Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, June 10, 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

Approval of Minutes

1. May 13, 2025 Regular Meeting Minutes

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 June 10, 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/94823031927

V. TYPE II PUBLIC HEARINGS

PLANNING ACTION: PA-T2-2025-00056
SUBJECT PROPERTY: 120 Westwood Street
PROPERTY OWNERS: Ian and Amie Crisp
APPLICANTS: Rogue Planning & Development
DESCRIPTION: A request for a variance to the maximum allowed lot coverage to allow for an addition to the existing garage. **COMPREHENSIVE PLAN DESIGNATION:** Low Density Residential; **ZONING:** RR-.5; **MAP:** 39 1E 08 BA; **TAX LOTS:** 904

VI. UNFINISHED BUSINESS

Transportation System Plan (TSP) Public Engagement Plan

VII. OPEN DISCUSSION

VIII. ADJOURNMENT

Next Meeting Date: June 24, 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

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.

May 13, 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
John Maher

Staff Present:
Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Aaron Anderson, Senior Planner

Absent Members:
Kerry KenCairn

Council Liaison:
None

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- The Commission will have a Special Meeting on April 29, 2025 to review an update to Walkable Design Standards, an update to the Transportation System Plan, and the City's Economic Opportunity Analysis.
- Planning Manager Derek Severson noted upcoming events by the Historic Preservation Advisory Committee for Historic Preservation Week.

2. Advisory Committee Liaison Reports – None

III. CONSENT AGENDA

A. Approval of Minutes

1. April 22, 2025 Study Session
2. April 22, 2025 Special Meeting

Chair Verner stated that the April 22, 2025 Study Session was mistakenly dated as February 25, 2025.

Commissioners Herron/MacCracken Jain m/s to approve the consent agenda with the

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amendment from Chair Verner correcting the date on the April 22, 2025 Study Session, which had mistakenly been listed as February 25, 2025. Voice Vote: All AYES. Motion passed 6-0.

IV. PUBLIC FORUM – None

V. TYPE III PUBLIC HEARING – CONTINUED

PLANNING ACTION: PA-T3-2024-00011
SUBJECT PROPERTY: 1511 Highway 99 North
APPLICANT/OWNER: Casita Developments, LLC
Kendrick Enterprises LLC (Robert Kendrick)
Linda Zare, Property Owner
DESCRIPTION: A request for the Annexation of 8.62 acres located at 1511 Highway 99 North into the City of Ashland, along with 6.6 acres of adjacent Oregon Department of Transportation state highway right-of-way and 7.68 acres of California Oregon & Pacific/Gennesse-Wyoming Railroad Company railroad property. The property is currently located in Jackson County and zoned Rural Residential (RR-5); with Annexation the property would be brought into the City as Low Density, Multi-Family Residential (R-2). Concurrent with Annexation, the application also requests: a Property Line Adjustment to adjust the boundary between Lots 1700 and #1702 (only Tax Lot #1702 is proposed to be annexed); Outline & Final Plan subdivision approval to create nine lots; Site Design Review to construct 210 apartments in ten buildings including at 24 affordable units; an Exception to the Site Development and Design Standards; an Exception to the Street Design Standards; and Tree Removal Permits to remove two trees greater than six-inches in diameter at breast height.
COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING:** Existing – County RR-5 Rural Residential, Proposed – City R-2 Low Density Multi-Family Residential; **ASSESSOR'S MAP:** 38 1E 32; **TAX LOT #'s:** 1702 (boundary adjusted with 1700)

Ex Parte Contact

Commissioner Herron disclosed a site visit. No ex parte contact or other site visits were disclosed.

Staff Presentation

Senior Planner Aaron Anderson gave a brief background on this project, detailing how similar projects had been submitted by the applicant back in 2020 and 2022. Both applications were approved by the City Council and were subsequently appealed to the Land Use Board of Appeals (LUBA) where these appeals were upheld, with the 2022 application being remanded to the City before being withdrawn by the applicant. Mr. Anderson outlined the approval criteria for this project, including the requested exceptions to Site Development and Design Standards and to Street Design Standards. Included in the presentation were details on the distribution and number of affordable

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housing units proposed, and included a slide that was provided by the applicant showing the exact number of affordable units that were proposed for each building (see attachment #1). Staff recommend that the Planning Commission make a favorable recommendation to the City Council with regard to the Annexation, and conditionally approve Outline & Final Plan approval for the PSO subdivision, and Site Design Review.

Questions of Staff

Commissioner Phillips requested clarification on the fire access road width proposed by the applicant. Mr. Anderson responded that the current proposal relied heavily on the 2022 approval, and that he had consulted with Fire Marshall Mark Shay and found that the proposed fire access road width was insufficient. Therefore staff would be suggesting a condition of approval requiring that fire access roads be a minimum of 26ft wide from the proposed 24ft width.

Applicant Presentation

Applicant Robert Kendrick spoke briefly to the scope of the project, detailed how the application complied with requisite City guidelines. He emphasized the difficulty of both financing and spreading affordable units equally throughout the development with current City ordinances. Mr. Kendrick explained how physical constraints required the exception to Street Standards, and also detailed how the proposed annexation would not be recorded before the Property Line Adjustment (PLA) was approved by Jackson County.

Questions of the Applicant

Commissioner MacCracken Jain requested clarification regarding the proposed distribution of affordable units relative to the applicant's financing and dept coverage ratio, and expressed concern that the language could allow the applicant to circumvent the standard. Mr. Anderson clarified that the affordable units would be deed restricted with the distribution.

Commissioner Phillips asked if any compliance issues are anticipated regarding the completion of conditions of approval 3-7, which are required to be completed before the application is reviewed by the Council. Mr. Kendrick responded that complying with those conditions should not be an issue. Commissioner Phillips asked how parking spaces would be allocated if there are more units proposed than parking spaces. Mr. Kendrick emphasized the difficulty in answer that question considering applications must comply with the state Climate Friendly and Equitable Communities (CFEC) guidelines which discourage car use. He stated that the application encourages other modes of transportation through transit improvements, bicycle parking, and a bus pass program provided to all residents.

Commissioners Herron and Phillips questioned the need to delay recording the annexation until the

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Better Together

PLA could be recorded and approved. Mr. Kendrick responded that this would be to provide adequate time for the County to complete its review and approve the PLA request. Mr. Goldman added that the normal 120 planning action shot-clock time limitation does not apply to annexation requests as they are processed as Type III actions, and as such the County would likely review and approve PLA request before this item goes to the Council on August 5, 2025.

Public Comments

Echo Fields/Ms. Fields expressed appreciation and general support for the application.

The Public Hearing and Public Record were closed at 8:05 p.m.

Discussion and Decision

Mr. Anderson noted that Chair Verner had submitted largely non-substantive changes to the proposed findings which would be incorporated into the final document. He added that there should be an added condition relating to the Anderson Autobody shop on an adjacent property that extends into the right-of-way further than is shown on the civil engineering drawings in the submittal. Chair Verner also noted that fire access drives C and D require a condition extending their width from 24ft to 26ft.

Commissioners Phillips/Perkinson m/s to recommend City Council approval of the annexation with the conditions recommended by staff, as well the following added conditions of approval:

- **Prior to any work within the right-of-way, the civils plans shall be updated to show the actual property line of Anderson Auto and how the proposed frontage improvements do not conflict with the existing parking area.**
- **Prior to any site work the final construction drawings shall show fire drives C and D to be 26ft-wide instead of 24ft.**
- **Prior to first reading of the ordinance for annexation the applicant shall demonstrate that the Property Line Adjustment has been approved by Jackson County.**
- **That condition of approval 6 be amended to include the specific details presented by the applicant regarding the number of affordable units in each building.**

Roll Call Vote: All AYES. Motion passed 6-0.

VI. OPEN DISCUSSION - None

IV. ADJOURNMENT

Meeting adjourned at 8:15 *p.m.*
Submitted by,
Michael Sullivan, Executive Assistant

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ATTENTION

For attachments to the May 13, 2025 Minutes,
please use the link below:

https://ashlandor.portal.civicclerk.com/event/884/files/agenda/1450

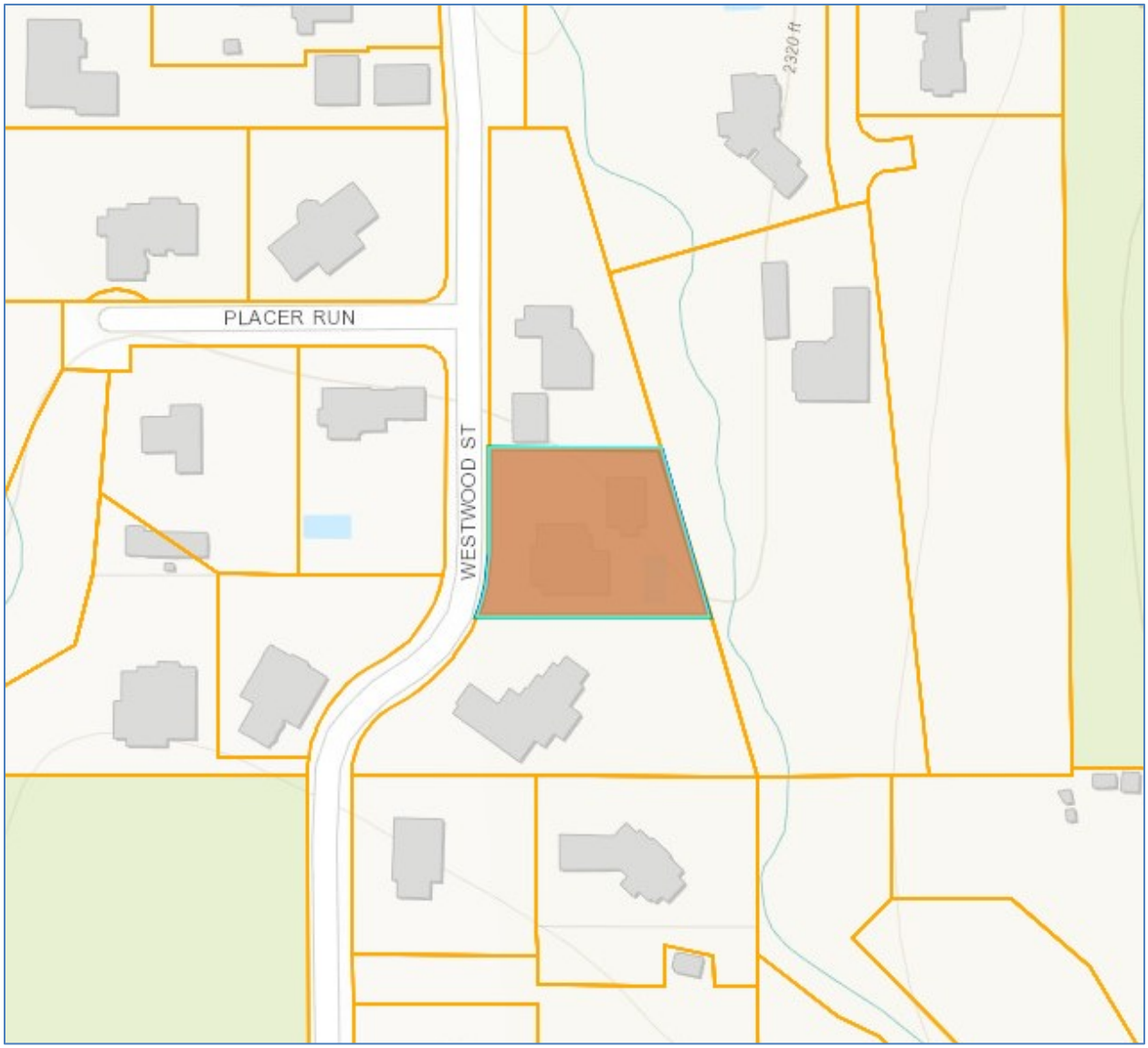
TYPE II PUBLIC HEARING

PA-T2-2025-00056,
120 Westwood Street

NOTICE OF APPLICATION

PLANNING ACTION: PA-T2-2025-00056
SUBJECT PROPERTY: 120 Westwood Street
PROPERTY OWNERS: Ian and Amie Crisp
APPLICANTS: Rogue Planning & Development
DESCRIPTION: A request for a variance to the maximum allowed lot coverage to allow for an addition to the existing garage.
COMPREHENSIVE PLAN DESIGNATION: Low Density Residential; ZONING: RR-.5; MAP: 39 1E 08 BA; TAX LOTS: 904

ASHLAND PLANNING COMMISSION MEETING: *Tuesday, June 10, 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 Aaron Anderson 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).

