael Sullivan

From: Peter Killefer <peterkillefer@gmail.com>
Sent: Tuesday, March 11, 2025 10:25 AM
To: Planning Commission - Public Testimony
Subject: Proposed DeBoer project

[EXTERNAL SENDER]

I guess wealth does have its privileges. And, it seems, in trade for the DeBoer's largesse directed at the Ashland community, it comes with a certain quid pro quo to turn a blind eye to laws and city building codes the rest of us must abide by.

When my wife and I purchased our lot back in 2009 on the steepest portion of Nob Hill St our property had similar 25% grades on portions of our property. We were told we could NOT build on them. I designed our home and had to accommodate those grades by positioning the home so as to not violate that restriction.

Then again, I'm sure some nice work-around will be arrived at by the council and building commission to give the DeBoers everything they want. Oh, that's right, the same as was done with their property across from Lithia park next to where the skating rink is in Winter.

Practice makes perfect!

Please, do the right thing. Make the DeBoers abide by the same laws and regulations all the rest of us must abide by.

Sincerely,

Peter Killefer

Michael Sullivan

From: Molly Killefer <mollykillefer@gmail.com>
Sent: Tuesday, March 11, 2025 9:57 AM
To: Planning Commission - Public Testimony
Subject: March 11, 2025 Hearing Testimony

[EXTERNAL SENDER]

This proposal is absolutely inappropriate for that area (too steep, WAY out of character for the immediate surroundings, it will ruin the neighbors' lives for a couple of years while it is being built, it will ruin a very important wildlife area). You absolutely know the DeBoers will shut off that segment of the ditch trail putting hundreds of daily users and their dogs off of a trail used for many decades, just for the sake of two people who already have an enormous house less than .25 mile away. Yes, perhaps the DeBoers are large donors to the area but I am tired of them throwing their money/status around. Would an average Ashland citizen be able to develop this piece of property like this? Unlikely.

M. Killefer

Michael Sullivan

From: Nadine <nadine@woodhamlet.com>
Sent: Tuesday, March 11, 2025 4:50 AM
To: Planning Commission - Public Testimony
Subject: Over the top huge house taking out 67 Trees

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Hello. Just wanted to check in about the ‘

Nearly 4,800-square foot house would require removal of 67 trees, building on steep slope’

I and my family and friends all regularly use the ditch trail where this home is planned to be located. Hardly seems right that our public access should be impeded by one such large single family home. Also, there was such work deciding whether or not to remove just a couple trees in order to install our Japanese garden. It was a long, productive, community process that ended with keeping the trees. Here we have ONE wealthy property owner planning to take out 67 for their own personal use. Not right. Not how I see our Ashland community. I encourage the planning committee to refuse permits for this. Thank you for considering my thoughts. - Nadine Lefkowitz

333 N Main St.
Ashland, OR
Sent from my iPhone

Michael Sullivan

From: Suzanne Leslie <leslie.suzanne0@gmail.com>
Sent: Tuesday, March 11, 2025 7:35 AM
To: planning
Subject: Opposition to Planning Application PA-T2-2024-00053

[EXTERNAL SENDER]

Suzanne and Tim Leslie

190 Logan Drive

Ashland, OR 97520

March 9, 2025

Ashland Planning Commission

City of Ashland

1175 East Main Street

Ashland, OR 97520

Subject: Opposition to Planning Application PA-T2-2024-00053

Dear Planning Commission,

I am writing to express my strong opposition to Planning Application **PA-T2-2024-00053** and urge the City of Ashland to reject this proposal. The City and several organizations had previously planned to preserve this property as open space, which aligns with Ashland's long-term Comprehensive Plan and the community's environmental values. It is deeply concerning that this plan appears to have changed without adequate explanation or public engagement. Given the original intent to protect this land, I believe the City should uphold its commitment to preservation.

The proposed development raises several significant concerns under the Ashland Land Use Ordinance (ALUO), particularly regarding environmental protection, safety, and adherence to zoning standards:

1. Tree Removal and Environmental Impact

The project calls for the removal of approximately **70 trees**, including **four significant trees**. ALUO **18.3.10.900 D.3.b** requires that building envelopes be located to preserve the maximum number of trees while adhering to fuel modification standards for Wildfire Lands. Removing this many trees in a designated Wildfire Lands Overlay Zone raises concerns about soil stability, erosion, and increased stormwater runoff.

2. Large-Scale Site Disturbance

The proposed site disturbance of **18,738 square feet** is excessive. ALUO **18.3.10.050 C** mandates that applicants take all reasonable steps to minimize environmental impact, with irreversible actions considered more seriously. Removing trees and excavating hillside terrain is an irreversible action with long-term consequences.

3. Height and Massing Violations

The request to exceed the **36-foot horizontal plane limit** with offsets of only **4-5 feet** rather than the required **6 feet** sets a dangerous precedent for excessive structural massing on steep slopes. This would undermine the purpose of hillside regulations and negatively impact the visual character of the area.

4. Fire Safety and Wildfire Protection

The site is located in a **Wildfire Lands Overlay Zone** (ALUO **18.3.10.100**), requiring strict fire prevention measures. The application lacks a detailed **Fire Management Plan** as required by ALUO **18.3.10.100 A.4.a**, putting both the property and the surrounding neighborhood at heightened fire risk.

5. Driveway Slope and Emergency Access

The proposed variance for a driveway slope exceeding **18%** is concerning. The engineering report states a slope of **23%**, but the topographic map indicates a slope reaching **27-29%**. This steep incline would make access difficult for emergency vehicles, creating a serious safety risk.

6. Lack of Proper Screening and Turnaround

The application fails to provide the required **emergency vehicle turnaround** (ALUO **18.5.3.060 J**) and the mandated **4-6 foot sight-obscuring screen** for the driveway (ALUO **18.5.3.060 N**). This represents a direct violation of city codes intended to ensure safety and privacy.

7. Unjustified Variance Request

ALUO **18.5.5.050 A.4** requires that variance requests not be self-imposed by the applicant. The applicant was fully aware of the site’s topography and the applicable zoning

restrictions when the property was purchased, making the request for a variance unjustified.

8. Precedent for Terracing and Site Alteration

The plans include extensive terracing and outdoor spaces, which violate ALUO **18.3.10.090 B.8.a**. Terracing should be allowed only for building pads and vehicular access — not for creating large outdoor living spaces.

9. Failure to Analyze Tree Removal Impact

ALUO **18.5.7.040 B.2.b** requires an analysis of tree removal impacts within **200 feet** of the property. The application fails to include this analysis, leaving the broader environmental impact unexamined.

10. Lack of Demonstrated Benefit

ALUO **18.5.5.050 A.3** states that the benefits of a proposal must outweigh the negative impacts. A **4,800-square-foot single-family residence** on this sensitive site offers minimal public benefit compared to the environmental and safety risks it introduces.

Finally, it is important to remember that the City of Ashland had previously considered acquiring this land to preserve it as open space. This approach aligns with the Comprehensive Plan and the long-standing community goal of environmental stewardship. Reversing course now would be a disservice to the residents of Ashland and to the city's environmental legacy.

For all of these reasons, I urge the Planning Commission to reject Planning Application **PA-T2-2024-00053** and prioritize the preservation of this land as open space. Thank you for your time and attention to this matter.

Sincerely,

Suzanne and Tim Leslie

Michael Sullivan

From: James M. <jmccarthy.consulting@gmail.com>
Sent: Tuesday, March 11, 2025 10:27 AM
To: planning
Cc: Planning Commission - Public Testimony
Subject: PA-T2-2024-00053

[EXTERNAL SENDER]

Hello,

I'm an Ashland resident and regular user of the Granite Street Trail and would like to express my opposition to PA-T2-2024-00053. This is a misguided proposal. As the impacts and costs of climate change mount on our small city we should not be giving special exemptions to allow construction of massive residences on erosion- and wildfire- prone slopes.

Thank you for your consideration.

Jim McCarthy

Ashland Planning Commission
51 Winburn Way
Ashland, OR 97520

March 10, 2025

Subject: Planning Action PA-T2-2024-00053 – 231 Granite Street

Dear Ashland Planning Commission,

The parcel in question has not been built on in the past because the prior owner and everyone else recognized that it was not a building site per City ordinances. The exceptions/variances required to build there are so significant and numerous that to approve them makes having the ordinances meaningless. The details of this have been provided in letters by others.

The Planning Commission should also take into account its larger duty of community planning. The Ditch Trail, which runs through the property, is a de facto city park. It has been listed for years as a public trail by Parks and Rec. Parks has listed the property in question as a “park property to acquire” as part of a cohesive preserved area. It is a beautiful place populated by owls and other wildlife. Efforts were underway to purchase the property for the City when the Deboers bought it. Degrading this place that is used by so many would be a harm with no corresponding benefit to the community. (Planning Division’s website states: “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.”)

Stopping this development is NOT an example of a government “taking.” The Deboers knew that they were purchasing a property that could not be developed [by anyone without unfair influence] when they bought it. It is likely that funds can be gathered to purchase the property back from the Deboers and turn it over to Parks as open space.

Lastly, all should be reminded that no easement is in place for this portion of the trail. The prior owner placed a gate on the trail several years ago to retain the right to close it. There is a history of trail closures by individual landowners on this and other Ashland trails.

This project should not be allowed to proceed. It violates too many ordinances and thwarts the open space plans of the City’s Parks Department.

David Paul Oursler
252 Strawberry Lane
Ashland, Oregon, 97520



Michael Sullivan

From: A. Rosen <motherdivine888@gmail.com>
Sent: Tuesday, March 11, 2025 6:05 AM
To: Planning Commission - Public Testimony
Subject: Proposed huge dwelling near park

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Please do not allow these people to interfere with access to this hiking area, and please don't allow them to cut down sixty-seven of Ashland's precious trees. Trees absorb carbon; we need as many as we can get. And there's so little natural land in Ashland compared to the concreted city, it's too precious to lose to people who want to build an outrageously large home. Why do two people need so many rooms? What are they going to do in all of them? I think it's gratuitous luxury and Ashland shouldn't have to pay for it in loss of trees and access to our rare hiking land.

Please don't allow exceptions to the city code for this wealthy family. Thank you.

A. Rosen
Ashland resident

Michael Sullivan

From: pickedandpressed@gmail.com
Sent: Tuesday, March 11, 2025 12:37 PM
To: Planning Commission - Public Testimony
Subject: House

[EXTERNAL SENDER]

Please just let us have our hiking trail! That's all I ask.

Thanks,
Shelly Jillson
Sent from my iPhone

Michael Sullivan

From: Joyce Stanley <stanleyj@mind.net>
Sent: Tuesday, March 11, 2025 1:48 PM
To: Planning Commission - Public Testimony
Cc: R Stanley
Subject: Proposed DeBoer Home on the Hart/Granite/Strawberry Trail

[EXTERNAL SENDER]

We will be unable to attend the meeting tonite, but would like our comment to be put into the public record.

We live on Scenic Drive and regularly hike in Lithia Park on what folks call the 'Ditch Trail'. We access it from Strawberry or Granite or from the Harts Trail. It is a beautiful part of our environment and it would be horrible to remove any access to that trail by building a house over it.

We are surprised that the DeBoers who love Lithia Park and who have always been pillars of our community would want to destroy this public access trail.

Please reconsider the location or design so that public access to the trail is not destroyed.

Regards

Richard and Joyce Stanley
44 Scenic Drive
Ashland OR 97520
541292 3457

Attachment #2



**Hearing for 231 Granite Street – New SFR
Variance, Physical & Environmental
Constraints, Exceptions to Hillside
Standards, and Tree Removals**

Planning Commission
March 11, 2025

Before the Commission

Introduction

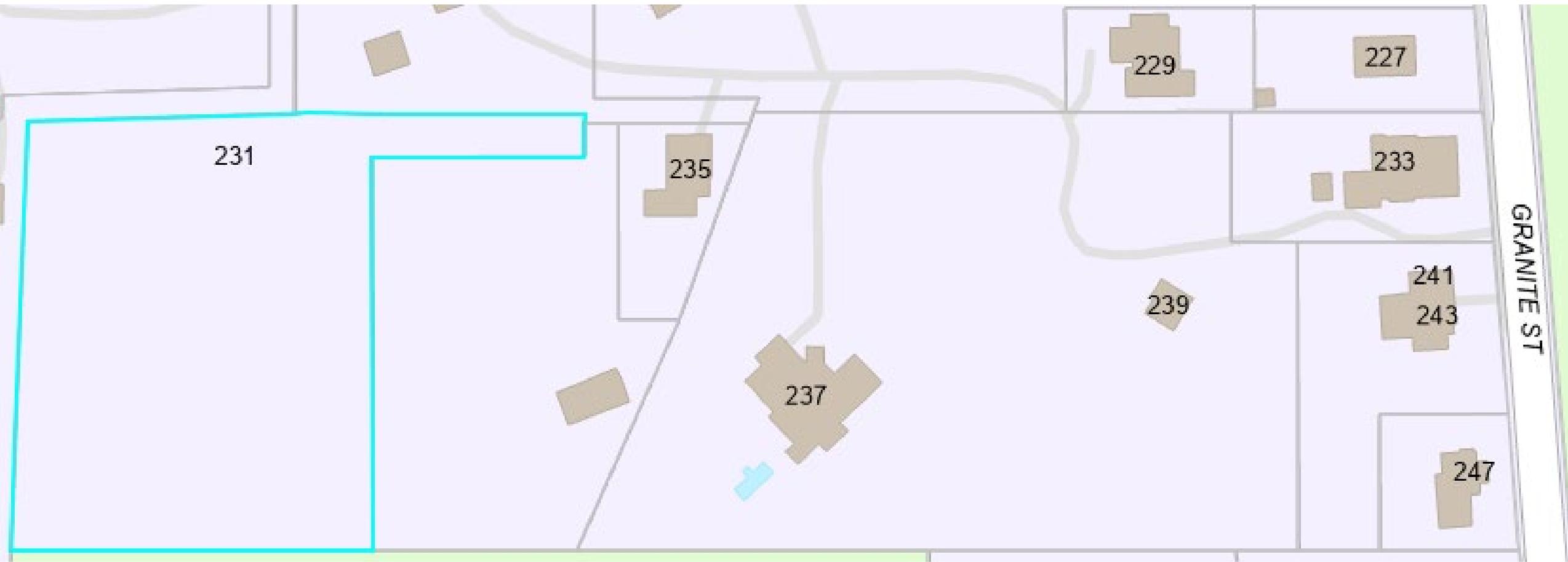
A request to construct a new single-family dwelling on a vacant lot within steep slopes of 25% or greater in the Hillside Overlay. Due to the topography of the lot and the proposed design, the applicant is proposing: a variance to flag drive grade, exceptions to hillside design standards, and 67 tree removals.

Criteria

The application is subject to all the following criteria:

- 18.2.4** **General Regulations for Base Zones**
- 18.2.5** **Standards for Residential Zones**
- 18.3.10** **Development Standards for Hillside Lands**
- 18.4.3** **Parking, Access, and Circulation**
- 18.4.5** **Tree Preservation and Protection**
- 18.4.8** **Solar Access**
- 18.5.1** **General Review Procedures**
- 18.5.3** **Additional Preliminary Flag Lot Partition Plat Criteria**
- 18.5.5** **Variances**
- 18.5.7** **Tree Removal Permits**
- 18.6.1** **Definitions**





Notice Map

231 Granite Street

Background of Property

- 231 Granite Street is a legal lot of record that was created in its current shape and size of 2.182 acres prior to the City's hillside development ordinance.
- Much 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.
- Due to it being an existing lot of record, the lot would be considered buildable for 2 dwelling units, though only 1 is proposed at this time.



Staff Exhibit S-1. Looking Southwest from junction of flag drive and neighboring property to the East.



231 Granite Street

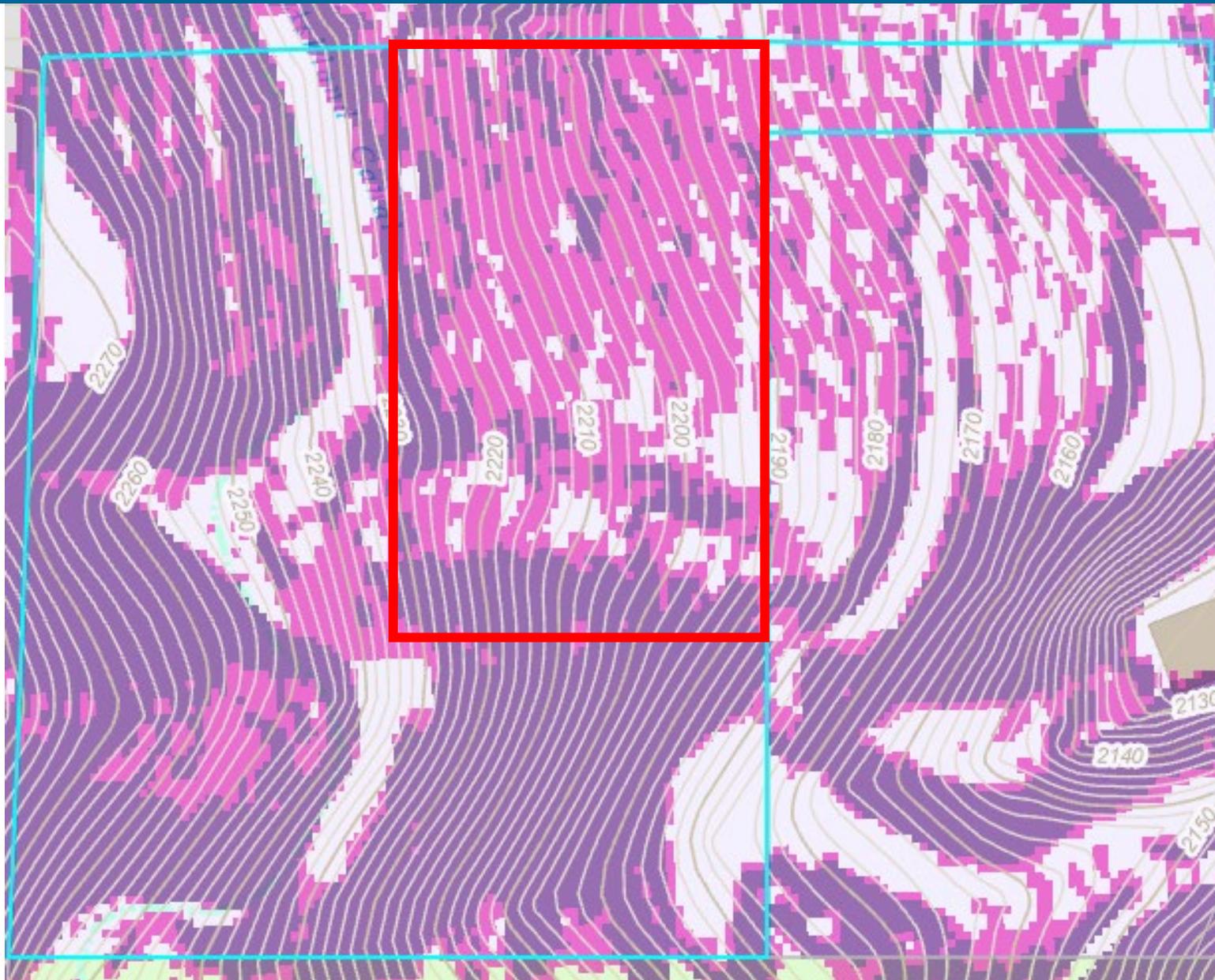
Request

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 two 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.

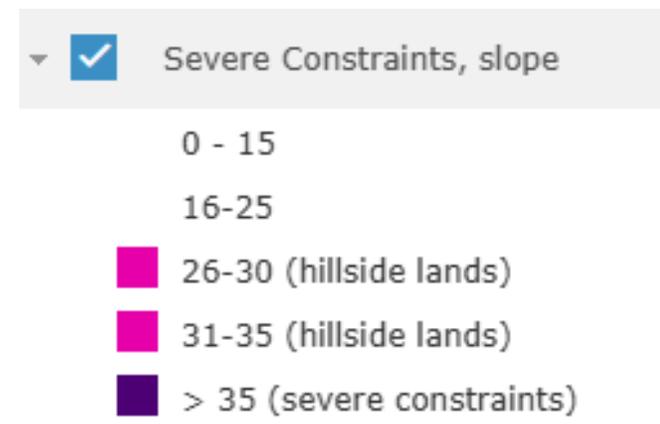


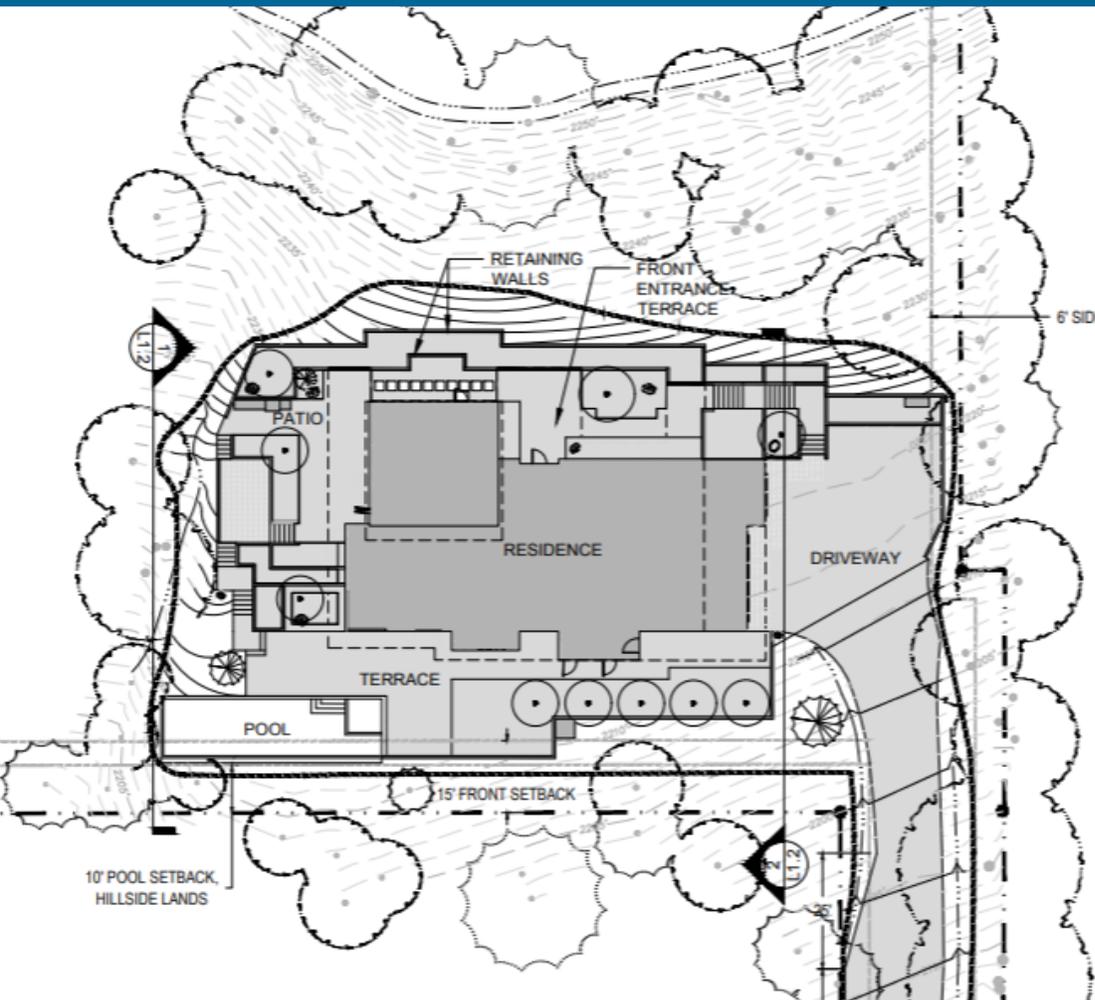


Slopes Summary:

- Current average slopes on lot: 27%
- Driveway average slopes: 23%
- Building envelope average slopes: 27%

Approximate site disturbance shown in Red Outline to the left. The building envelope is located within the lowest slopes on the property and closest to the flag drive in the Northeast corner of the property.





Proposal 231 Granite Street

Exceptions to the Development Standards for Hillside Lands

Due to the topography of the lot and the proposed design, the applicant is proposing two exceptions to hillside standards for building design including, continuous horizontal plane, building step-back, cut buildings into hillside, and broken roof forms/lines.

- The downhill wall height of the structure is 23'10" from natural grade to the height of the roof (wall height to natural grade without the roof is 18'9").
- The Eastern downhill horizontal building plane is 83-feet long with 5 different planes, two of which will require an exception