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.

Staff Report

ASHLAND PLANNING DEPARTMENT
STAFF REPORT

Before the Planning Commission – June 10, 2025

PLANNING ACTION:	PA-T2-2025-00056
OWNER:	Ian J Crisp & Amie Frances Crisp Rev Living Trust
APPLICANT:	Rogue Planning & Development Services, LLC
LOCATION:	120 Westwood St. 39-1E-08-BA Tax Lot 904
ZONE DESIGNATION:	RR-.5
COMP. PLAN DESIGNATION:	Rural Residential
ORDINANCE REFERENCES:	18.2.2 Zoning Regulations and General Provisions 18.2.4 General Regulations for Base Zones 18.2.5 Standards for Residential Zones 18.5.1 General Review Procedures 18.5.5 Variances 18.6.1 Definitions
APPLICATION DATE:	April 7, 2025
APPLICATION COMPLETE:	May 20, 2025
PUBLIC MEETING NOTICE:	May 23, 2025
MEETING DATE:	June 10, 2025
120-DAY DEADLINE:	September 17, 2025

PROPOSAL: A request for a variance to the maximum allowed lot coverage to allow for an addition to the existing garage.

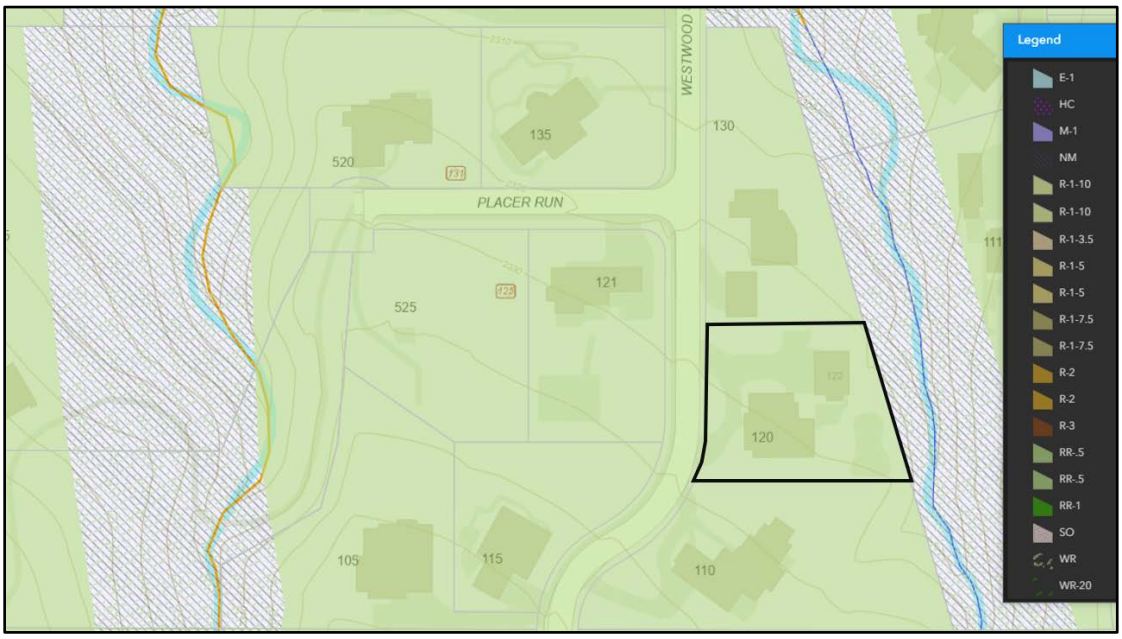
I. Introduction

The application states that: "The request is for a Variance to allow for the replacement of non-conforming lot coverage with the 322 square foot expansion of the garage upon the existing concrete and gravel area to the north of the existing garage. The proposal does not expand or enlarge the existing non-conforming lot coverage. The property owners have proposed to remove some of the driveway and patio areas to reduce coverage by 615 square feet. The existing property exceeds the allowed lot coverage by 30.4%." The owners purchased the property in July of last year and had nothing to do with the development history of the property.

1) Property Description and History

The property was created as lot 4 of the Placer Run Subdivision which was approved as PA 98-005 and recorded as CS 15706. Staff have reviewed the staff reports for both outline and final plan approval for the subdivision and there is no discussion about lot coverage. The exhibit that

showed building envelopes in the final plan exhibit simply showed the maximum buildable area with regards to setbacks and protection for a few significant trees. The subject property and surrounding neighborhood is shown below with city zoning.



The property is zoned RR-.5 which allows for a total lot coverage of 20%. The property is 0.5 acres, so the maximum allowed lot coverage is 4,356 square feet. Shown below is the subject property in July of 2024 with all current improvements. The blue square over the footprint of the main home is 66' feet on each side representing the maximum allowed lot coverage for the zone.

The property is developed with a single-family home (building permit #9906108), and a garage with additional living space / guest house (building permit #9906109). Both of these permits were issued in April of 1999. The SDC page from the building permit indicates that there were 5,844 square feet of impervious surface for the home and another 1,262 square feet for the garage. Together this is a combined 7,106 square feet and calculates to 32.6-percent lot coverage. This exceeds the allowed amount by 2,750 square feet or put another way 163-percent of allowed lot coverage. Obviously, if planning staff had been reviewing the application with an eye toward lot coverage this permit should not have been approved.

In May of 1999, shortly after the building permits were issued an additional planning action took place and was described as "*a modification of a previously approved subdivision to allow for two driveway cuts for two adjacent lots … of the Placer Run Subdivision.*" The findings are very brief, and they make no mention of lot coverage, but it is obvious the additional access point would add additional impervious surface to the driveway above and beyond what was indicated on the building permits. Using aerial images from Nearmap Staff estimate that the total paved driveway area and building footprints combine to a total of 8,300 square feet.

The home was completed and received its Certificate of Occupancy (C of O) on January 9, 2001. The building permit for the garage and additional guest space indicate that the last recorded inspections failed both the water heater and gas furnace. There is no record that a C of O was ever issued for the garage and additional guest space. Additionally, even though we have a signed 'no kitchen agreement' it appears, based on photos from Zillow, that a range had been installed, creating a violation. A condition of approval has been included that requires that the applicant either remove the range from the kitchen and have a special inspection to confirm its removal, or in the alternative apply for a building permit, apply for a new address, and pay all applicable System Development Charges (SDCs) to officially convert the space to a second dwelling / accessory dwelling unit.

Next, in 2003 permit #BD-2003-00639 was issued for a swimming pool. The notes in the file indicate that grounding and rebar inspections were conducted but no final inspection was ever completed or recorded.It is obvious that the pool and any associated deck would also add additional lot coverage, but there is no mention of it in the permit files. Again, if planning staff had been reviewing the application with an eye toward lot coverage this permit should not have been approved. Staff estimate that the pool and associated deck area is approximately 1,500 square feet of lot coverage. Adding the 1,500 square feet to the 7,106 associated with the building permits above brings the total to 8,606 square feet.

Over time it appears that additional patio space has been added to the yard area exacerbating the lot coverage issue. Outdoor patio space is especially problematic as it relates to lot coverage as it does not require a permit and thus avoids review for compliance with zoning regulations. In review of aerial images from Nearmap sometime between Aug 2018 and 2019 additional concrete patio area and walkways were installed between the home and the pool deck area.

The application materials indicate that the current lot coverage is 11,946 square feet or 54.8-percent or put another way 274-percent of the allowed lot coverage. That said, it should be recognized that both the modification of the driveway and the permit being issued for the pool partially explain the reasons that the lot exceeds coverage, and in no way is the current situations

the fault of the current property owners. Additionally, it should be noted that there are several other properties in the surrounding neighborhood that also appear to exceed the maximum allowed lot coverage including both of the adjacent properties to the north and south as well as the properties on the other side of Westwood Street. Staff estimate that each of these properties are close to 50-percent lot coverage.

2) Lot Coverage

The Land use code provides the following definition for lot coverage.

> Coverage, Lot or Site - The total area of a lot covered by buildings, parking areas, driveways, and other solid surfaces that will not allow natural water infiltration to the soil. Landscaping, including living plants, vegetative ground cover, and mulch, which allows natural soil characteristics and water infiltration and retention is not considered lot or site coverage.

Over the years lot coverage has been regulated in various ways. It was not uncommon in the distant past for some subdivisions to have a large open space lot and then in turn use that open space to allocate additional lot coverage to lots within the subdivision. That however was not the case with Placer Run, in fact there is no open space at all associated with the subdivision (there is a Conservation easement that was created on the plat for the western drainage of Wrights Creek). That said, tax lot 902 (originally platted as lot 1 of phase 1, and later lot 9 of phase 2) was ultimately platted as a single 7.8 acre parcel. Since that time, it has been adjusted to 3.28 acres with the area added to the parcel to the south (lot 8 phase 2).

II. Project Proposal – Variance

1) Variance

The Purpose of the Variance chapter is set out at AMC 18.5.5.010 and states: "*Where practical difficulties, unnecessary hardships, and results inconsistent with the general purpose of the Land Use Ordinance ("this ordinance") may result from the strict application of certain provisions thereof, a Variance may be granted as provided in this chapter.*"

AMC 18.5.5.030 provides a list of ten types of actions that are type I variances one of which is a variance to lot coverage, but only up to 10%. Because the present application is for a variance greater than 10% the variance is a type II planning action.

The approval criteria for annexation can be summarized as follows:

1. The variance is necessary because the code provision does not account for special or unique physical circumstances of the subject site,
2. The variance is the minimum necessary
3. The proposal's benefits will be greater than any negative impacts on adjacent uses
4. The need for the variance is not self-imposed by the applicant

The first criteria of approval for a Variance is: "*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 application asserts that the unique circumstance that requires the variance is the fact that it is so significantly over the allowed lot coverage. The application makes the assertion that the Certificate of Occupancy (C of O) and the issuance of the building permit for the pool essentially conveyed city approval of the lot coverage as it relates to the paved area, buildings, and pool. That said, there is no dispute that additional concrete patio space and walkways have been added since the 2003 approval of the pool. The application states that the area for the proposed construction is on impervious hard packed gravel and emphasizes that they are proposing to remove 949 square feet of hardscape. The application explains that the net result of the approval of the variance is a reduction in lot coverage reducing the nature of the non-conformity as it relates to lot coverage.

The second criteria of approval for a Variance is: "*The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.*" The application explains that the proposed addition is a modest 322 square feet. Additionally, the applicant proposes to remove 949 square feet of the existing hardscape reducing the total lot coverage reducing the nonconformity. The application explains that based on the removal of hardscape as well as the small size of the addition that the requested variance is indeed the minimum necessary to meet the property owner's needs.a

The third criteria of approval for a Variance is: "*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 is for a modest addition for an existing garage on an area that is essentially already impervious hard packed gravel. The proposed addition is in the shadow of the existing building and meets the required setbacks. With the removal of the proposed areas of hardscape the application will reduce the amount of impervious surface bringing the property closer into conformance with the standards.

The fourth criteria of approval for a Variance is that the "*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 current property owners purchased the property in July of 2024 long after the most recent increases in lot coverage happened, as such it is clear that they had nothing to do with the property being in excess of allowed lot coverage.

2) <u>Public Input</u>

Notice was posted on the property frontage and mailed to all properties of record within 200' of the subject property on May 21, 2025.

At the time of this writing no written comments were received.

III. Procedural – Approval Criteria

1) Variance

AMC 18.5.5.050 provides the approval criteria and standards for a variance:

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.

IV. Conclusion and Recommendations

Staff conclude that the Planning Commission can make findings that the approval criteria have been met and that the request is reasonable given the improvement in the nonconforming situation as well as the planning history and surrounding development patterns. In approving the variance, the Planning Commission allows the reasonable expansion of the existing garage on hard packed gravel which does not allow for natural water infiltration.

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

1) All proposals of the applicants shall be conditions of approval unless otherwise modified herein.

2) A deed restriction be recorded to the property to memorialize this planning action and to limit the lot coverage as proposed for approval here.

3) Prior to final approval of the project the proposed hardscape to be removed has been confirmed by an inspection by City Staff.