image 1 - PROPOSED NORTH EAST ELEVATION

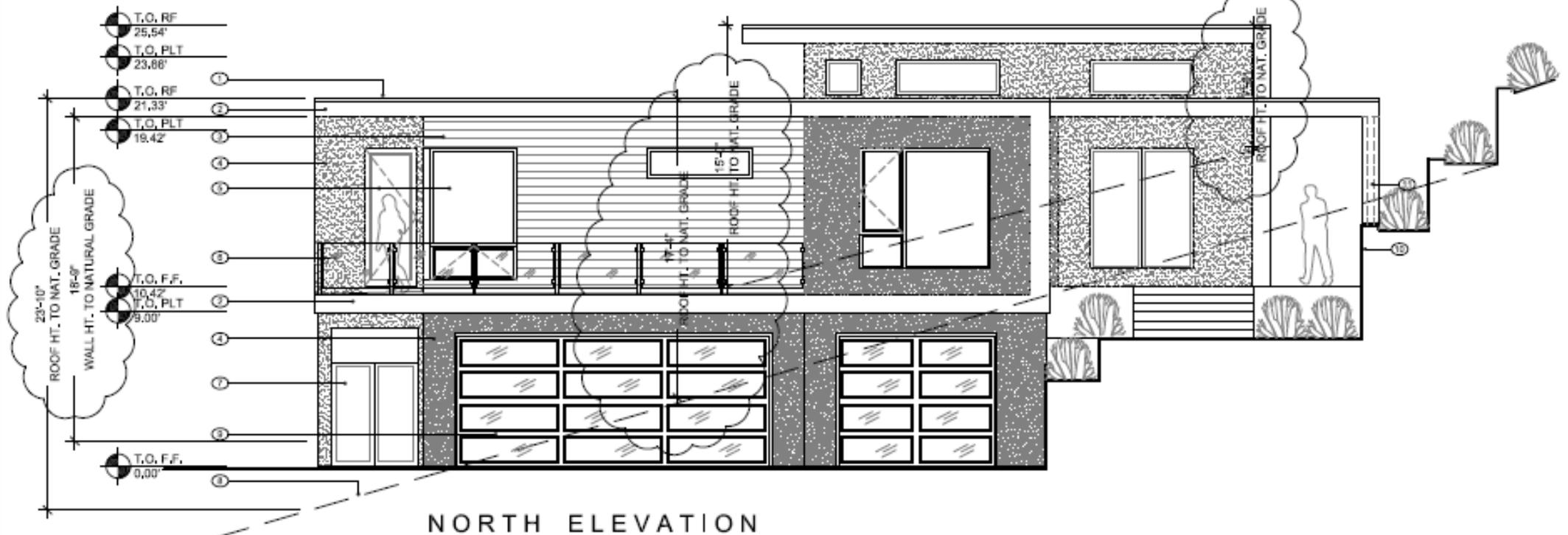
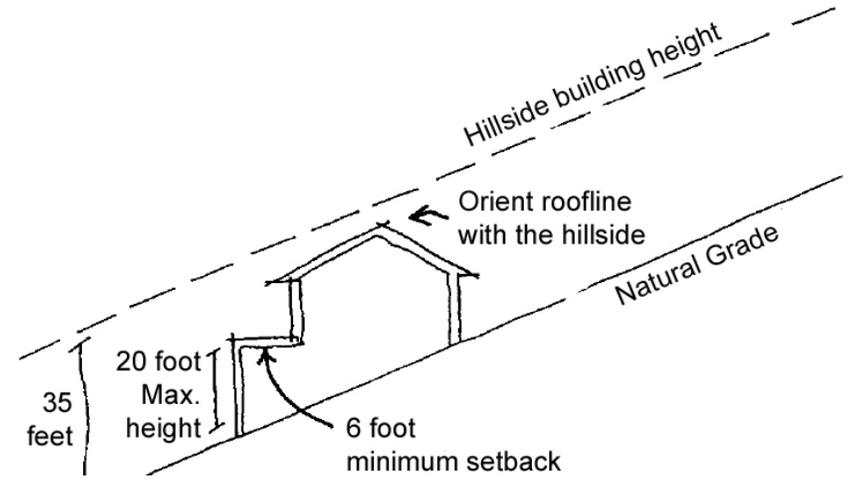
L1 is the height from natural grade to the top of the roof. Whereas L2 is the wall height from natural grade.



image 2 - PROPOSED SOUTH EAST ELEVATION

Proposed Exceptions

- 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 six-foot step-back. (AMC 18.3.10.090.E.2.c).



- Continuous horizontal building planes greater than 36 feet in length are required to include at least a six-foot off-set. The applicant proposes longer planes without the requisite six-foot off-set. (AMC 18.3.10.090.E.2.d..)
- The Eastern downhill horizontal building plane is 83-feet long with 5 different planes, as follows:
 - The first 22'3" has a 6-foot offset
 - The next section is 16-feet long with a 6-foot offset on the north side (and 4-feet on the South side)
 - The next section is 16'9" followed by a 22'3" section
 - The next section's southern half **requires an exception** for 2 different sections:
 - One section is 39-feet long with a 4-foot offset and;
 - The other section is 44-feet with a 5-foot offset.

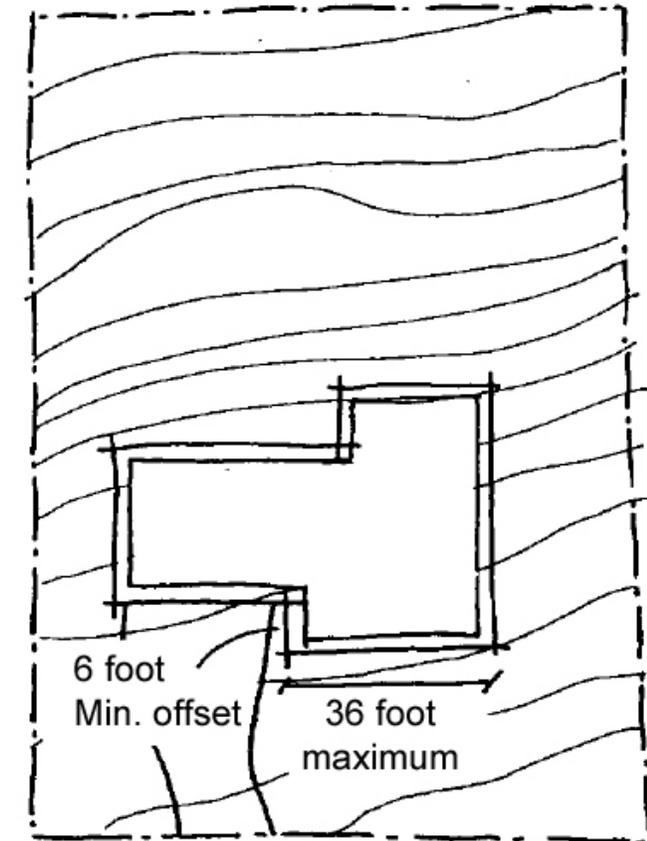
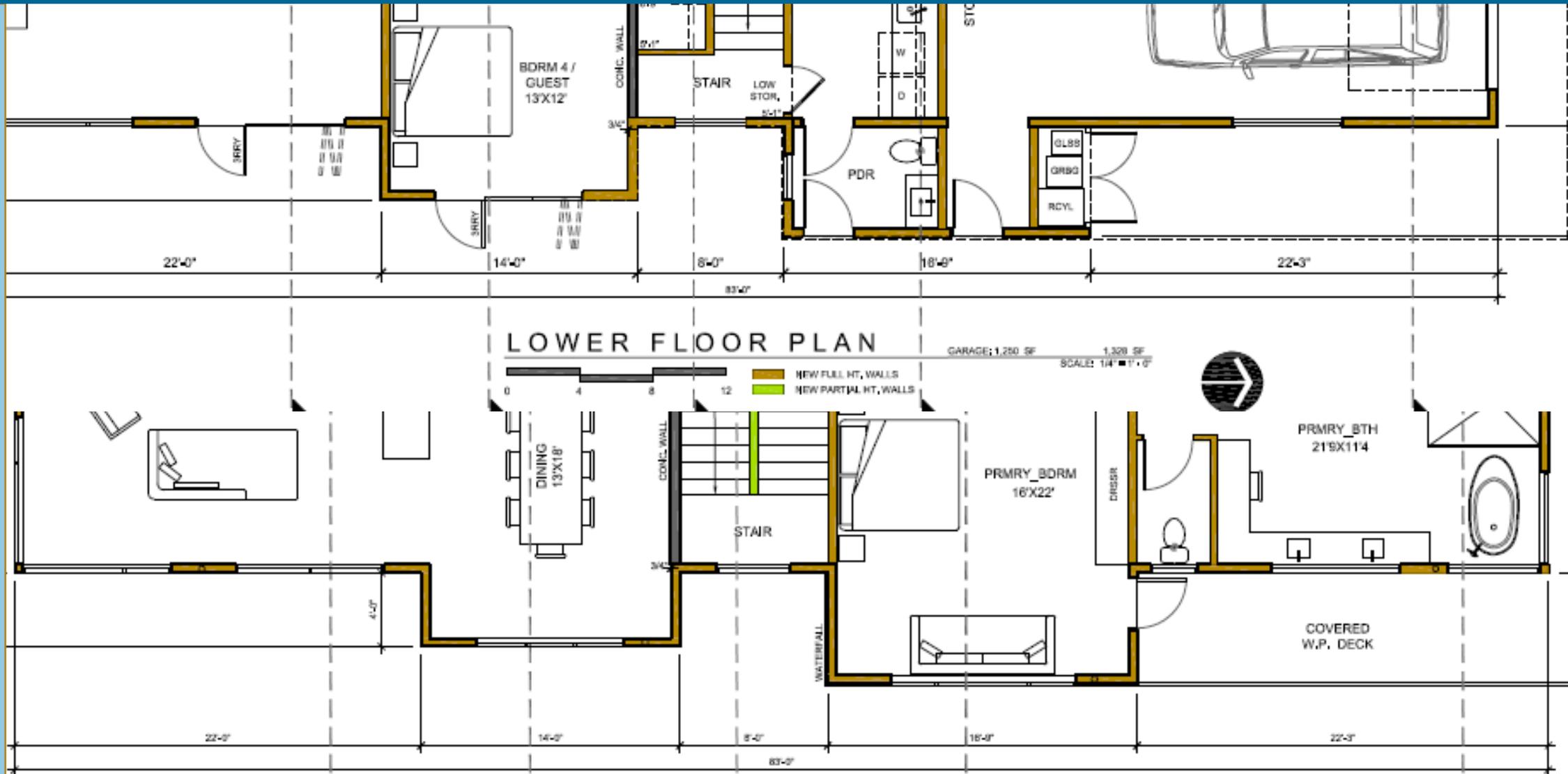


Figure 18.3.10.090.E.2.d. Horizontal Offsets



Pages A1.0 & A1.1 from applicant's submittals (accidentally omitted)

Here you can see the offsets from a different perspective.

Proposed Driveway Variance:

A request for a Type 2 Variance to the flag drive standards. The allowed maximum grade of a flag drive is 15% without a variance, or 15-18% for a Type 1 Variance. Any request for 10% or more from the allowance is a Type 2 variance.

This request is subject to the following criteria:

18.5.3.060.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 the criteria for approval in chapter 18.5.5, Variances.



Proposed Driveway Variance:

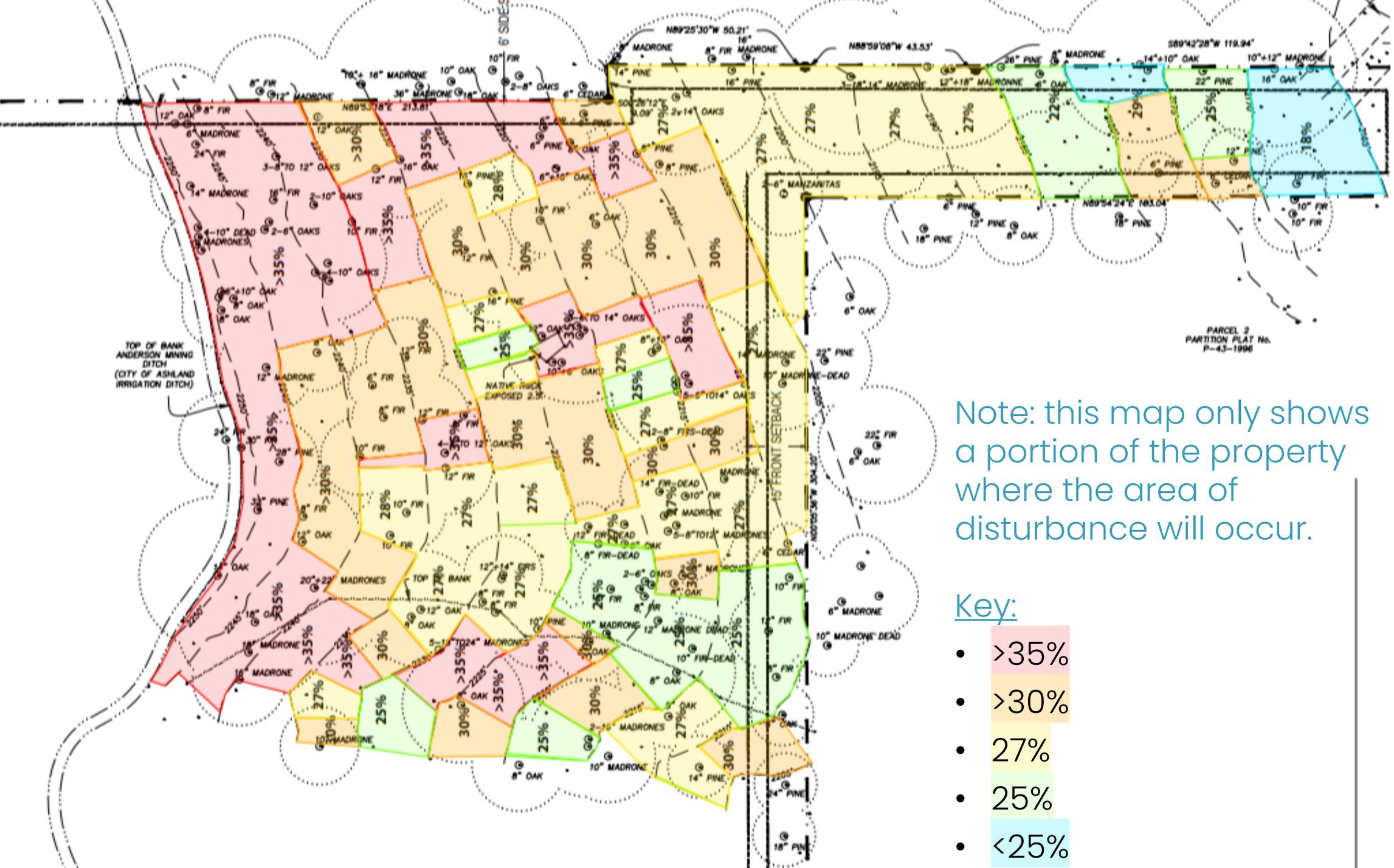
A request for a Type 2 Variance to the flag drive standards. The allowed maximum grade of a flag drive is 15% without a variance, or 15-18% for a Type 1 Variance. Any request for 10% or more from the allowance is a Type 2 variance.

Summary:

- Driveway average slopes: 23%
- Driveway length: 197 feet from beginning of flag drive
- Portion of driveway in 35% slopes: less than 100 feet



Staff Exhibit S-2: Looking up the flag drive (to the West) from the East end.



Note: this map only shows a portion of the property where the area of disturbance will occur.

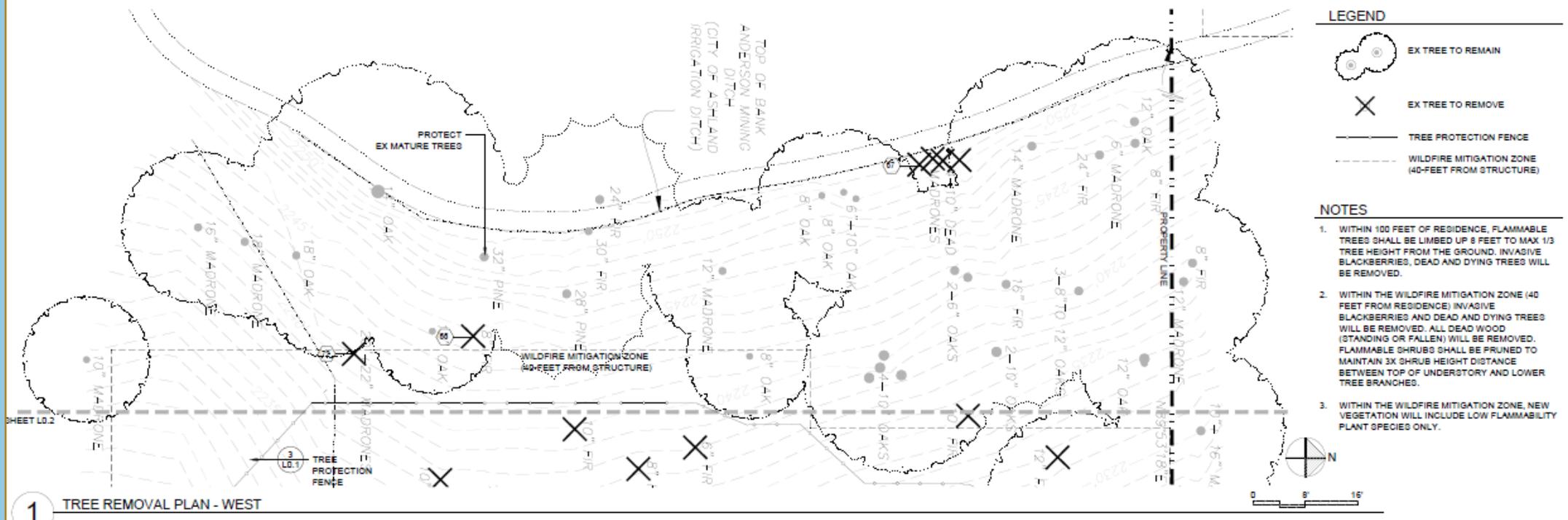
Key:

- >35%
- >30%
- 27%
- 25%
- <25%

Tree Removal Proposal

- A Tree Removal Permit for a total of 67 trees*, 4 identified as 'significant' trees by definition, and 8 dead trees (AMC 18.5.7.040 & AMC 18.3.10.090.D).

**There are a total of 74 trees to be removed, but several of them are 6" DBH or less in size and therefore unregulated*



LEGEND

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

NOTES

- WITHIN 100 FEET OF RESIDENCE, FLAMMABLE TREES SHALL BE LIMBED UP 3 FEET TO MAX 1/3 TREE HEIGHT FROM THE GROUND. INVASIVE BLACKBERRIES, DEAD AND DYING TREES WILL BE REMOVED.
- 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 BRANCHED.
- WITHIN THE WILDFIRE MITIGATION ZONE, NEW VEGETATION WILL INCLUDE LOW FLAMMABILITY PLANT SPECIES ONLY.



Sc...
De...
St...

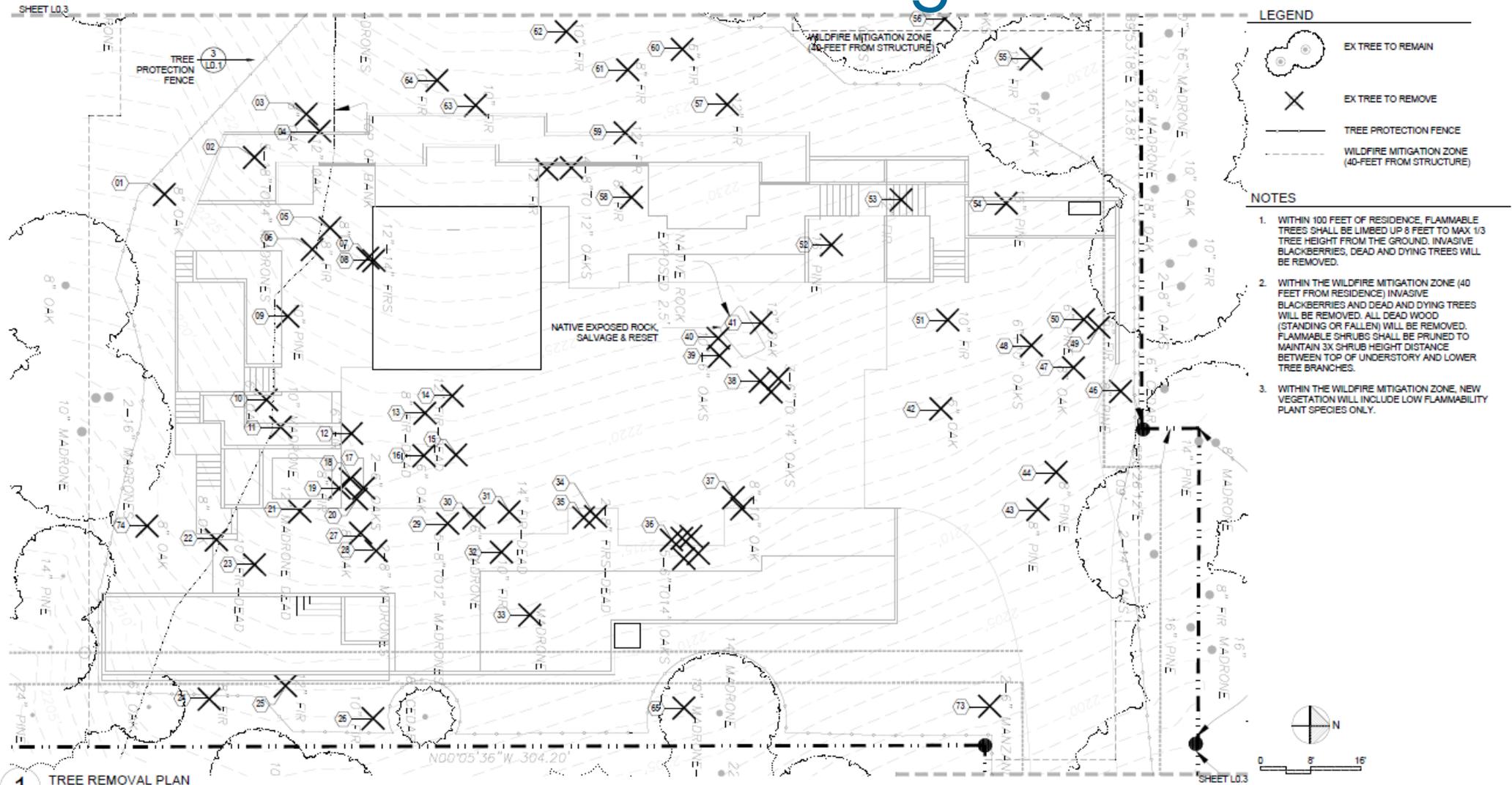
Address: OR 97125-6600
chey@schwartzdesign.com

REGISTERED
LANDSCAPE ARCHITECT
VAN & STEPHANIE DEBOER
LANDSCAPE ARCHITECTS
1000 SW 10TH AVENUE, SUITE 100
PORTLAND, OR 97205

NEW RESIDENCE

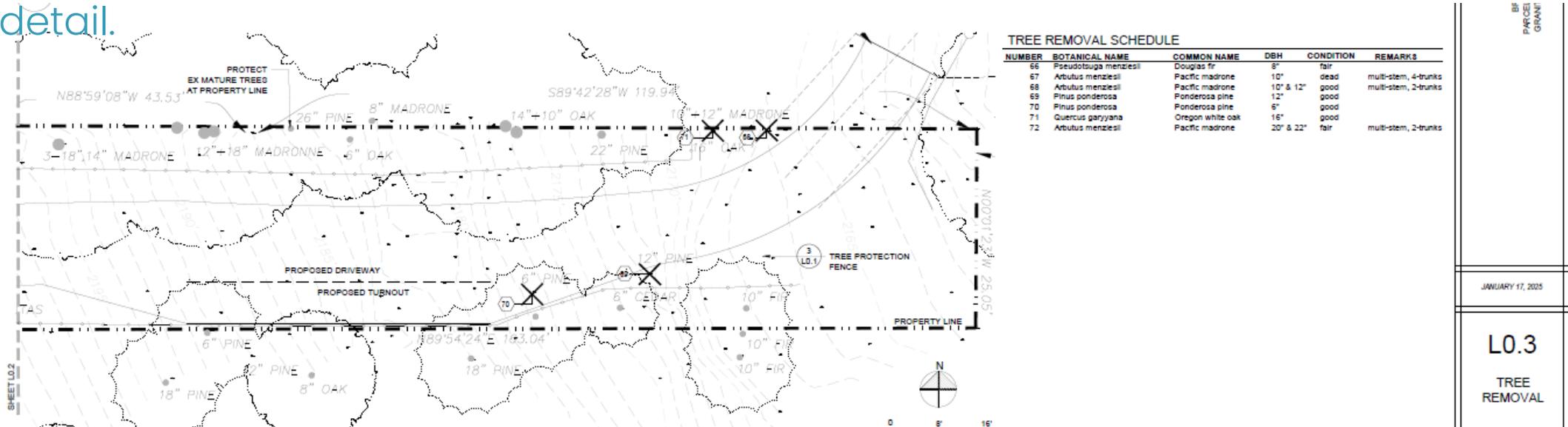
Tree Removal

Before the Commission tonight...



Tree Removal Proposal

The Tree Management Advisory Committee (TMAC) reviewed the application for 231 Granite Street on March 6th at their monthly meeting. The TMAC expressed concern with the loss of so many trees, but they recognized that all trees proposed for removal were either within the building envelope or very close to required excavation. The most significant tree near the project, a 36" madrone, is on an adjacent property and it appears that the tree protection plan provides adequate protection to the Critical root zone. The TMAC recognizes that there is little they can do to influence the size of the home, but did note that pools are discouraged in Hillside Development. Mitigation plantings were not discussed in detail.



BF
PARCEL
GRANT

JANUARY 17, 2025

L0.3
TREE
REMOVAL

Revisions to Staff Report

The following errors in the Staff Report need to be corrected:

- On page 4 of the Staff Report, “15.23-percent” needs to be corrected to “23-percent”
- On page 2, incorrectly states that there is a lot coverage variance, the property meets lot coverage requirements.
- 4 pages of the applicant’s submittals were unintentionally omitted from the packet materials & online posting as follows:
 - 2 pages for floor plan (A1.0 & A1.1)
 - 1 page for West & South Elevations (A2.2)
 - And a site plan that shows the distance from the nearest downhill fire hydrant to the proposed structure



Staff Recommendation & Modifications

Staff recommends that the Planning Commission approve the Physical and Environmental Constraints review permit for a 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.

Should the Planning Commission concur and approve the request, staff would recommend that the staff report include the conditions (1-12?) of approval and include the following modifications:



Staff Recommendation & Modifications

- **Modify: Condition #5:** Given the number of trees to be mitigated, this condition would need to be changed to comply with the mitigation standard. “Mitigation trees, to be planted on-site, off-site, or payment in lieu at the rate of 1:1 of regulated tree removals.”
- **Remove** duplicate condition 4.I on page 12 of Staff Report
- **Add condition #12:** “Prior to issuance of a building permit, applicant must provide documentation for the access easement.”



Staff Recommendation & Modifications

- **Add condition #13:** “Prior to issuance of building permit, applicant must have the retaining wall designed by the project engineer (Thornton Engineering) to conform with AMC 18.3.10.090.B.”
- **Add condition #14:** “Prior to submittal of building permit, applicant must provide a surveyor’s map that confirms the driveway grade does not exceed 23% and that the length of the portion of the driveway in 35% does not exceed 200 feet.”
- **Add condition #15:** “Prior to bringing combustible materials on site, applicant must provide documentation of fire hydrant location within 600 feet and access (easement), and fire sprinklers as required by the Ashland fire department.”