Applicant Submittal

ROGUE PLANNING & DEVELOPMENT SERVICES, LLC

120 Westwood

Lot Coverage Variance

May 1, 2025

APPLICATION for VARIANCE TO LOT COVERAGE

Subject Property

Property Address:	120 Westwood Street
Map & Tax Lot:	39 1E 08BA; Tax Lot #904
Zoning:	RR-.5
Adjacent Zones:	RR-.5
Lot Area:	.5 acres (21,780 SF)
Property Owner:	Ian and Amie Crisp 120 Westwood Street Ashland, OR 97520
Land Use Consultation:	Rogue Planning & Development Services, LLC 1314-B Center Dr., PMB#457 Medford, OR 97501

Request:

The request is for a Variance to allow for the replacement of non-conforming lot coverage with the 322 square foot expansion of the garage upon the existing concrete and gravel area to the north of the existing garage. The proposal does not expand or enlarge the existing non-conforming lot coverage. The property owners have proposed to remove some of the driveway and patio areas to reduce coverage by 615 square feet. The existing property exceeds the allowed lot coverage by 30.4 percent.

Property Description:

The subject property is a .5-acre (21,780 SF) parcel on the east side of Westwood Street that was created as part of a seven-lot, Performance Standards Subdivision, Placer Run in 1998 (Planning Action #98-005). The subject property and the adjacent properties are zoned Rural Residential (RR-0.5).

The subject property is occupied by a 3,116 square foot two-story residence. There are 869 square feet of covered porches and a 280 square foot deck. There is a 1,080 square foot garage with 736 square feet of living space above. At the rear of the residence is a 914 square foot patio.

A scored and colored concrete driveway of 2,904 square feet leads from the street to the detached garage, and a scored and colored concrete circular driveway of 920 square feet is present at the front of

the residence. The driveway was constructed at the time of the construction of the house and garage. It does not appear that any modifications have been made to the driveway area since constructed.

When the building permits were approved, there were at least 8,181 square feet of impervious surfaces. This is based on the limited information that is available, but there are copies of the 1999 building permits for the structures and the earliest assessment provided by Jackson County Assessors' 2001 appraisal of the property.

The final building permit inspections occurred in April 2000. The Planning Division signed off on the building permit in November 2000. The Certificate of Occupancy for the house, the garage, the decks, the patio, and the driveway was issued in January 2001 (See attached Certificate of Occupancy and Final Inspection Report).

In 2003, the building permit for a pool was obtained. This permit was cancelled by the city of Ashland in December 2014. The city records indicate there were no final inspections, and the permit information was purged from the city's records. Based on the site analysis, the pool was constructed and includes a pool deck area of 1,430 square feet. In discussion with the contractor, Wayne Fields, Superior Pools, the pool deck area would have been shown on the plans for the pool permit. He is no longer in business, and he did not retain job copies of the permits.

From the files that were obtained from the city of Ashland, when the building permits for the home were obtained and constructed, note that there were 5,844 square feet of impervious surface areas approved (See attached Building Permit, System Development Charges worksheet). It is unclear what is included in this calculation, as the plans have been purged, but it is assumed that it does not include the entire driveway area, decks and patios, nor the areas of gravel to the north and east of the garage that were left in a natural state (gravel) post-grading of the property for the construction of the garage.

The adjacent properties are also zoned Rural Residential (RR-.5) half-acre minimum lot area. They are developed with residential homes, garages, pools, driveways, patios, and deck areas. In a review of the seven properties approved as part of the Placer Run Subdivision, six of the seven exceed allowed lot coverages based on the available Jackson County Assessor Data. There was no open space approved as part of the first phase of the Placer Run Subdivision.

The property slopes gently from south to north with a steep drop off near the east (rear) property line leading to the creek on the adjacent property. There are no natural features upon the property in the area of the proposed construction.

Proposal:

The proposal seeks to allow for an addition on the north side of the existing garage structure within an area that has a gravel surface. The expanded garage area would be constructed upon the existing concrete and gravel area and does not increase the coverage of the site beyond what was previously approved and existing upon the site.

The property has an area of 21,780 square feet. The maximum lot coverage typically allowed for a .5-acre parcel is 4,356 square feet in area + 200 square feet of porous solid surface.

When the home and detached garage were constructed in 1999, there was 5,844 square feet of coverage allowed based on the permit data from the City of Ashland building permit data. According to the Jackson County Assessor's records, there were 4,163 square feet of coverage. Based on the amount of coverage approved with the building permit for the 1999 constructed home, the site had 26.8 percent coverage. In April 2003, a building permit for the pool and pool deck was obtained. The pool and pool deck area further increased the lot coverage. This permit was not finalized; the permit for the pool was issued by the city of Ashland, and some inspections occurred, just not the final inspection. When this home was constructed, it was before gravel surfaces were included in coverage calculations. Excluding the gravel area, the coverage of the property is 10,264 square feet. Including the gravel area, the coverage is 11,946 square feet.

The majority of the lot coverage of the site is existing and appears to fall within the non-conforming development category, based on the coverage being pre-existing and appears to have been constructed under permitting for the residence, the garage, and the pool. Based on the pre-application conference feedback, planning staff does not consider the existing coverage non-conforming, and therefore, a variance application is necessary.

The proposed garage expansion is upon the graded area from the construction of the pad for the garage and does not further increase lot coverage. Upon consultation with a concrete contractor who also happened to be the contractor at the time of the original construction, there were minor areas of concrete added for the rear patio area and a backup hammerhead area adjacent to the garage

Conditions of approval on the building permit that were required to be addressed before the issuance of the Certificate of Occupancy included that the driveway opening for the circular driveway was limited to 15 feet wide, with the circular portion of the driveway limited to 12 feet in width (See attached City of Ashland Building and Zoning Permit (99906108)). Based on historical aerial photos (on the following

pages), it appears the driveway opening at 27 feet was permitted, and the Certificate of Occupancy was issued despite the condition limiting the width of the driveway.

The current property owner did not expand the impervious surfaces, but it is clear that there were some additional patio areas concreted between the original building permit approval and today. According to the concrete installers at Cut & Break Construction, Inc., who poured the site's flatwork, there was 553 square feet of concrete added between 2000 and January 23, 2025. To remedy the situation, this proposal includes the removal of 937 square feet of concrete to bring the property closer to compliance with lot coverage. The areas of concrete will be replaced with planter beds planted with drought-tolerant, fire-resistant shrubs, grasses, and ground cover plantings. A formal landscape plan has not been devised as there is no site review associated with the application.

The proposed area of the expanded garage is 322 square feet, but it’s within an area of existing gravel, thus there is no net increase in coverage. Excluding the gravel area, the proposed coverage of the property is 9,637 square feet. Including the gravel area, the coverage is 10,997 square feet. The proposal reduces the overall coverage of the property from the current state by 615 square feet.

The proposed garage addition falls within the shadow cast by the existing two-story garage structure and will not increase the shadow cast by new construction. Furthermore, the eave of the proposed addition is less than eight feet above grade, which requires a setback of less than six feet from the north property line. The proposal does not prohibit the use of passive or active solar by the adjacent property owner.

We believe it can be found that the proposed garage addition complies with setbacks and provides no net increase in lot coverage and results in a decrease in coverage can be found to meet the criteria for the Variance requested, as demonstrated in the findings on the following pages.

Findings of Fact Addressing the Ashland Land Use Ordinance

Variance
18.5.5.050 Approval Criteria

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.

Finding:
The variance to lot coverage is necessary because the existing site development exceeds the allowed lot coverage in the RR-0.5 Zone. The unique and unusual circumstance is the existing site development, and the circumstances that allowed the development are beyond the current property owner's control.

As existing, the subject property exceeds the allowed coverage for the zone. The proposed new construction does not add to the existing site coverage as it replaces existing gravel and concrete areas.

According to the building permit issued for the residence, the allowed coverage was 5,844 square feet or 26.8 percent.

Based on historical aerial photography of the property, the vast majority of the coverage was constructed prior to 2000.

In 2003, an in-ground pool permit was issued, and the pool area and concrete deck added 1,430 square feet of coverage. When the permit for a new, in-ground pool was approved and issued, it should have been noted that additional lot coverage was created. In this case, the coverage was increased to 7,274 square feet, or 33.3 percent coverage.

During the early 2000s and until approximately 2008, gravel surfaces were not counted as contributing to lot coverage. Under Planning Director David Stalheim and continued under Director Bill Molnar, the methodology for lot coverage was changed, and gravel surfaces, decks, porous patios, and other permeable surfaces were now counted.

The allowance of the property to have 26.8 percent coverage with the original building permit for the home, garage, and driveway, and permit fees and system development charges based on 5,844 square feet of impervious surfaces demonstrates these other surfaces were not included. Then, to approve the 1,430 square foot pool and pool deck area, and now the inclusion of gravel areas, creates a unique and unusual physical circumstance on this site.

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

Finding:
The proposal seeks to allow for a new structure to replace areas of existing gravel and concrete. To further reduce the amount of lot coverage in excess of what is allowed, the property owner has proposed to remove 949 square feet of concrete area that will be replaced with grass or landscape planter area.

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.

Finding:
The benefit is the allowed continued use of a detached garage of an existing single-family residential dwelling on property zoned Rural Residential, as envisioned in the Comprehensive Plan, and does not cause any negative impacts on adjacent uses or properties.

The proposal's benefits include that the overall coverage of the property is reduced by 4 percent.

The directly adjacent properties are also in excess of coverage allowances, thus, the proposed net decrease in coverage has no discernible impact on the adjacent properties.

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 a result of a property line adjustment or land division approval previously granted to the applicant.

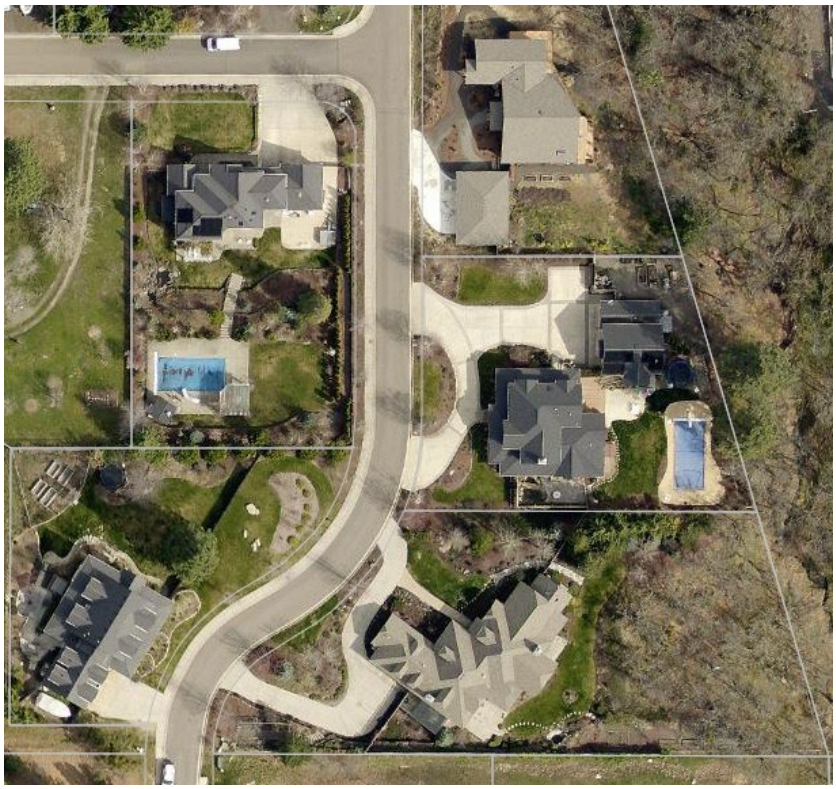
Finding:
The need for the variance is not self-imposed by the property owner or the applicant. The property owners purchased the property in July 2024. As part of their due diligence, they verified that all permits associated with the property were closed. During the due diligence period, the certificate of occupancy was obtained, but there was no indication that the installed lot coverage was in excess of the allowed coverage. The information regarding the pool permit not being finalized was also not provided.

The majority of the lot coverage existed on the site through original permitting and a certificate of occupancy. The first aerial photographs are from 2002. For the most part, the lot coverage of the site was approved with permitting of the house, garage, decks, patios, and driveway, and acknowledged by the issuance of the certificate of occupancy of the home. Furthermore, the pool permit was issued with additional lot coverage.

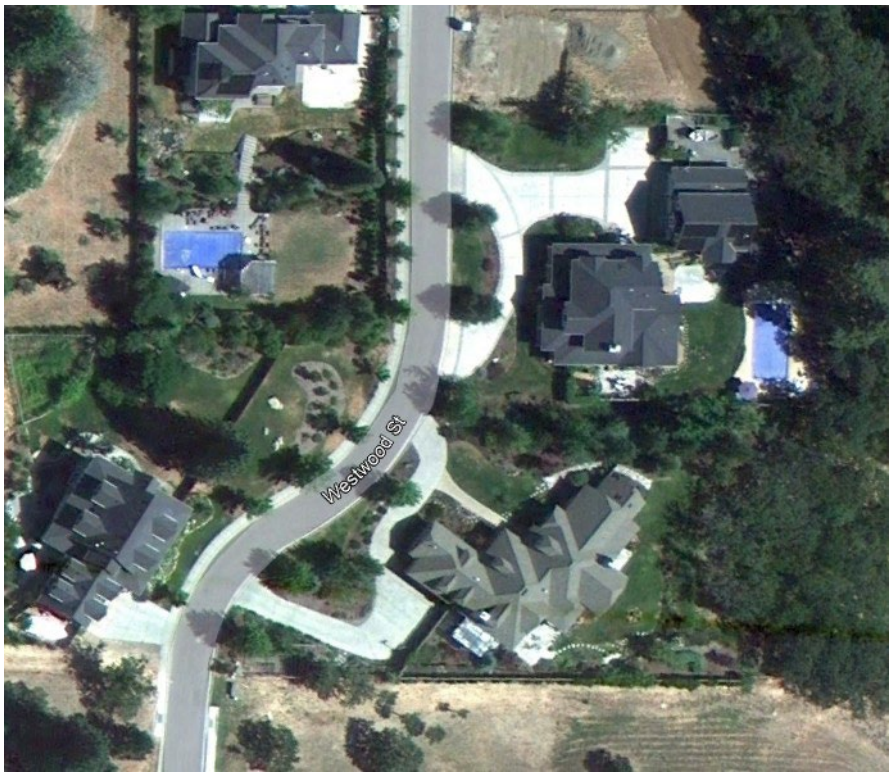
The property owner did not construct the structures, did not install the driveways or patios, and did not install the pool. The property owner seeks to reduce the lot coverage by removing some of the site's concrete patio areas and reducing the driveway apron, providing less coverage than presently exists on-site. The lot coverage as defined by today's standards creates practical difficulties or unnecessary hardships because of exceptional or extraordinary circumstances or conditions affecting the applicant’s property, which all predate the owner's acquisition of the property.

Google Earth Image – 2002

Google Earth Image - 2005



City of Ashland Aerial - 2006



City of Ashland Aerial - 2010

City of Ashland Aerial - 2018

In conclusion, we believe that the findings that the site was approved to be developed more than the allowed lot coverages and how lot coverage calculations have changed since the home was constructed are a unique and unusual circumstance created by existing site development. The property owner just purchased the lot in mid-2024, and in his search for a contractor to build a small, 322 square foot garage addition, the lot coverage was found to be out of compliance. The removal of hardscape and the construction of the garage upon existing gravel is the minimum necessary to allow for the construction.

Thank you for your consideration.

Amy Gunter

Amy Gunter
Rogue Planning & Development Service, LLC

Attachments:
Performance Standards Subdivision, Placer Run in 1998 (Planning Action #98-005)
Building Permit Information Sheets
Jackson County Assessment - 2001
Pool Permit Form
Concrete Removal Diagram
Site Plans
Proposed garage addition plan

PLACER RUN SUBDIVISION

LOCATED in the NW 1/4 & NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M., in the City of Ashland, Jackson County, Oregon.

for

Anna Hassell

25 WESTWOOD STREET
ASHLAND, OREGON 97520

DATE: February 17, 1998

APPROVAL:

ASHLAND PLANNING DEPARTMENT — 4-8-98 DATE
P.A. 98-005

EXAMINED AND APPROVED THIS 8th DAY OF April, 1998.

CITY SURVEYOR

JACKSON COUNTY PLANNING DEPARTMENT — 4-8-98 DATE

EXAMINED AND APPROVED THIS 8 DAY OF April, 1998.

SURVEYED BY:

EAGLE-EYE SURVEYING CORPORATION
23 NORTH IVY STREET
MEDFORD, OREGON 97501
PHONE (541) 776-2513

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 19, 1994
RUSSELL D BRAUGHTON
2657
EXPIRES 12/31/99

RECORDING

FILED FOR RECORD THIS 09 DAY OF April, 1998
AT 11:34 O'CLOCK A M. AND RECORDED IN
VOLUME 24 OF PLATS AT PAGE 15
OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett — COUNTY CLERK
Geraldine Cutting — DEPUTY

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 8, 1998.

Lynda Adkitt, Deputy — TAX COLLECTOR — 4-8-98 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 8th DAY OF April, 1998.

Michael W. Matte, Deputy — ASSESSOR — 4-9-98 DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE JANOS MARKUS AND ANNA M. HASSELL ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE 'SURVEYORS CERTIFICATE' AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PRIVATE ACCESS EASEMENT, A PRIVATE MUTUAL ACCESS EASEMENT, A PRIVATE SANITARY SEWER EASEMENT, A PRIVATE PEDESTRIAN ACCESS EASEMENT, A CONSERVATION EASEMENT AND A NATURAL DRAINAGE WAY EASEMENT AS SET FORTH HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF PLACER RUN SUBDIVISION. WE DO HEREBY MAKE AND CREATE THE 16 FOOT WIDE 'PRIVATE ACCESS EASEMENT', AS SHOWN HEREON, FOR THE PURPOSES OF EGRESS AND INGRESS TO BENEFIT THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, OF LOT 2. WE HEREBY MAKE AND CREATE THE 20 FOOT WIDE 'PRIVATE MUTUAL ACCESS EASEMENT', AS SHOWN HEREON, FOR THE PURPOSES OF EGRESS AND INGRESS AND THE EXCLUSIVE USE OF THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, OF LOT 6 AND LOT 7; THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST, OF LOT 6 AND LOT 7 SHALL SHARE A ONE-HALF INTEREST IN THE MAINTENANCE OF SAID 'PRIVATE MUTUAL ACCESS EASEMENT'. THERE SHALL BE NO PARKING OR OBSTRUCTING OF SAID 'ACCESS EASEMENTS'. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE 'PRIVATE MUTUAL ACCESS EASEMENT' AND THE 'PRIVATE ACCESS EASEMENT' FOR EMERGENCY INGRESS AND EGRESS. WE HEREBY MAKE AND CREATE THE 10 FOOT WIDE 'PRIVATE SANITARY SEWER EASEMENT', AS SHOWN HEREON, FOR THE INSTALLATION, MAINTENANCE AND USE OF A SANITARY SEWER LINE TO SERVE LOT 6 AND LOT 7; THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST OF LOT 6 AND LOT 7 SHALL SHARE A ONE-HALF INTEREST IN THE MAINTENANCE OF SAID SANITARY SEWER LINE. WE HEREBY MAKE AND CREATE THE 5 FOOT WIDE 'PRIVATE PEDESTRIAN ACCESS EASEMENT' AND A 20 FOOT WIDE 'CITY OF ASHLAND VEHICULAR ACCESS EASEMENT', AS SHOWN HEREON. THE 5 FOOT WIDE 'PRIVATE PEDESTRIAN ACCESS EASEMENT' SHALL BE EXCLUSIVE TO THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, OF LOTS 2 AND 6. THE 'CITY OF ASHLAND VEHICULAR ACCESS EASEMENT' SHALL BE FOR THE EXCLUSIVE USE OF THE CITY OF ASHLAND, OR ITS REPRESENTATITVES, FOR ACCESS TO THE 'NATURAL DRAINAGE WAY EASEMENT', AS SHOWN HEREON, AND THE MAINTENANCE THEREOF. WE HEREBY DEDICATE THE 'CONSERVATION EASEMENT' AND THE 'NATURAL DRAINAGE WAY EASEMENTS', AS SHOWN HEREON, TO THE CITY OF ASHLAND. PLACER RUN SUBDIVISION IS SUBJECT TO THE CITY OF ASHLAND MUNICIPAL CODE; ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO THE EXTENT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID LOTS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. THE DECLARANTS, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, RESERVES THE RIGHT OF FUTURE STREET DEDICATIONS OVER AND ACROSS THE 'PEDESTRIAN ACCESS EASEMENT' AND THE 'PRIVATE ACCESS EASEMENT', AS SHOWN HEREON. WE DO HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENT, OVER, ACROSS AND THROUGH THE AREA SHOWN HEREON, FOR PUBLIC UTILITY INSTALLATIONS AND MAINTENANCE AS REQUIRED; T.C.I. CABLEVISION, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST, IS HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTIAN UNDERGROUND TV CABLE SERVICE OVER, ACROSS AND THROUGH SAID PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE CITY OF ASHLAND'S UTILITIES. WE DO HEREBY DESIGNATE SAID DEVELOPMENT AS PLACER RUN SUBDIVISION.

ANNA M. HASSELL

JANOS MARKUS
BY ANNA M. HASSELL
POWER OF ATTORNEY
PER DOC. NO. 94-31655

STATE OF OREGON
County of Jackson } ss April, 1, 1998.

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ANNA M. HASSELL WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: OFFICIAL SEAL VICKI L. COMFER NOTARY PUBLIC-OREGON COMMISSION NO. 326442 MY COMMISSION EXPIRES NOV. 24, 2000

Vicki L. Comfer — NOTARY PUBLIC - OREGON

SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES;

PARCEL 1 OF PARTITION PLAT NUMBER P-41-1996, (SURVEY NUMBER 14917) AND PARCEL 2 OF PARTITION PLAT NUMBER P-111-1994, (SURVEY NUMBER 14258), JACKSON COUNTY, OREGON; THE RECORD BOUNDARIES OF WHICH ARE DESCRIBED BY THE FOLLOWING COURSES: BEGINNING AT A 3/4 INCH DIAMETER GALVANIZED IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NUMBER P-77-1996, (SURVEY NUMBER 15108), NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID CORNER ALSO BEING THE INITIAL POINT; THENCE SOUTH 89°55'55" EAST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 18°28'52" EAST A DISTANCE OF 547.10 FEET; THENCE NORTH 89°51'53" WEST, A DISTANCE OF 999.90 FEET; THENCE NORTH 0°14'01" WEST, A DISTANCE OF 4.56 FEET; THENCE SOUTH 89°58'35" WEST, A DISTANCE OF 404.69 FEET; THENCE NORTH 2°46'24" EAST, A DISTANCE OF 520.02 FEET; THENCE SOUTH 89°55'55" EAST, A DISTANCE OF 706.12 FEET; THENCE SOUTH 11°29'15" EAST, A DISTANCE OF 142.95 FEET; THENCE SOUTH 89°56'21" EAST, A DISTANCE OF 95.72 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTH AND HAVING A LONG CHORD WHICH BEARS SOUTH 89°56'21" EAST 51.18 FEET, A DISTANCE OF 55.53 FEET; THENCE SOUTH 89°56'21" EAST, A DISTANCE OF 222.38 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHWEST AND HAVING A LONG CHORD WHICH BEARS NORTH 45°03'52" EAST 28.28 FEET, A DISTANCE OF 31.41 FEET; THENCE NORTH 0°04'09" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°55'55" EAST, A DISTANCE OF 64.00 FEET TO THE INITIAL POINT. LESS AND EXCEPT THE PUBLIC RIGHT OF WAY OF WESTWOOD STREET AS DESCRIBED IN DOCUMENT NUMBER 94-31653, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

SURVEYOR

* * RECEIVED * *
Date 4-9-98 By
This survey Consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

I, RUSSELL D BRAUGHTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2657 CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

15706

PLACER RUN SUBDIVISION

LOCATED in the NW 1/4 & NE 1/4 of Section 8, T. 39 S., R. 1 E., W.M.,
in the City of Ashland, Jackson County, Oregon.

for

Anna Hassell
25 WESTWOOD STREET
ASHLAND, OREGON 97520

DATE: February 17, 1998

SURVEYED BY:

EAGLE-EYE SURVEYING CORPORATION
23 NORTH IVY STREET
MEDFORD, OREGON 97501
PHONE (541) 776-2313

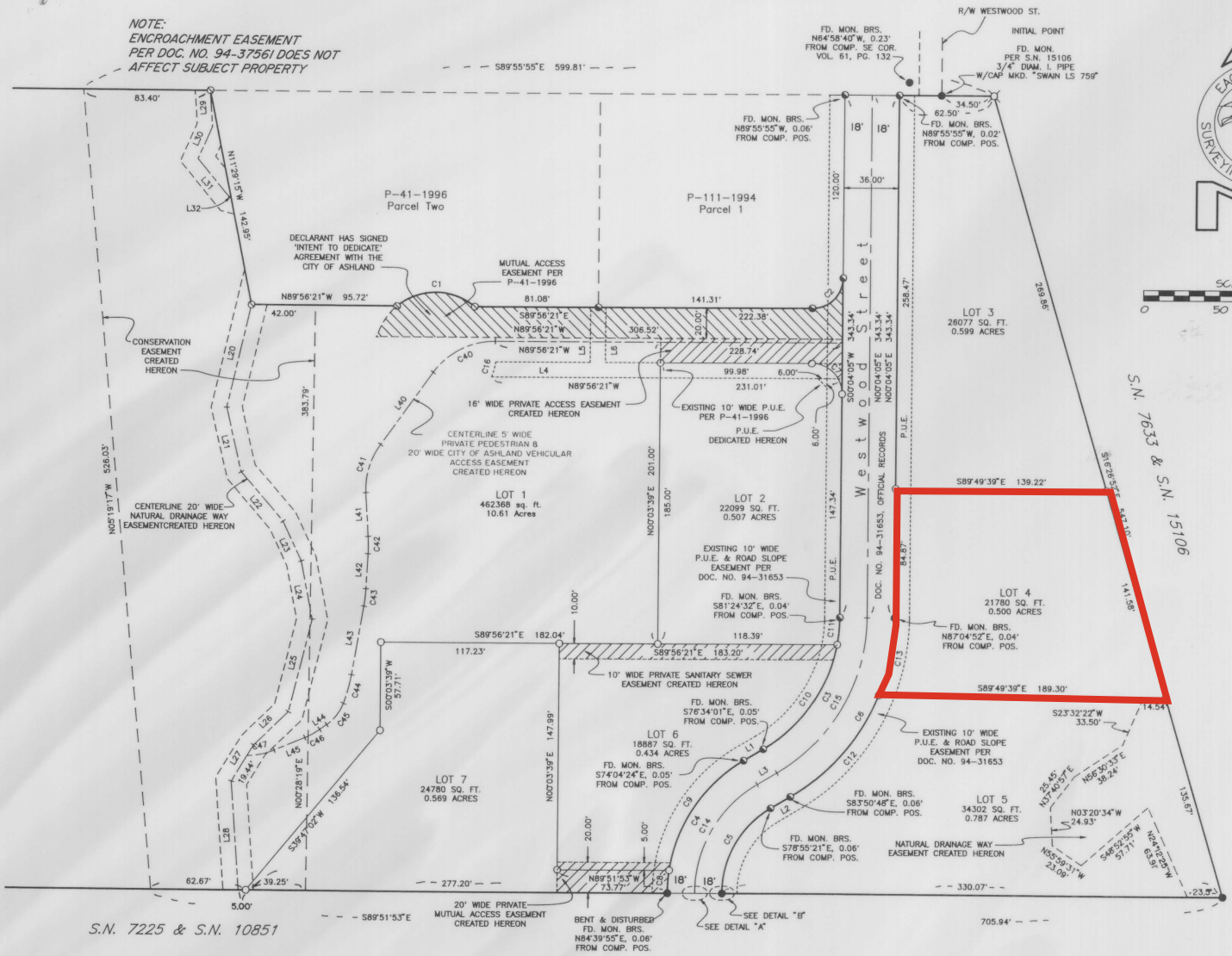
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 19, 1994
RUSSELL D BRAUGHTON
2657
EXPIRES 12/31/99

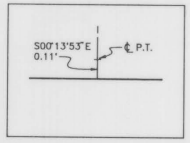
I, RUSSELL D BRAUGHTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2657 CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

EAGLE - EYE SURVEYING CORPORATION

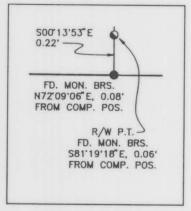
SCALE 1" = 50'
0 50 100 150

NOTE:
SEE SHEET 2 FOR
LEGEND, CURVE & LINE DATA TABLES





Detail A



Detail B

T39-1E-8BA TAX LOTS 901 & 902

DRAWING: D:\TMWORK\97065\97065T1R.PRO

SHEET 3 OF 3

15706 11R/85

Total Page Number: 34

Rosemary, attached "Agreement" must be signed prior to issuance of BP. — Mark

Due Date _____

CITY OF ASHLAND
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
BUILDING AND ZONING PERMIT
488-5309 488-5305

Permit Number: 9906108

APPL. TO: SFR
RESIDENTIAL: ✓ COMMERCIAL: _____
STREET ADDRESS: 120 Westwood-Lot 4
TAX LOT NO.: 8BA-904 IN HIST. DIST?: no
OWNER: Mark Davis 770-8290 245-1218
ADDRESS/PHONE: 620 Weller Ln
Removed ~~488-5859~~ 608-5310 (w)
CONTRACTOR: ~~Parker~~ ~~770-1890~~ ~~Hamm~~
ADDRESS/PHONE: Mitch Arnold cell 840-2355
Gary Gist Electric 471-3679 Grants Pass
BUILDERS BOARD NO.: _____ EXP.: _____
CITY LICENSE NO.: _____
PLANS: 2 SETS ✓ SGC: 1 SET _____
TYPE OF HEAT: gas

PERMIT FEES

Plan Check		$ 508.95
Add'l: structural		$ < 30.87 >
plumbing		$
electrical		$
Special Inspec.		$

	FEE	ST. SURCHG
Building	$ 735.50	$ 36.78
Plumbing	$ 280.00	$ 14.00
Mech.	$ 71.50	$ 3.58
Elect.	$ 160.00	$ 8.00
Subtotal	$ 1247.00	$ 62.36

Total Bldg. Fees	$ 1278.49
SDC's	$ 11090.00
One Stop Fee	$ 30.00
Total Fees Due	$ 12398.49
Total Fees Paid	$

ENERGY

Super Good Cents/Energy Smart Design/Density Bonus Approved Yes _____ No _____
Comments _____

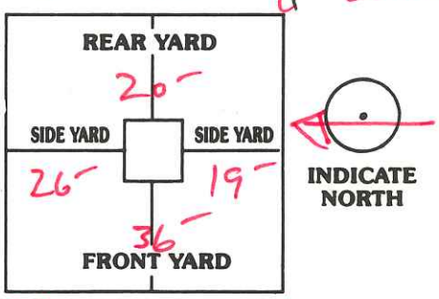
BUILDING

Valuation: Estimated $ 240,000.00 Computed $ 220,500
Occupancy: R-3 Type Construction: V-N
Occupany Load: 6 Floor Area/Sq. Ft.: 3403 #lv
No. of Stories: 2 Plan Check By: _____ Date: 6/15/99
Conditions _____

* Accessory Building shall not have kitchen facilities w/out approval (not permitted in zone!)

PLANNING

Present Zone: RR.5P Phy. Const.: Wildfire
Req'd Yds: Front* ~~Envelope~~ Left ~~F~~ Right ~~F~~ Rear ~~F~~
SOLAR Crit: A N. Slope: -06 % N. Bldg Ht: 24'
Roof Pitch: 6/12 N. Setback: 46'-3/4"
Hist. Comm. Review by _____ Date _____
Cert. of Occ. Required Yes ✓ No _____



CONDITIONS: That prior to final c/o, all conditions of PA-98-005 & 99-057 shall be met; including Fire Prevention & Control Plan Req's, street trees every 30' and narrow driveway cuts — max 15' wide at opening / 12' driveway.

Planning Division Approval By _____ Date 5-3-99

I HEREBY CERTIFY THE CONTENTS OF THIS APPLICATION TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, AND FURTHERMORE, THAT I HAVE READ, UNDERSTOOD AND AGREED TO THE FOLLOWING:

1. THIS PERMIT SHALL REMAIN VALID ONLY IN ACCORDANCE WITH CODE OR REGULATION PROVISIONS RELATING TO TIME LAPSE AND REVOCATION (180 DAYS).
2. WORK SHALL NOT PROCEED PAST APPROVED INSPECTION STAGE. ALL REQUIRED INSPECTIONS SHALL BE CALLED FOR 24 HOURS IN ADVANCE.
3. ANY MODIFICATIONS IN PLANS OR WORK SHALL BE REPORTED IN ADVANCE TO THE DEPARTMENT.
4. RESPONSIBILITY FOR COMPLYING WITH ALL APPLICABLE FED-

Applicant		
Clerk	gc	gj
Date	4-12-99	6-28-99
Receipt	55818	57775
Amount	508.95	1278.49

City of Ashland
Systems Development Charges

Owner: Mark Davis

Site Address: 120 Westwood, Lot 4

Land Use Description Code: 210 Residence

Type of Use:

- [X] **Single Family**
- [ ] **Multi Family**
- [ ] **Tourist Accommodation**
- [ ] **Commercial**

Exempt Subdivision: (Through 6-7-93 » If exempt, no SDC due for this site.)

- [X] **No**
- [ ] **Yes**

WATER/SEWER: # Fixture Units: 28

TRANSPORTATION: # Units: 1 Unit Measurement: DAU

STORM SEWER: Impervious square footage: 5,844 Residence : Driving Area

Square footage of ea bldg: _____
Square footage ea unit in bldg:
Office _____ **Wrhse** _____
Apt _____ **Retail** _____

PARKS/REC: # Units: 1

CITY OF ASHLAND
SYSTEM DEVELOPMENT CHARGES

Owner:
Site Address:

Permit # None Single Family Residential Total SDC Charges: 11,090.00

Land Use Code 210 SINGLE FAMILY DETACHED RESIDENCE

# Fixture Units	28	Cost/Unit	Fee	
		---	---	
WATER:	Supply	26.19	733.32	(671-01-440.631)
	Dist/Collection	125.69	3,519.32	(671-01-440.632)
	Treatment	27.88	780.64	(671-01-440.633)
	Total		5,033.28	
SEWER:	Dist/Collection	36.31	1,016.68	(676-01-440.622)
	Treatment	96.38	2,698.64	(676-01-440.623)
	Total		3,715.32	

	#Units	Unit/Measure			
TRANSPORTATION:	1	PER UNIT		324.24	324.24	(260-01-440.652)
STORM SEWER:	Imperv sq ft	5,844		0.140	818.16	(260-01-440.642)
PARKS AND RECREATION:	#Units	1		1199.00	1,199.00	(410-01-440.661)

BUILDING INSPECTION FINAL REPORT - 08/09/2000

Permit # 9906109 Type B Date 06/28/1999 Use (S/M/T/C)S New?Y Closed?N
Application to GARAGE/STUDIO-GUEST Value 65097.00

Owner MARK DANIS Apt# Map Id Taxlot
Street 122 WESTWOOD ST 391E08BA 904

Contractor TBA

# of Res Units 1 Floor Area/Sq. Ft. 735 Present Zone RR.5

Heat Type (E/H/G) G Super Good Cents Approved? N

Planning Requirements? Y Planning Action # 99-057

Plan Check	215.15	Building	331.00		
Plumbing	150.00	Mechanical	40.50	State Surcharge	30.33
Electrical	85.00	ManufH Setup	0.00	Total Fees	851.98
Special	0.00	ManufH Assess	0.00		

==========

RECORD OF INSPECTIONS

---Date---	Init	Type----------	Comments
06/30/1999	SS	FOOTINGS	YES
07/21/1999	DM	BLOCK AND STEEL	YES, 1ST LIFT
07/23/1999	DM	BLOCK AND STEEL	NO, HOLDOWNS NOT INSTALLED
07/27/1999	MB	BLOCK AND STEEL	YES
08/20/1999	TM	ROUGH-IN PLUMBING	NO
09/13/1999	RLH	TOP OUT PLUMBING	NO, NO TESTS
09/14/1999	DM	ROUGH ELECTRIC	NO
09/15/1999	RLH	ROUGH-IN PLUMBING	YES
09/15/1999	RLH	TOP OUT PLUMBING	YES
09/16/1999	DM	ROUGH ELECTRIC	NO, NO ELEC CONTRACTOR
09/16/1999	DM	ROUGH FRAMING	NO
09/21/1999	DM	ROUGH ELECTRIC	YES
09/21/1999	DM	ROUGH FRAMING	YES
09/23/1999	MB	SERVICE	NO WRONT PERMIT
09/24/1999	RLH	WATER SUPPLY LINE	NO, COVER AT OWNERS RISK
09/27/1999	SS	WALL INSULATION	YES
09/27/1999	SS	AIR SEALING	NO
09/28/1999	RLH	WATER SUPPLY LINE	YES
10/06/1999	DM	SERVICE	YES
10/18/1999	SS	GAS LINE	YES
10/18/1999	SS	WATER HEATER	NO, NO ACCESS
10/29/1999	RH	NEED PICTURES OF INTERIOR	NO FINALS-SEE BILL OR ADAM
11/15/1999	AH	INTERIOR PHOTOS	YES
11/17/1999	SS	GAS FURNACE-GREEN TAG	NO
11/17/1999	SS	WATERHEATER	NO, STILL IN BOX
11/18/1999	SS	WATER HEATER	NO