**Hearing for 231 Granite Street – New SFR
Variance, Physical & Environmental
Constraints, and Exceptions to Hillside
Standards**

Any questions?
Planning Commission
March 11, 2025

Requests to Continue or Leave The Record Open

Pursuant to [ORS 197.797.6.a-e](#)

Preferred “7-7-7” Approach

Close the public hearing, but leave the record open until:

Tues. 3/18, 4:30 pm

*New Evidence/Argument
From Parties*

Tues. 3/25, 4:30 pm

*Rebuttal of New
Evidence/Argument From
Parties*

Tues. 4/1, 4:30 pm

*Final Legal Arguments
(No New Evidence) from
Applicant Only, unless
waived*

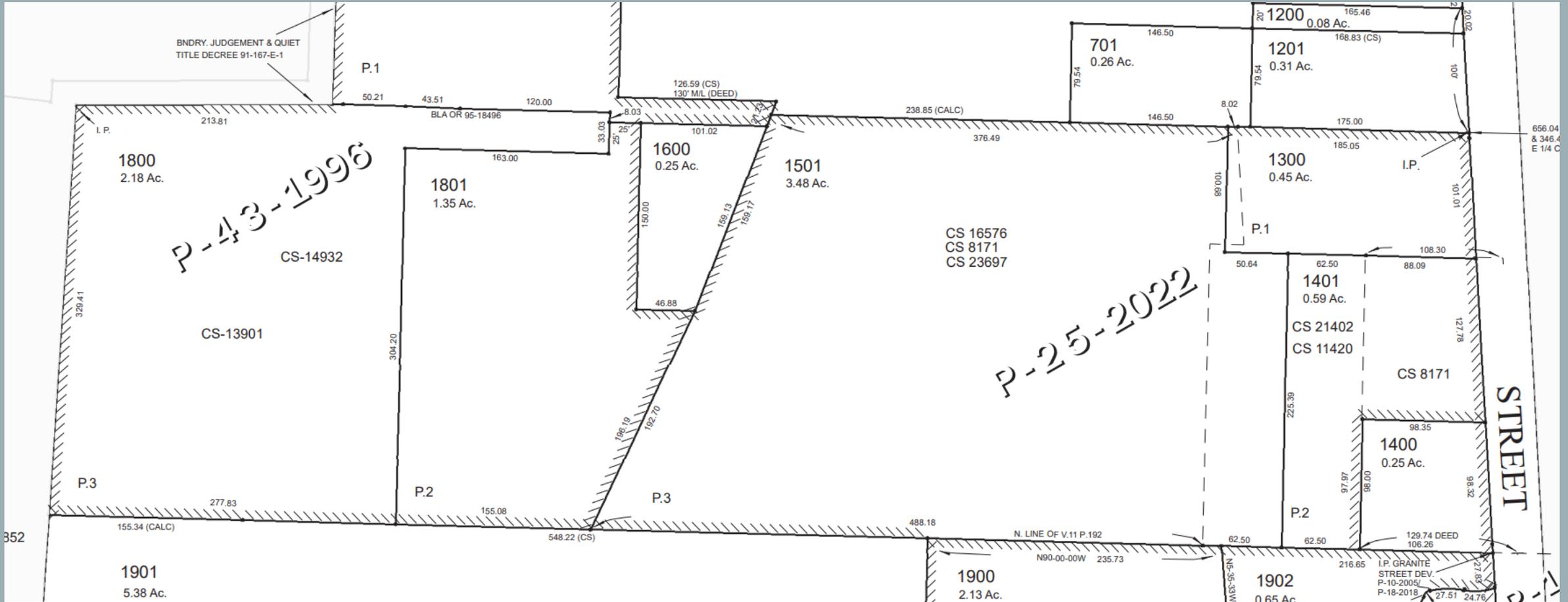
Tues. 4/8 7:00 pm

*PC Deliberations at Next
Regular Meeting*

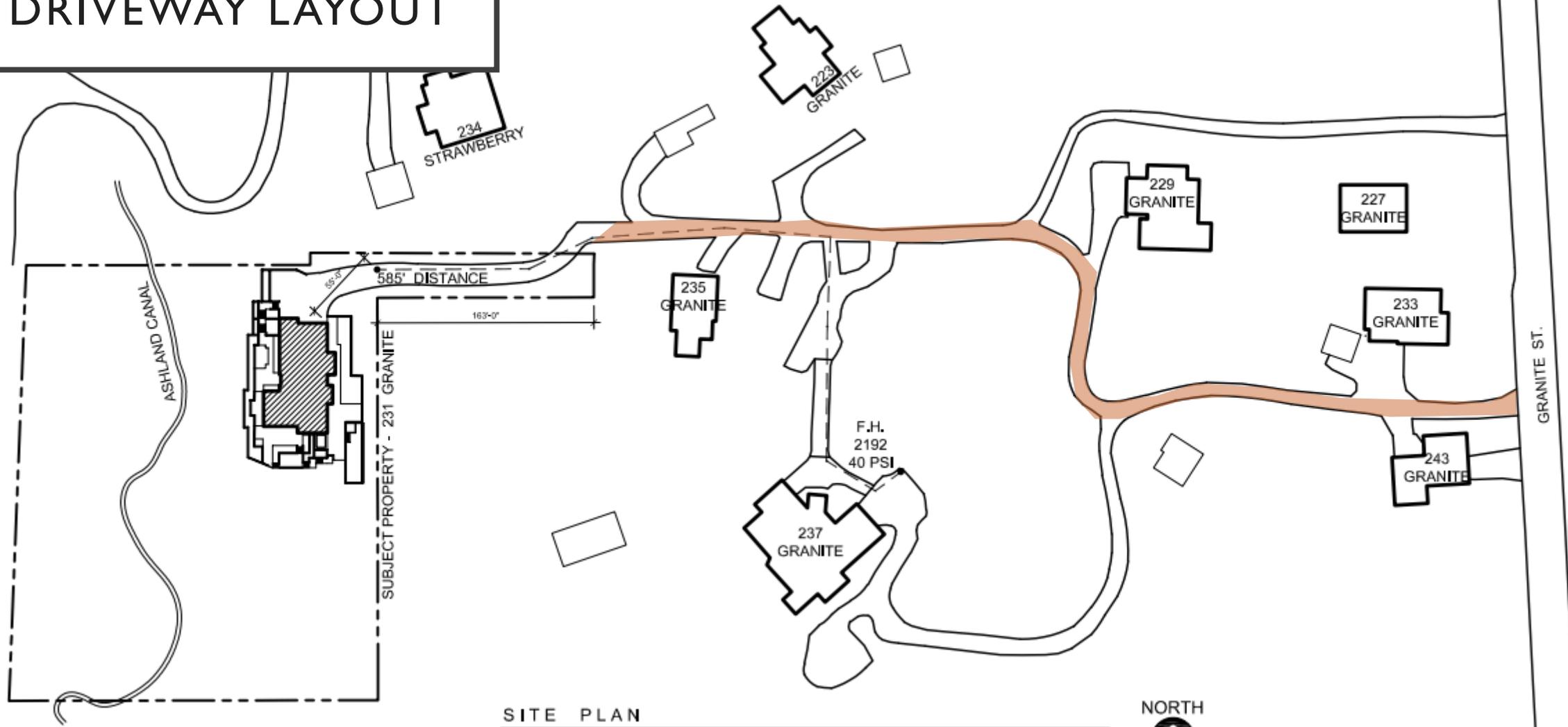
Attachment #3



REQUEST FOR VARIANCE TO DRIVEWAY GRADE
PHYSICAL & ENVIRONMENTAL CONSTRAINTS REVIEW PERMIT
ALLOW THE CONSTRUCTION OF A
RESIDENTIAL HOME



DRIVEWAY LAYOUT



SITE PLAN



SCALE: 1" = 50'-0"





LOT COVERAGE

LOT SIZE 2.18 AC (94,961 SF)

EXISTING LOT COVERAGE 0 SF

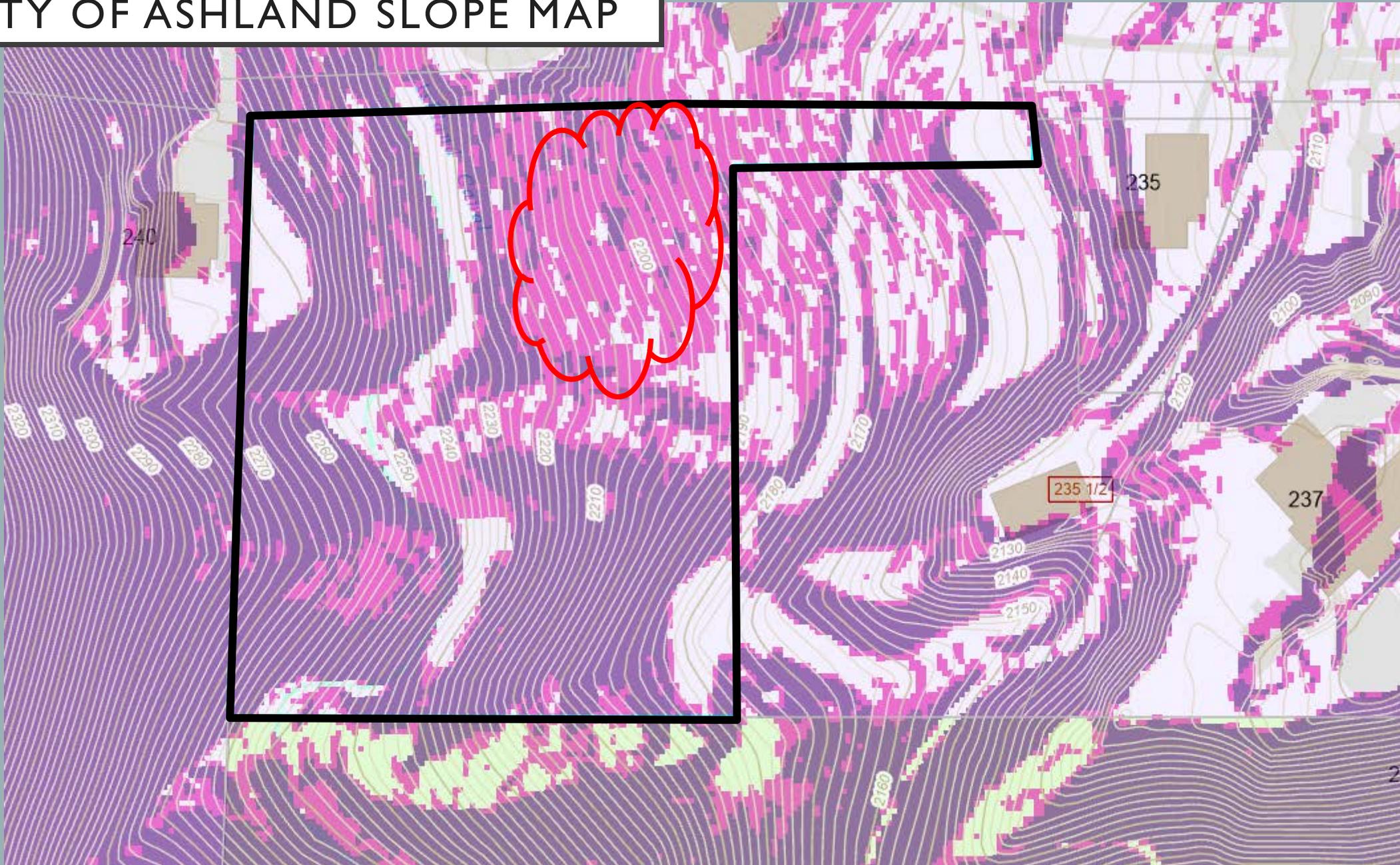
PROPOSED COVERAGE

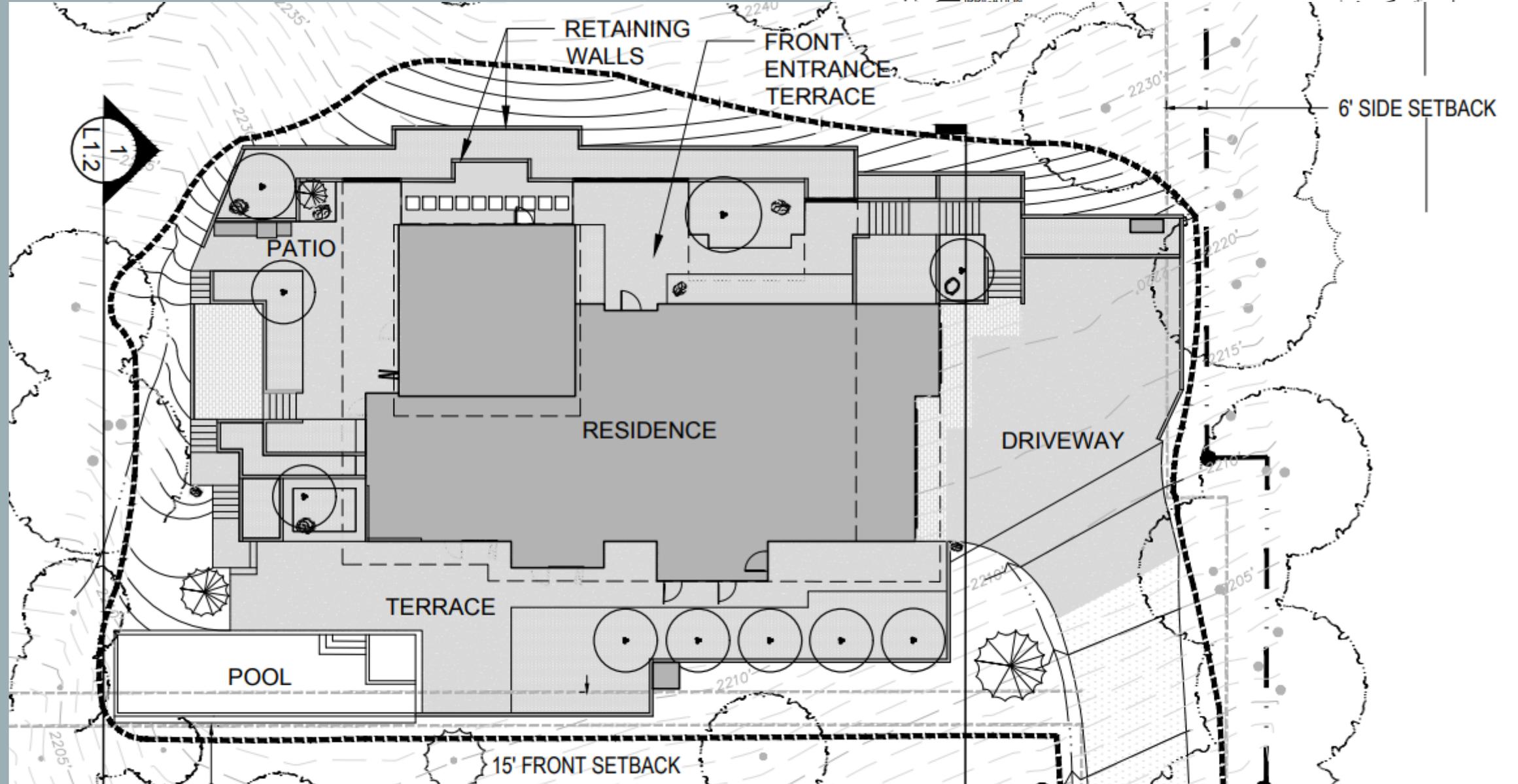
BUILDING FOOTPRINT 3,440 SF
 DRIVEWAY, PAVED 1,685 SF
 PATIO, WALKS, STEPS 2,822 SF
 POOL SHED FOOTPRINT 16 SF