---Date---	Init	Type----------	Comments
01/03/2000	RLH	FINAL PLUMBING	YES
02/03/2000	MB	ROUGH ELECTRIC	EYS

BUILDING INSPECTION FINAL REPORT - 01/09/2001

Permit # 9906108 Type B Date 06/28/1999 Use (S/M/T/C)S New?Y Closed?Y
Application to SFR Value 220500.00

Owner MARK DANIS Apt# Map Id Taxlot
Street 120 WESTWOOD ST 391E08BA 904

Contractor MITCH ARNOLD

# of Res Units 1 Floor Area/Sq. Ft. 3403 Present Zone RR.5P

Heat Type (E/H/G) G Super Good Cents Approved? N

Planning Requirements? Y Planning Action # 99-057

Plan Check	478.08	Building	735.50		
Plumbing	280.00	Mechanical	71.50	State Surcharge	62.35
Electrical	160.00	ManufH Setup	0.00	Total Fees	1787.43
Special	0.00	ManufH Assess	0.00		

==========

RECORD OF INSPECTIONS

---Date---	Init	Type----------	Comments
06/30/1999	SS	FOOTINGS	YES
07/21/1999	DM	BLOCK AND STEEL	YES, 1ST LIFT
07/23/1999	DM	BLOCK AND STEEL	NO, HOLDOWNS NOT INSTALLED
08/19/1999	RLH	ROUGH-IN PLUMBING	YES
08/31/1999	SS	UNDER-FLOOR FRAMING	NO
08/31/1999	SS	UNDER-FLOOR MECHANICAL	YES
09/02/1999	SS	UNDER-FLOOR FRAMING	YES
09/02/1999	SS	FOOTINGS	YES, RETAINING WALL
09/22/1999	RLH	SEWER LINE	YES
09/22/1999	RLH	FOUND/PERIMETER DRAINS	YES
11/17/1999	SS	GAS LINE	YES
11/17/1999	SS	GAS FURNACE-GREEN TAG	NO
12/10/1999	RLH	TOP OUT PLUMBING	NO
12/15/1999	DM	ROUGH FRAMING	NO, NOT READY
12/28/1999	SS	ROUGH MECHANICAL	YES
12/28/1999	SS	ROUGH FRAMING	YES
12/28/1999	RLH	TOP OUT PLUMBING	YES, NEED SHOWER PAN
01/07/2000	SS	WALL INSULATION	YES
01/07/2000	SS	VAULTED-CEILING INSUL.	NO, NO VB
01/10/2000	SS	VAULTED-CEILING INSUL.	YES
02/03/2000	SS	GAS FURNACE-GREEN TAG	YES, 2 FURNACES
04/24/2000	MB	FINAL STRUCTURAL	NO NEED HOUSE #S
04/24/2000	MB	FINAL ELECTRIC	NO NEED RECPT @ COUNTERS
04/24/2000	MB	FINAL MECHANICAL	YES
04/25/2000	RLH	FINAL PLUMBING	NO
04/26/2000	RLH	FINAL PLUMBING	YES, ONLY FOR TEMP

---Date---	Init	Type----------	Comments
04/26/2000	MB	FINAL ELECTRIC	TEMP OK
04/26/2000	MB	FINAL STRUCTURAL	YES FOR TEMP C OF O
04/26/2000	AH	C OF O PLANNING	YES, TEMP ONLY STREET TREES
04/26/2000	MB	C OF O BUILDING	YES, TEMP ONLY
11/02/2000	AH	C OF O PLANNING	YES, TREES IN
11/03/2000	RLH	FINAL PLUMBING	NO, UNAPPROVED TUB FILLER
12/08/2000	RLH	FINAL PLUMBING	YES
01/08/2001	MB	FINAL STRUCTURAL	YES
01/09/2001	MBA	C OF O BUILDING	YES
01/09/2001	AH	CLOSING	YES

City of Ashland

Building Division

Certificate of Occupancy

Permit Number	9906108	**Occupancy Type**	R-3,U-1
Job Address	120 Westwood St	**Heat Source**	Gas
Property Owner	Mark Danis		
Contractor	Mitch Arnold		

With the issuance of this certificate of occupancy, it is recognized that the building at the above listed address complies with the Uniform Building Code and with the use and occupancy for which the proposed occupancy is classified. In addition, all of the criteria set forth by the Department of Community Development has also been met.

RT 02

RESIDENTIAL IMPROVEMENT APPRAISAL IMPROVEMENT # 1 11/29/00
ACCOUNT # 1-090991-1 MAP: 391E08BA TAXLOT: 904 CODE: 5-01 07:48:44

Maintenance Area: 2 ASHLAND
Schedule Code: 8 RIDGE PROPERTY
Property Class: 101 RESIDENTIAL NO SIGNIFICANCE IMPROVED
Factor Book: 154 SINGLE FAMILY RES CLASS 5 U/L LEVELS
Situs: 120 WESTWOOD ST
Zoning: RR-.5-P
Neighborhood: No ID Assigned
Property Owner: DANIS VIRGINIA

Year Built: 1999
Remodel:
Effective Age: 1999

Base Year: **1996** Reappraisal
Updated: 8/21/2000 by XXX
Appraiser: ~~Steve Nelson~~ 97
Inspected: ~~8/9/2000~~ 6/8/01
Status: ~~Talked with~~ Talked
Bedrooms: 3
Baths: 3.5

SALES DATA:
Pcl:100 05/21/98 85,000 WD RJ:0 Sale in ratio study
Buyer: DANIS MARK L/VIRGINIA S Seller: MARKUS JANOS

City Permit: ASHLAND 2001 % Comp/Misc/Lscp
RT-01 CK LANDSCAPE/PAVEMENT

BASE COSTS						
Main Floor: 1934				59.89	115,826	
2nd Floor: 1182				43.69	51,638	
Basement-Unfinished: 240				25.88	6,211	
MAIN ROOF	Heavy Comp			-1.15	-2,224	
FEATURES						
Kitchen						
1 cooktop		475.00				
1 oven		650.00				
1 dishwasher		560.00				
1 disposal		185.00				
1 compactor		470.00			2,340	
Heat/AC/Fireplace(s)						
Forced air w/ central A/C				3.20	9,971	
Plumbing						
5 lavatory	420.00 =	2,100.00				
4 toilet	430.00 =	1,720.00				
1 bathtub		680.00				
2 shower	1,120.00 =	2,240.00	= 6,740.00 -	0.00	6,740	
TOTAL BASE COSTS						**190,502**
Local Cost Modifier: 93 Book @ 1.01						1,905
Percentage Complete: 0.52 100%.						-92,355
PATIOS/PORCHES/DECKS/FLATWORK:						
Patio 56	Comp roof/Best quality			7.60	426	
Porch 813	Wood/Comp roof/Best quality			12.20	9,919	
Deck 280	Redwood/No cover/Better quality			7.50	2,100	
TOTAL REPLACEMENT COST						112,496
Percent Good -- Physical: 1.00						0

OTHER ITEMS:

#	Description	Size	Cost	LCM	% Dep	Value	
1	GAS FP	2	1,700.00	1.00	1.00	3,400	
2	SOAKING TUB	1	1,470.00	1.00	1.00	1,470	
				TOTAL OTHER ITEMS			4,870

TOTAL DEPRECIATED COST			117,366
Market Modifier 1.08		9,389	126,755
Trends : 1996: 92% 1997:101% 1998:109% 1999:114% 2000:111%			35,698
Total Trends : 128%			
TOTAL DEPRECIATED TRENDED REPLACEMENT IMPROVEMENT VALUE			**162,450**

COMMENTS:
08/21/00: PARTIAL COMPLETE 52%

6/8/01 100%. complete. Check LS 02.

size
Concrete 2904

RESIDENTIAL LAND APPRAISAL
ACCOUNT # 1-090991-1 MAP: 391E08BA TAXLOT: 904 CODE: 5-01

11/29/00
07:48:43

Maintenance Area: 2 ASHLAND
Schedule Code: 8 RIDGE PROPERTY
Property Class: 101 RESIDENTIAL NO SIGNIFICANCE IMPROVED
Situs: 120 WESTWOOD ST
Zoning: RR-.5-P
Neighborhood: No ID Assigned
Property Owner: DANIS VIRGINIA

Base Year: **1996** Reappraisal
Updated: 8/21/2000 by XXX
Appraiser: Steve Nelson
Inspected: 8/10/2000
Status: Entered

SALES DATA:
Pcl:100 05/21/98 85,000 WD RJ:0 Sale in ratio study
Buyer: DANIS MARK L/VIRGINIA S Seller: MARKUS JANOS

City Permit: ASHLAND 2001 % Comp/Misc/Lscp
RT-01 CK LANDSCAPE/PAVEMENT

LAND SITES AND ADJUSTMENTS	ACRES	PER ACRE	BASE SITE VALUE	REAL MARKET VALUE	ASSESSED VALUE
1 HOUSE SITE	0.50		73,000		
Adjustments: 2 View			8,000		
1 Topography			-1,000		
		** Total **	80,000	82,647	82,647
TOTAL BASE LAND VALUE			80,000		
Trends : 1996: 92% 1997:101% 1998:109% 1999:100% 2000:102%			2,647		
Total Trends : 103%					
TOTAL TRENDED LAND VALUE				**82,650**	**82,650**

COMMENTS: 08/07/98: PLACER RUN SUBDIVISION JV98-5068B

ACRES: 0.50 acres in this account
0.50 acres in this parcel
0.50 acres appraised in common

√ _____

RESIDENTIAL IMPROVEMENT APPRAISAL IMPROVEMENT # 2 11/29/00
ACCOUNT # 1-090991-1 MAP: 391E08BA TAXLOT: 904 CODE: 5-01 07:48:45

Maintenance Area: 2 ASHLAND
Schedule Code: 8 RIDGE PROPERTY
Property Class: 101 RESIDENTIAL NO SIGNIFICANCE IMPROVED
Factor Book: 143 SINGLE FAMILY RES CLASS 4 LOWER LEVELS
Situs: 120 WESTWOOD ST
Zoning: RR-.5-P
Neighborhood: No ID Assigned
Property Owner: DANIS VIRGINIA

Year Built: 1999
Remodel:
Effective Age: 1999

Base Year: **1996** Reappraisal
Updated: 8/21/2000 by XXX
Appraiser: Steve Nelson
Inspected: 8/9/2000
Status: Talked with
Bedrooms: 1
Baths: 1.0

SALES DATA:
Pcl:100 05/21/98 85,000 WD RJ:0 Sale in ratio study
Buyer: DANIS MARK L/VIRGINIA S Seller: MARKUS JANOS

City Permit: ASHLAND 2001 % Comp/Misc/Lscp
RT-01 CK LANDSCAPE/PAVEMENT

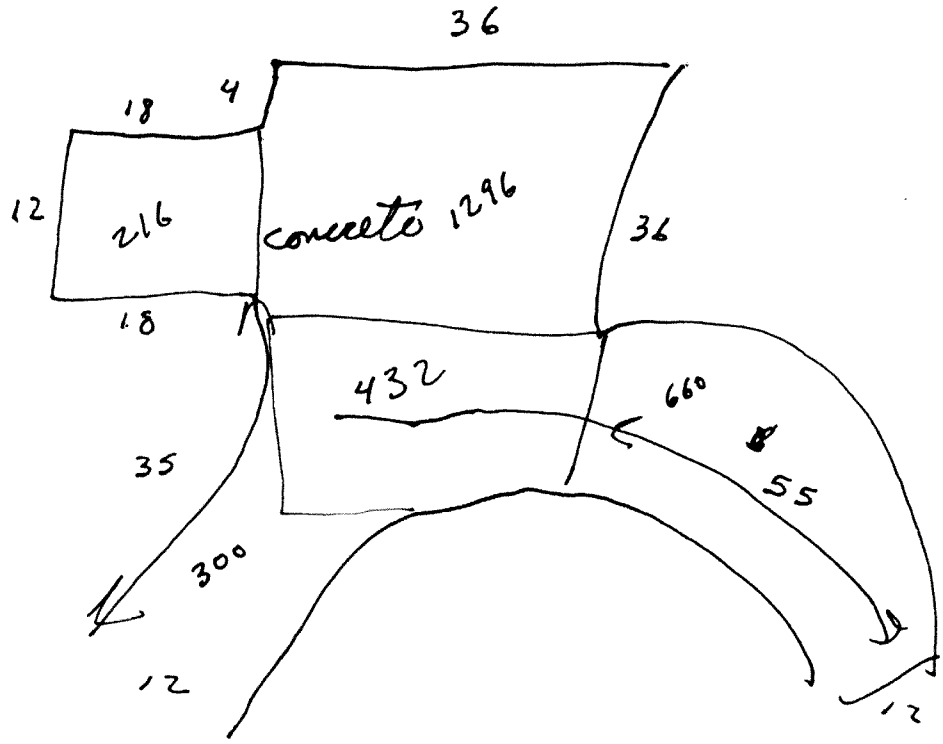
BASE COSTS							
Main Floor: 736				64.96		47,809	
Basement-Unfinished: 1080				15.92		17,198	
MAIN ROOF	Heavy Comp			0.55		405	
FEATURES							
Kitchen							
1 dishwasher		450.00					
1 disposal		145.00				595	
Heat/AC/Fireplace(s)							
Forced air w/ central A/C				3.70		2,723	
Plumbing							
1 lavatory		330.00					
1 toilet		350.00					
1 shower		980.00	= 1,660.00 -		0.00	1,660	
TOTAL BASE COSTS							**70,389**
Local Cost Modifier: 93 Book @ 0.92							-5,631
Percentage Complete 0.80 1043							-12,952
PATIOS/PORCHES/DECKS/FLATWORK:							
Porch 72	Wood/Comp roof/Best quality			12.20		878	
TOTAL REPLACEMENT COST							52,685
Percent Good -- Physical: 1.00							0

OTHER ITEMS:

#	Description	Size	Cost	LCM	% Dep	Value
1	BSMT/GAR FIN.	1	3,500.00	1.00	0.80 1044.	2,800

TOTAL DEPRECIATED COST			55,485
Market Modifier 1.08		4,439	59,924
Trends : 1996: 92% 1997:101% 1998:109% 1999:114% 2000:111%			16,876
Total Trends : 128%			
TOTAL DEPRECIATED TRENDED REPLACEMENT IMPROVEMENT VALUE			**76,800**

COMMENTS:
08/21/00: PARTIAL COMPLETE 80%


36
18
4
12
216
concrete 1296
36
18
432
660
35
55
300
12
12

Permit number	Permit type name	Permit description	Issue date	Approval state
BD-2003-00639	Pool\Spa	swimming pool $24,900. Permit cancelled on 12/19/2014. Eden record indicates final inspections were never completed. Plans have been purged from building archives.	4/17/2003	canceled
BD-2016-00313	Standard Mechanical Permit	gas fireplace	2/19/2016	final

Count: 2

<Filter is Empty>

Pool\Spa

Permit Number: BD-2003-00639

APPLICANT

Job Address: 120 WESTWOOD ST
ASHLAND OR 97520

Owner's Name: DANIS MARK L/VIRGINIA S

Customer #: 06455

Applicant: GOLDEN/FIELDS CONSTRUCTION

Address: 845 OAK ST
ASHLAND OR 97520

Phone: (541) 482-8442

Applied: 04/17/2003

Issued: 04/17/2003

Expires: 11/05/2003

Maplot:

CONTRACTOR

Contractor:

Address:

Phone:

State Lic No:

City Lic No:

Sub-Contractor: FIELDS CONSTRUCTION CO

Address: 830 BROWNSBORO-MERID
EAGLE POINT OR 97524

Phone: (541) 482-8442

State Lic No:

City Lic No: 930492

DESCRIPTION: swimming pool $24,900. Permit cancelled on 12/19/2014. Eden record indicates final inspections were never completed. Plans have been purged from building archives.

VALUATION

Occupancy Type	Construction	Units	Rate Amt	Actual Amt	Constuction Description

Total for Valuation:

MECHANICAL

PLUMBING

Swimming Pool\Spa piping	1

ELECTRICAL

STRUCTURAL

Building Valuation	24900

PERMIT FEE DETAIL

Fee Description	Amount	Fee Description	Amount
Building Permit Fee	170.50	State Surcharge-Building	11.94
Swimming Pool\Spa Installation	10.00	Plan Check - Structural	110.83
State Surcharge - Electric	7.42	State Surcharge - Plumbing	1.40
Minimum Plumbing Fee	10.00	Community Development Fee	224.10
Electric Service	106.00		

CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT
20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

CITY OF ASHLAND

Pool\Spa

Permit Number: BD-2003-00639

I hereby certify the contents of this application to be correct to the best of my knowledge, and furthermore, that I have read, understood and agreed to the following:

1. This permit shall remain valid only in accordance with code or regulation provisions relating to time lapse and revocation (180 days).
2. Work shall not proceed past approved inspection stage. All required inspections shall be called for 24 hours in advance.
3. Any modifications in plans or work shall be reported in advance to the department.
4. Responsibility for complying with all applicable federal, state, or local laws, ordinances, or regulations rests solely with the applicant.

Applicant _____ Date _____

Fee Summary

		Paid Amounts
Building:	$ 407.33	$ 407.33
State Surcharge:	$ 20.76	$ 20.76
Development Fees:	$ 224.10	$ 224.10
Systems Development Charges:	$ 0.00	$ 0.00
Utility Connection Fees:	$ 0.00	$ 0.00
Public Works Fees:	$ 0.00	$ 0.00
Planning Fees:	$ 0.00	$ 0.00
Sub-Total:		$ 652.19
Fees Paid:		$ 652.19
Total Amount Due:		**$ 0**

COMMUNITY DEVELOPMENT
20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

CITY OF ASHLAND

Standard Mechanical Permit

Permit Number: BD-2016-00313

I hereby certify the contents of this application to be correct to the best of my knowledge, and furthermore, that I have read, understood and agreed to the following:

1. This permit shall remain valid only in accordance with code or regulation provisions relating to time lapse and revocation (180 days).
2. Work shall not proceed past approved inspection stage. All required inspections shall be called for 24 hours in advance.
3. Any modifications in plans or work shall be reported in advance to the department.
4. Responsibility for complying with all applicable federal, state, or local laws, ordinances, or regulations rests solely with the applicant.

Applicant _____ Date _____

Fee Summary

		Paid Amounts
Building:	$ 50.00	$ 50.00
State Surcharge:	$ 6.00	$ 6.00
Development Fees:	$ 0.00	$ 0.00
Systems Development Charges:	$ 0.00	$ 0.00
Utility Connection Fees:	$ 0.00	$ 0.00
Public Works Fees:	$ 0.00	$ 0.00
Planning Fees:	$ 0.00	$ 0.00
Sub-Total:		$ 56.00
Fees Paid:		$ 56.00
Total Amount Due:		**$ 0**

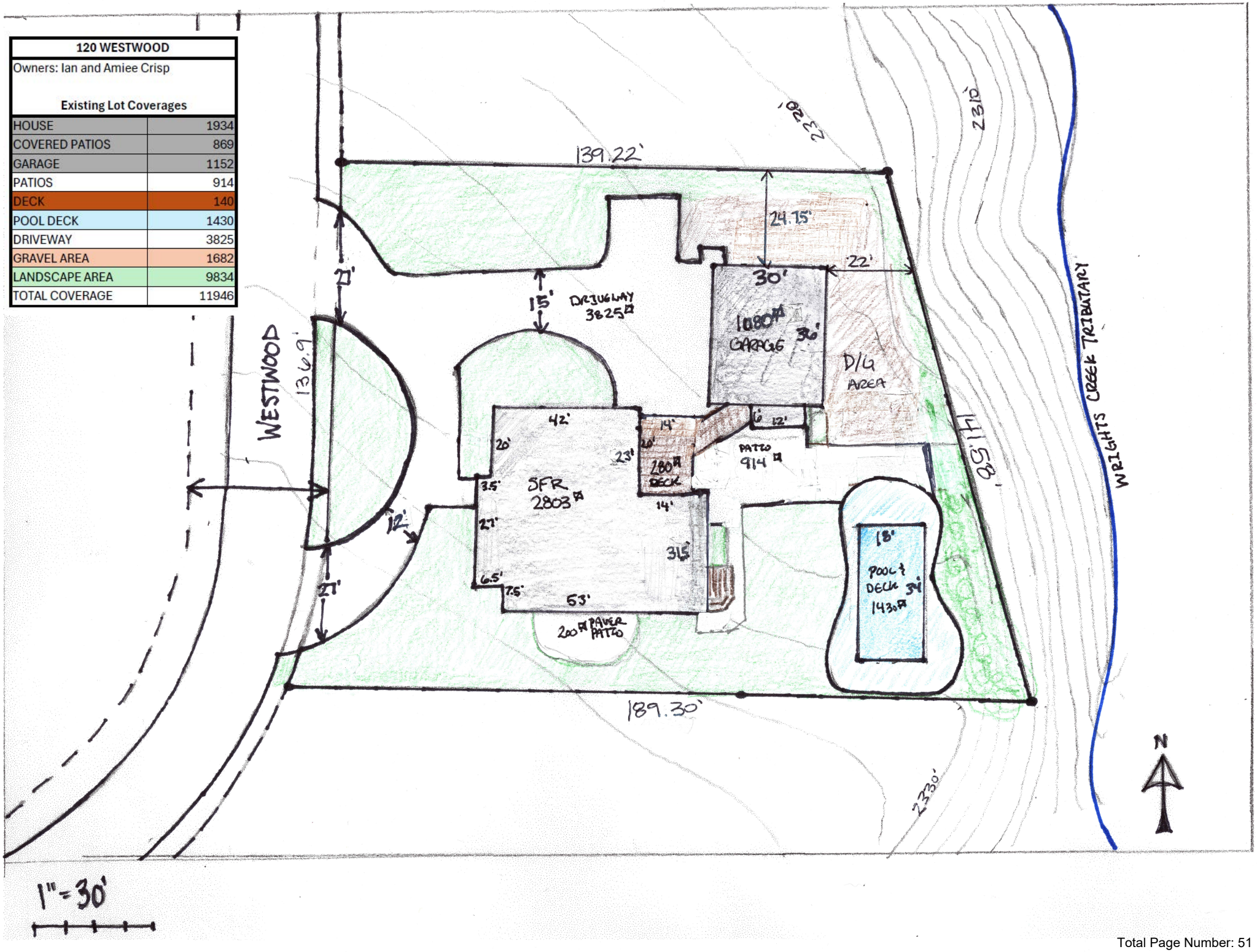
COMMUNITY DEVELOPMENT
20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