PROPOSED TOTAL LOT COVERAGE 7,963 SF

TOTAL PERCENTAGE COVERAGE 8%

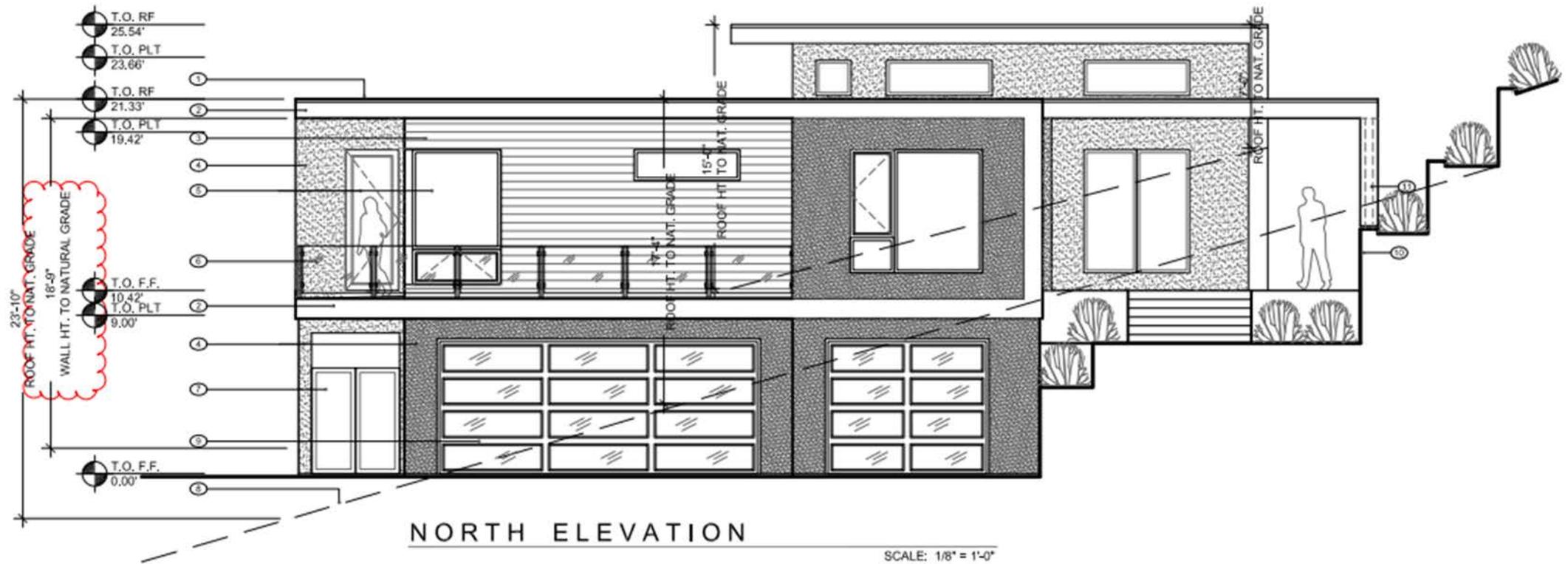
CITY OF ASHLAND SLOPE MAP





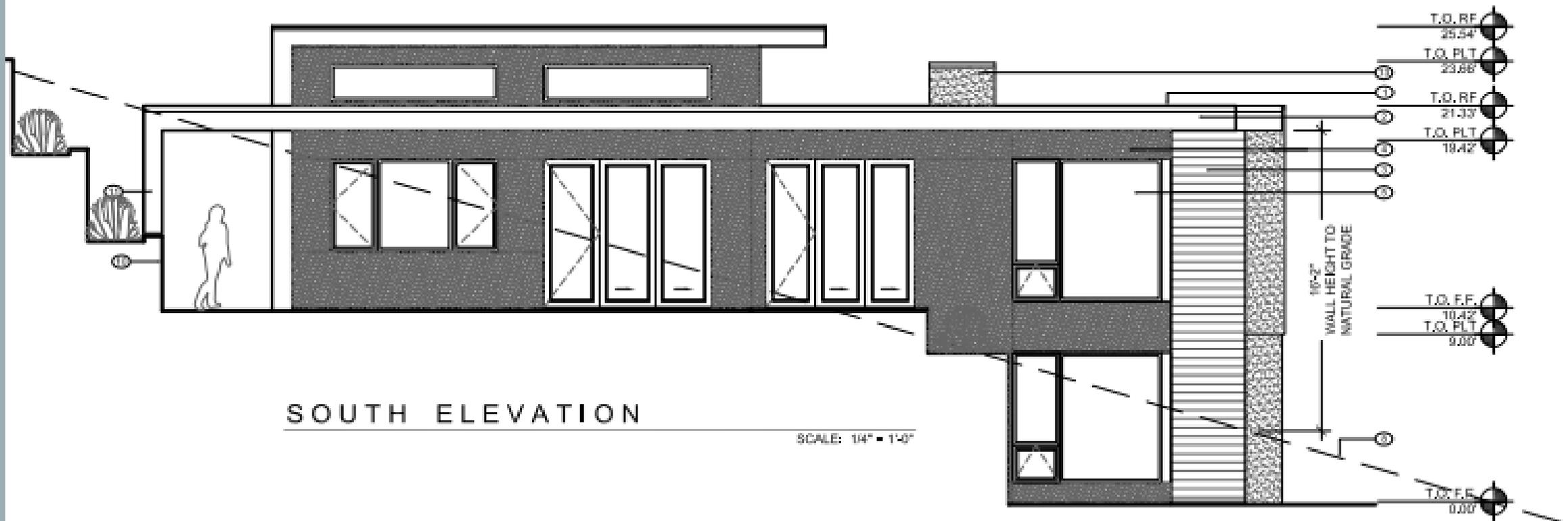
SITE DEVELOPMENT PLAN

10' POOL SETBACK,
HILLSIDE LANDS





ARCHITECTURAL ELEVATIONS A.2.1

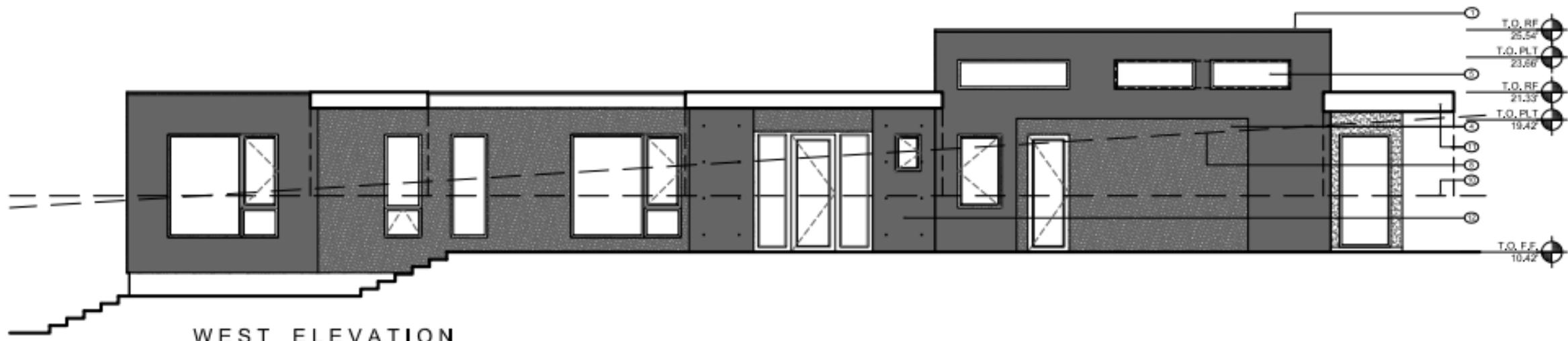


SOUTH ELEVATION

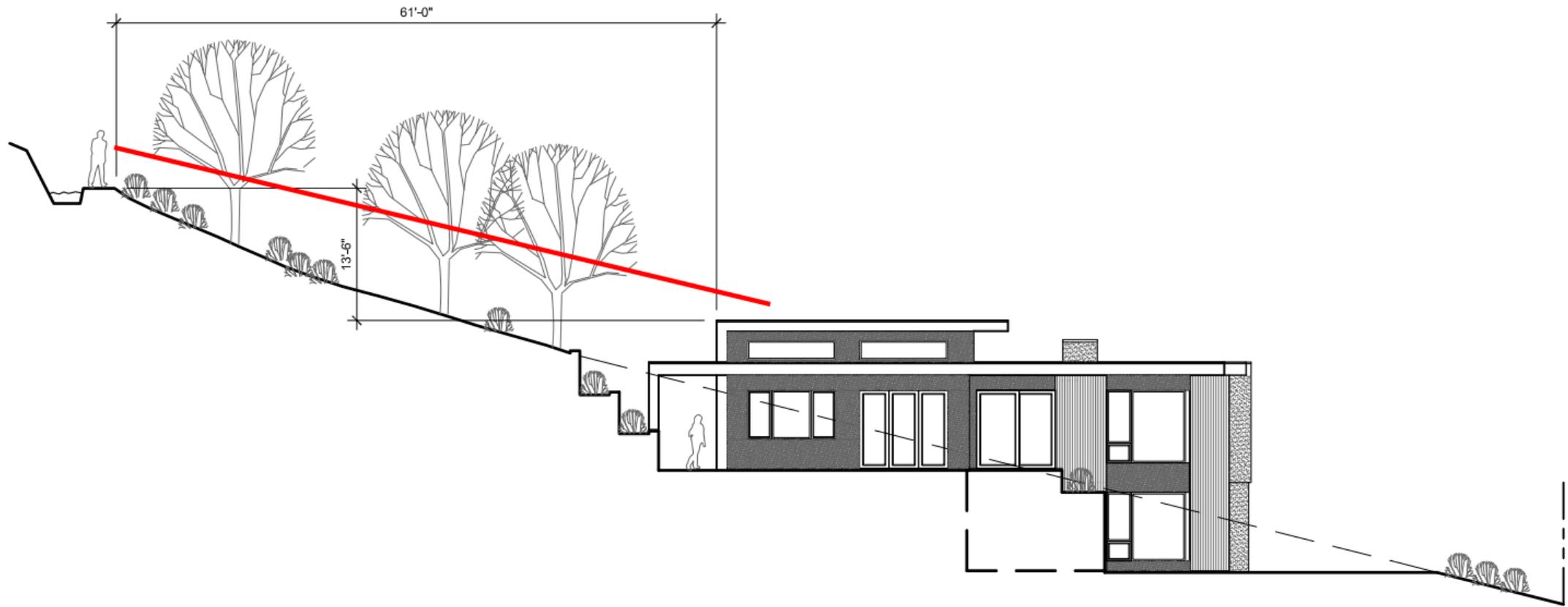
SCALE: 1/4" = 1'-0"

- T.O. RF 25.54
- T.O. PLT 23.88
- T.O. RF 21.33
- T.O. PLT 19.42
- T.O. F.F. 10.42
- T.O. PLT 0.00
- T.O. F.F. 0.00

16'-2"
WALL HEIGHT TO
NATURAL GRADE



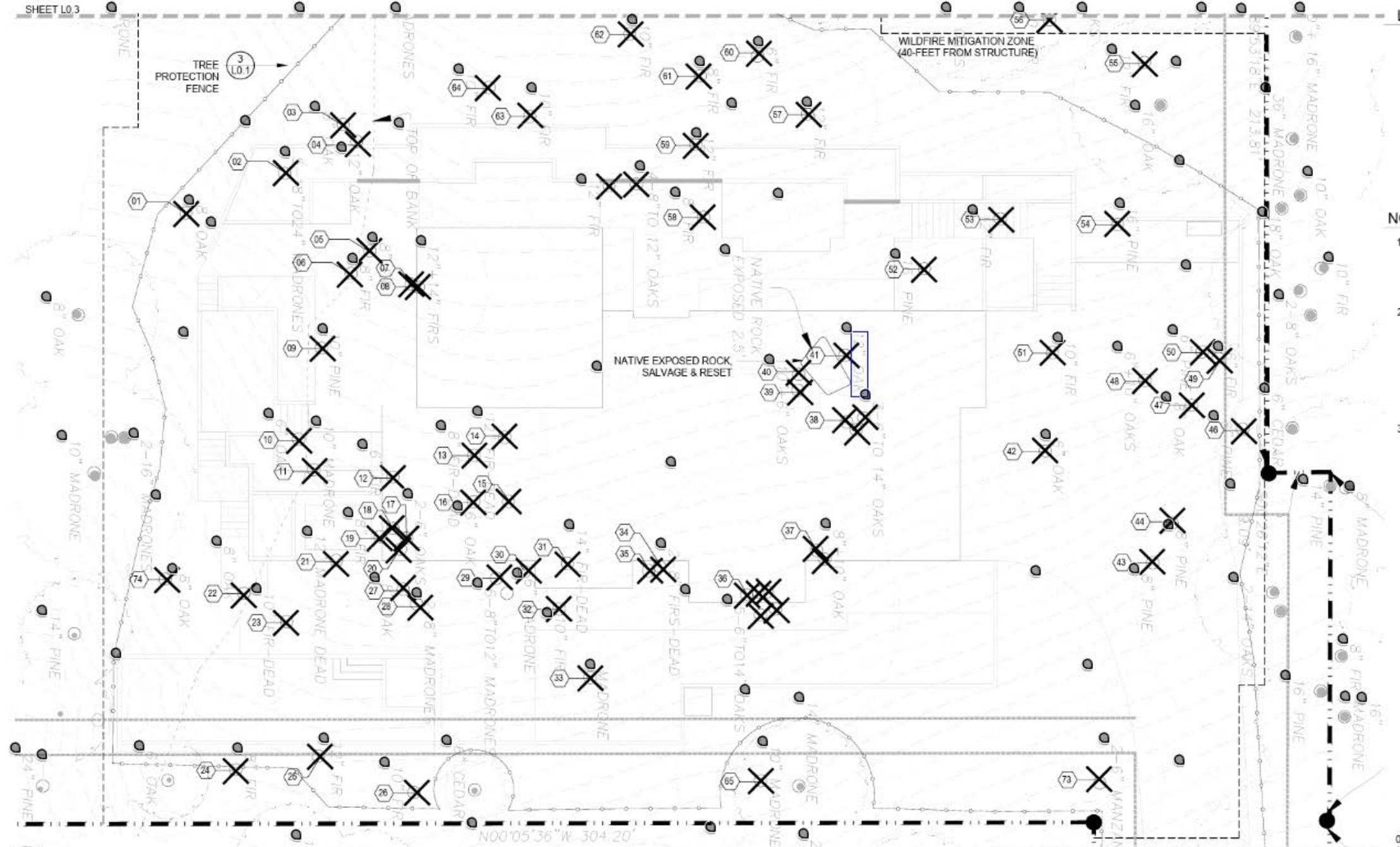
SCALE: 1/8" = 1'-0"



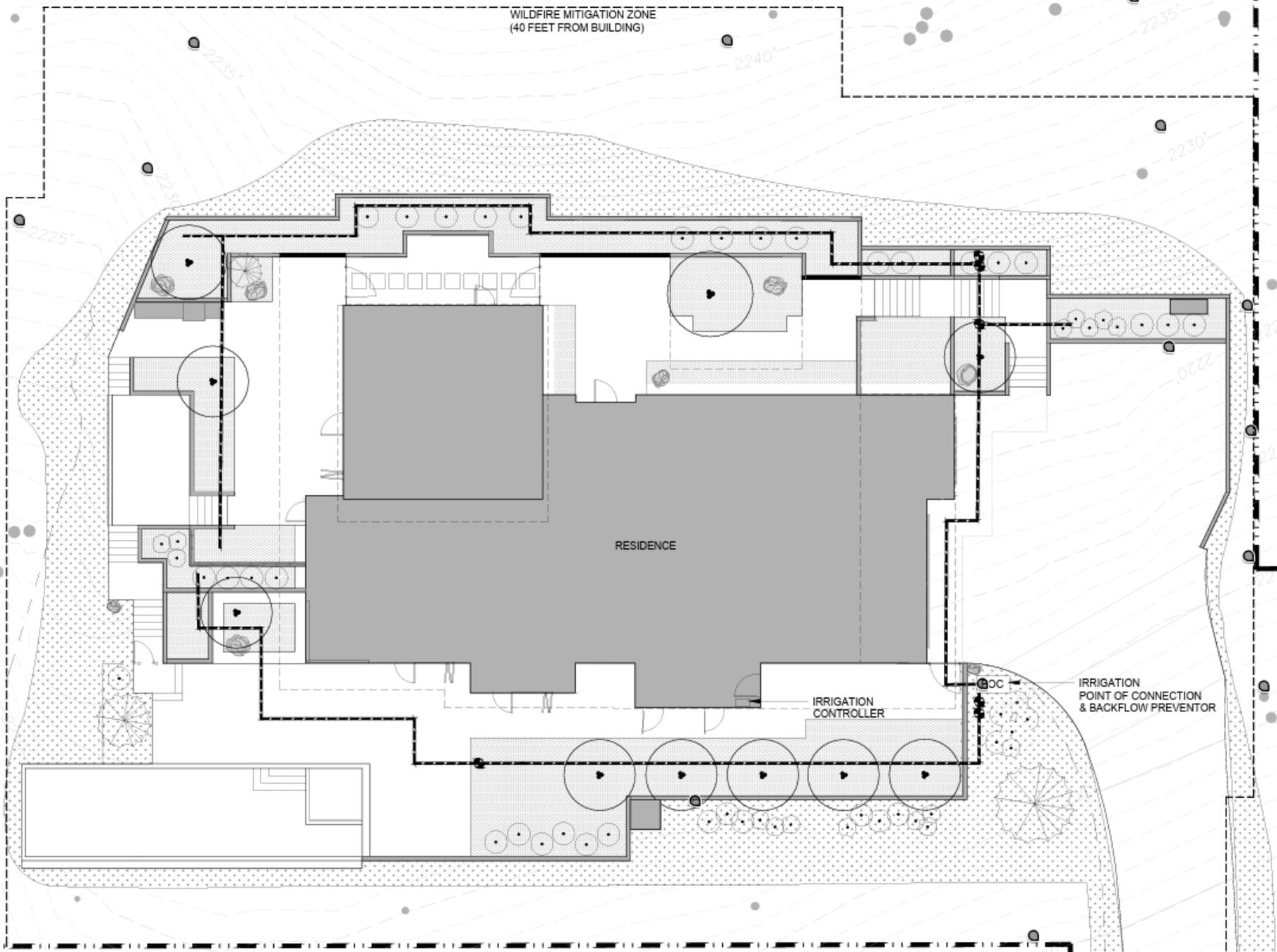
WILDFIRE MITIGATION ZONE
(40-FEET FROM STRUCTURE)

TREE PROTECTION FENCE
3 L0.1

NATIVE EXPOSED ROCK
SALVAGE & RESET



WILDFIRE MITIGATION ZONE
(40 FEET FROM BUILDING)



PLANT LIST

NATIVE SEED MIX

FIRE HARDENING

The development of this lot provides added safety to this neighborhood. Through the development of this lot, fuels reduction will be required to be implemented and maintained. This will help to improve the potential to slow a fire if it moves through and reduce the potential for a crowning fire to occur.

This also provides a greater potential for firefighters to make an impact on a wildfire and reduce the potential negative impacts of fire to the neighborhood.



Legend



Property In Question - Fee



Item No. 9 - Easement for Ingress & egress for road
In 02/14/1951 Vol346 Pg378 of Official Records
Affects said portion as described in the document



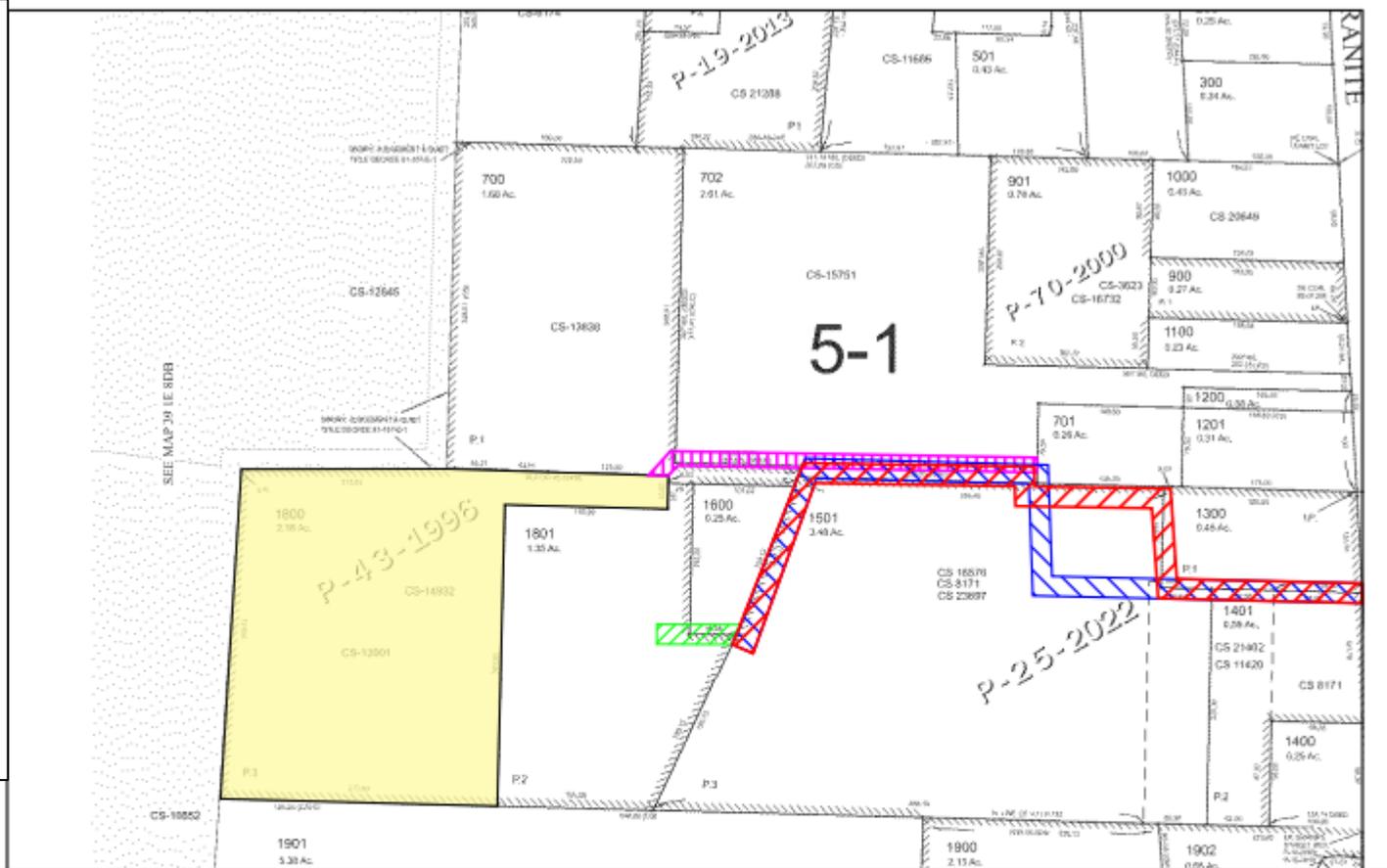
Item No. 10 - Easement for Ingress & egress
In 03/07/1980 Inst # 80-04579 of Official Records
Affects said portion as described in the document



Item No. 11 - Easement for Ingress & egress
In 06/17/1988 Inst # 88-11733 of Official Records
Affects said portion as described in the document



Item No. 13 - Easement for Right of way
In 01/26/1994 Inst # 94-03306 & 02/02/1994
Inst # 94-04302 of Official Records
Affects said portion as described in the document



© 2023
Ticor Title Company
 3103 Signature Court, Ste 103,
 Medford, OR 97504
 (541)245-6730 FAX (541)494-0069

Title Order No. : T470323089905, Preliminary Report dated November 28, 2023 Drawing Date : 12/12/2023 - FNFI

Reference : Assessor's Parcel No. : 391E08DA 1800

Property : TL 1800 Granite St., Ashland, OR 97520 Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Parcel 3 of Partition Plat recorded April 12, 1996, as Partition Plat No. P-43-1996 of Records of Partition Plats in Jackson County, Oregon, and filed as Survey No. 14932, in the Office of the County Surveyor

Sheet
1 of 1

Archive #









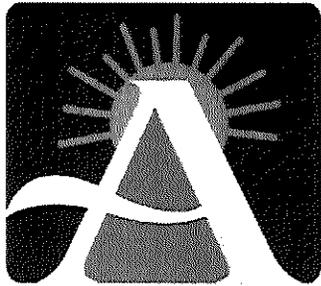








Attachment #4



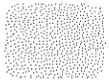
CITY OF
ASHLAND
Better Together



Park Property to Acquire



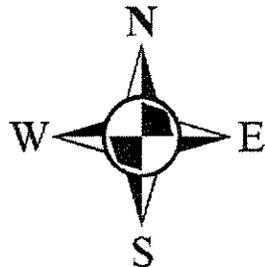
Portion of Area to Acquire for
Riparian/Connectivity



*Trails Master Plan Corridors

**This map is intended to be used in conjunction with the APRC Trails Master Plan, which identifies critical connectivity corridors for acquisition or easements.*

NOT TO SCALE



Urban Growth Boundary



Ashland City Limits

Public Land Ownership



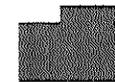
City-Owned Forest Lands



City-Owned Non Forest Lands



U.S. Forest Service



Ashland Parks Land

2024 Parks, Trails and Open Space

☑ Authoritative



Ashland GIS
City of Ashland, OR

Summary

2024 Parks, Trails and Open Space

[View Full Details](#)

Details



Web Link
Document Link



December 3, 2024
Date Updated



April 5, 2024
Published Date



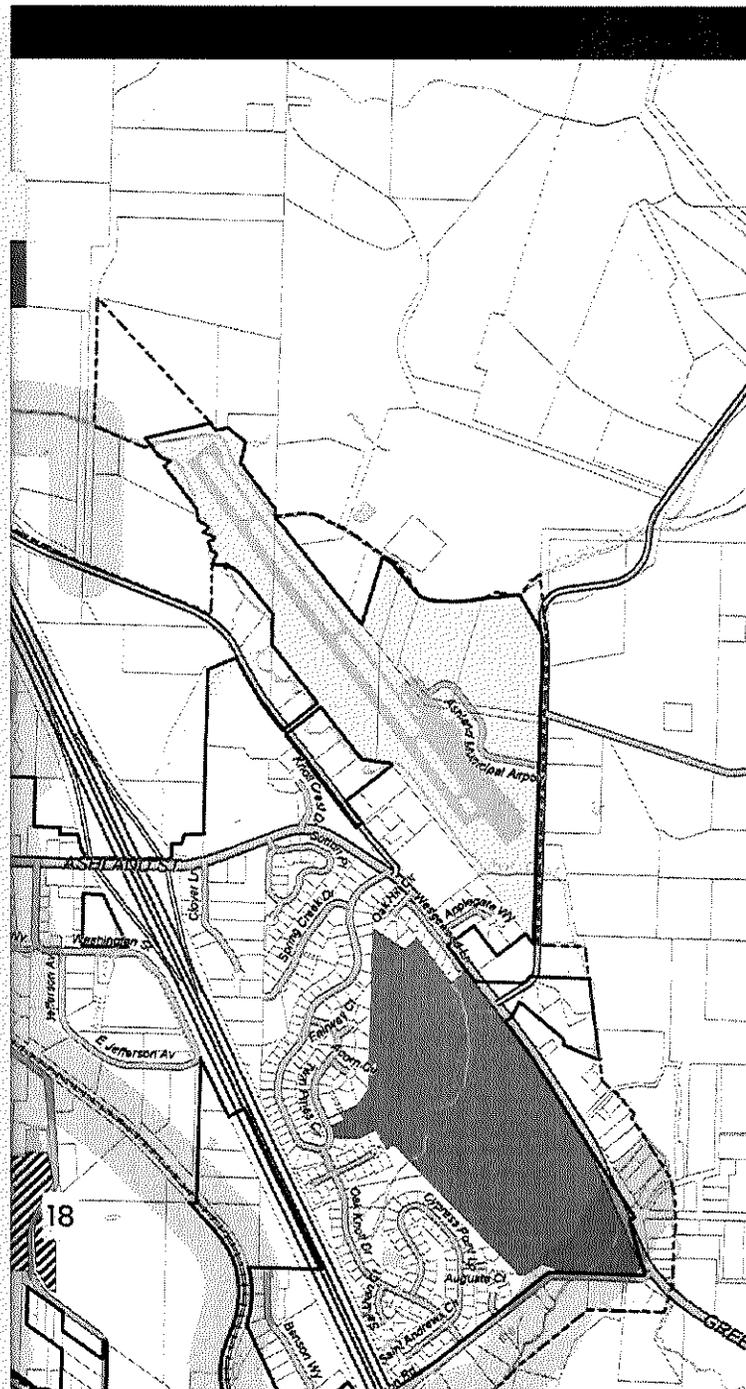
69 B
Document file size



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- (#1) Billings Property. North part of property for possible sports fields and riparian zone protection
- (#2) Wright's Creek Parcel. Trail corridor and protection for riparian zone.
- (#3) Grizzly Peak. Conservation easements on the south slopes of Grizzly visible from Ashland would not only protect iconic view visible from most of Ashland but would also reduce development pressure on rare and sensitive flora and on large mammals.
- (#4 & #5) Ashland Creek Corridor – Year-round stream, significant wildlife habitat and potential pedestrian/bicycle connection
- (#6) Nevada St to North Mountain Ave. (Bear Creek Corridor) Riparian area.
- (#7) Property across from Riverwalk. Riparian area.
- (#8) Willows area potential trail connection and riparian zone
- (#9) Bear Creek riparian/floodplain corridor from east of North Mountain Park. Significant wildlife habitat, natural area that is potentially a part of the Greenway extension.
- (#10) Walker Ave. East Main Street. Possible sports fields
- (#11) Talent Irrigation Ditch Segment
- (#12 & #13) West side watershed (Hitt Road) Trail connectivity.
- (#14) 440 Granite Street. Surrounded on three sides by Lithia Park. Only private property on east side of Granite above Nutley not part Lithia Park. Lithia Park Master Plan recommends purchase of property.
- (#15) Lincoln School. Critical to goal of neighborhood park within ¼ mile of all residents. Many low-income residents in the area.
- (#16 & #17) Upper Liberty St/Ivy Ln Forest/Urban Interface. Connects southern residential neighborhoods with trail network.
- (#18) Tolman Creek/Mistletoe Road Area potential neighborhood park site

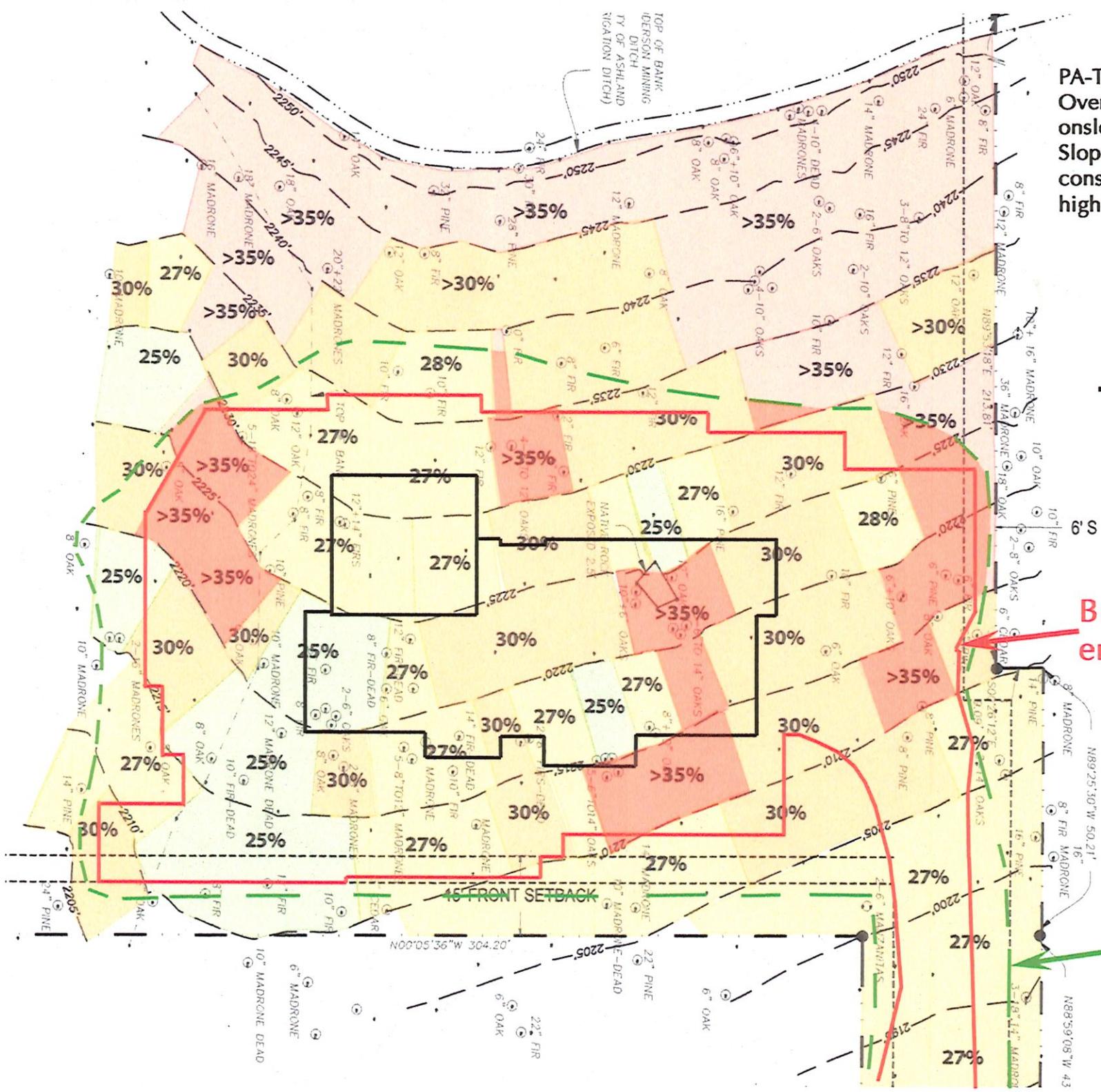
Attachment #5

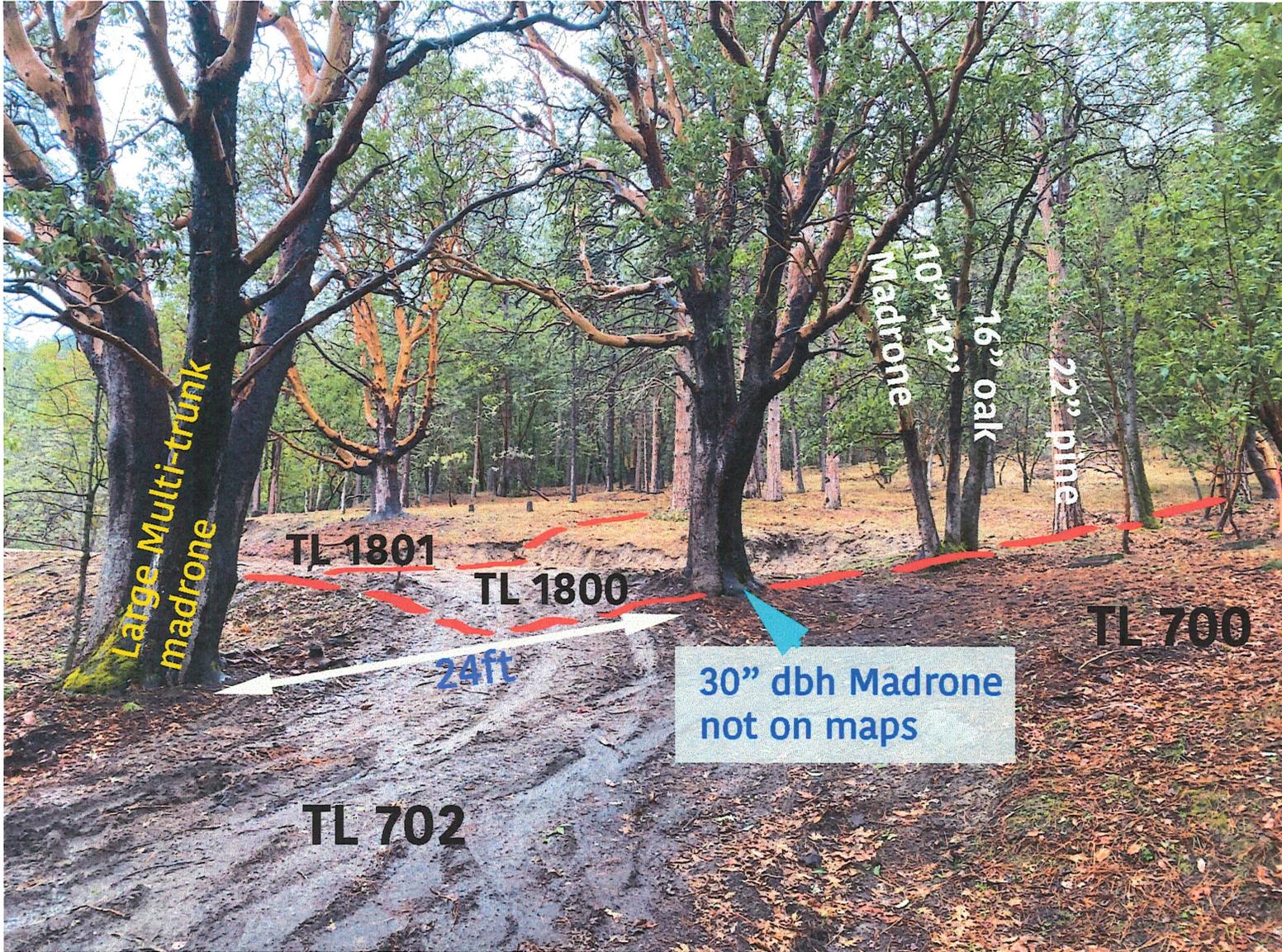
PA-T2-2024-00053
Overlay building map p.29
onslope map p.33
Slopes >35% within
construction envelope
highlighted

Residence

Building envelope

Construction envelope





Looking southwest at northeast corner of flag portion of TL 1800

PA-T2-2024 01053