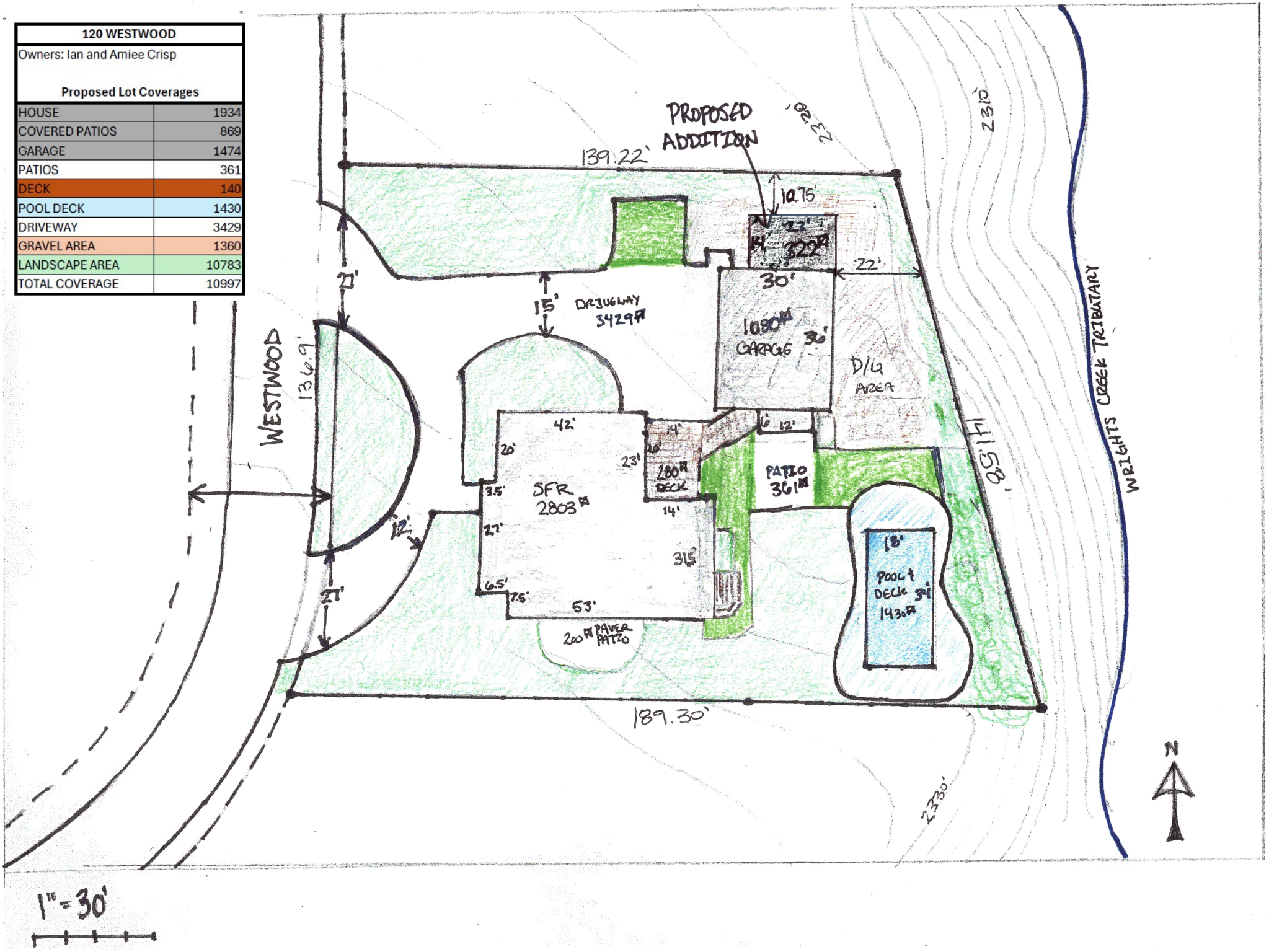
Inspection Request Line: 541-552-2080

CITY OF ASHLAND

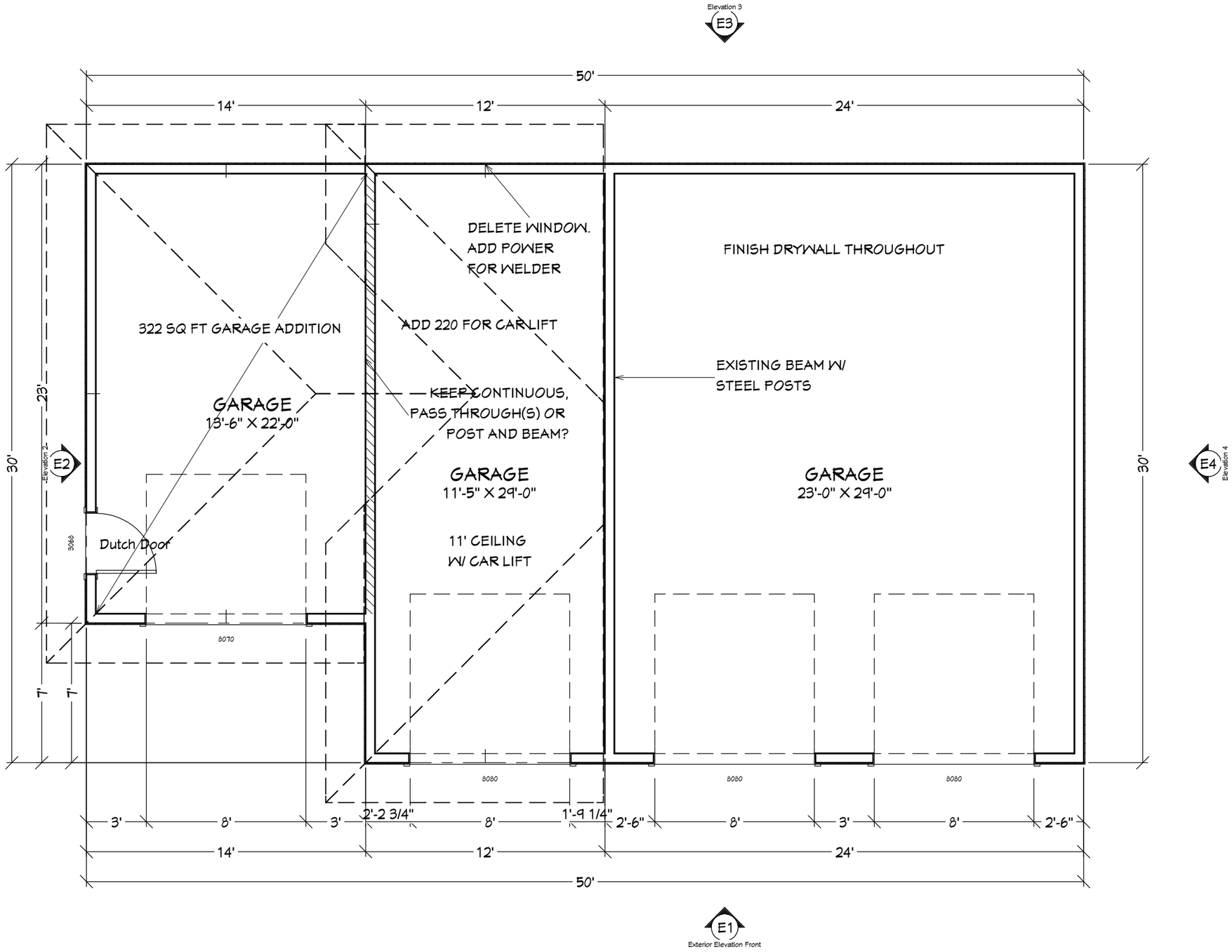
120 WESTWOOD	
Owners: Ian and Amiee Crisp	
Existing Lot Coverages	
HOUSE	1934
COVERED PATIOS	869
GARAGE	1152
PATIOS	914
DECK	140
POOL DECK	1430
DRIVEWAY	3825
GRAVEL AREA	1682
LANDSCAPE AREA	9834
TOTAL COVERAGE	11946



120 WESTWOOD	
Owners: Ian and Amiee Crisp	
Proposed Lot Coverages	
HOUSE	1934
COVERED PATIOS	869
GARAGE	1474
PATIOS	361
DECK	140
POOL DECK	1430
DRIVEWAY	3429
GRAVEL AREA	1360
LANDSCAPE AREA	10783
TOTAL COVERAGE	10997



122
120



APPROVED PLANS TO BE AVAILABLE ON SITE

ADDRESS I.D. TO BE VISIBLE FROM STREET

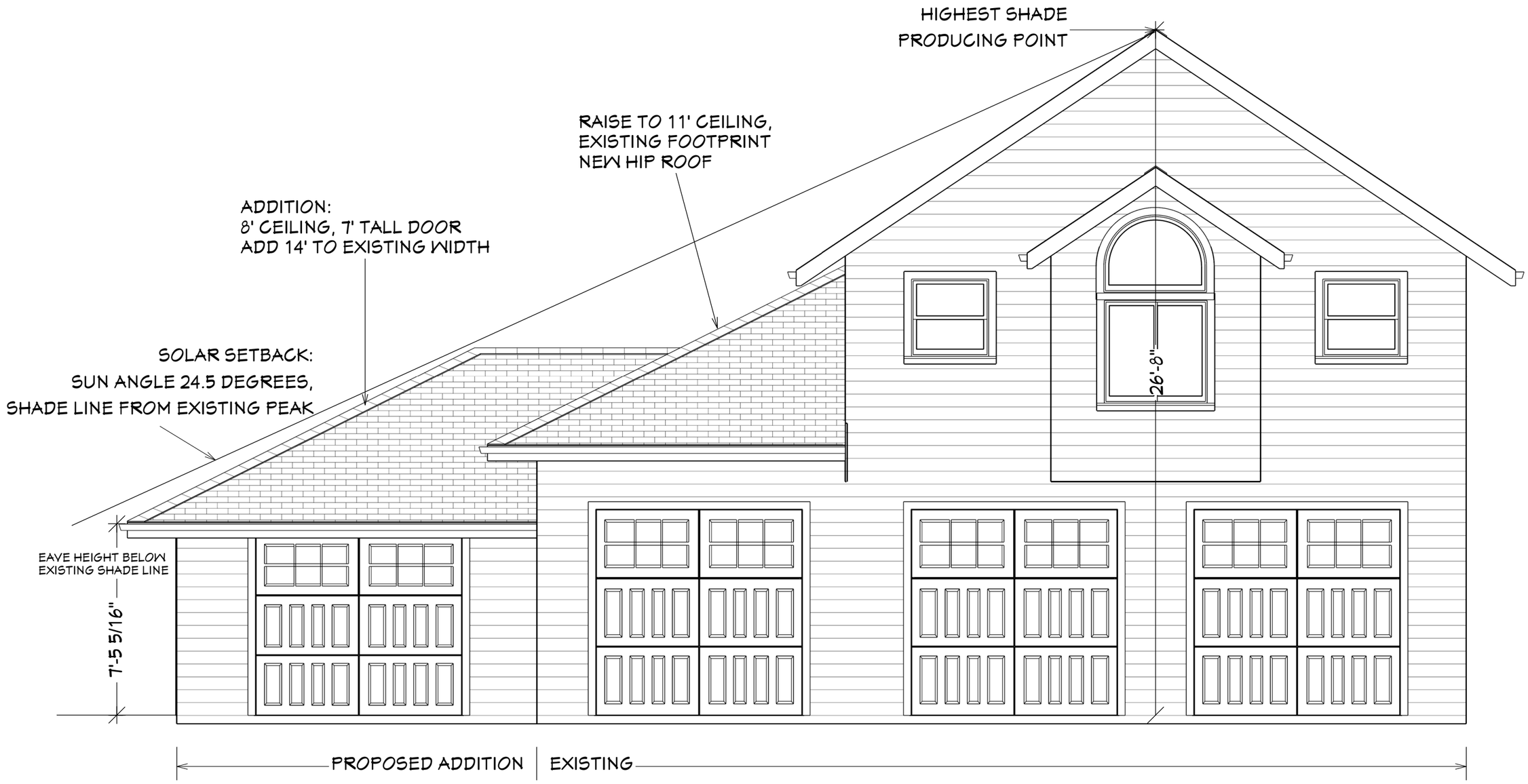
CRISP RESIDENCE
120 WESTWOOD
ASHLAND, OR 97520

FLOOR PLAN

STEWART BUILDERS
541.625.9655

STEWART BUILDERS

DATE:	5/2/25
SCALE:	3/16" = 1'
SHEET:	A1



Exterior Elevation Front

APPROVED PLANS TO BE AVAILABLE ON SITE

ADDRESS I.D. TO BE VISIBLE FROM STREET

CRISP RESIDENCE
120 WESTWOOD
ASHLAND, OR 97520

FRONT ELEVATION

STEWART BUILDERS
541.625.9655

STEWART BUILDERS

DATE:
5/2/25

SCALE:
3/16" = 1'

SHEET:
A2

UNFINISHED BUSINESS

Transportation System Plan (TSP) Public Engagement plan

Memo

DATE: May 27, 2025
TO: Planning Commissioners
FROM: Derek Severson, *Planning Manager*
RE: Transportation System Plan (TSP)
DRAFT Public Engagement Plan Review

Ashland is about to kick-off the process of updating the Transportation System Plan (TSP) which serves as a supporting document to the Comprehensive Plan to guide both city transportation planning and transportation improvements that are required of individual development proposals. The TSP presents the opportunity to consider new street system needs such as accommodating Type III electric bikes, developing new street standards for protected bike lanes, and will help to address multi-modal connectivity within and between Ashland's newly identified Climate Friendly Areas, as required in the CFEC rules.

While the bulk of Ashland's TSP update will be funded through a state grant, available state funding does not support the required public engagement portion of the process. The city will be responsible for developing and implementing a public engagement plan, and while the selected consultant will attend the public engagement meetings and assist in preparing some materials, Public Works and Planning staff, the Transportation Advisory Committee and Planning Commission (*as the city's designed Citizen Involvement Commission*) will take the lead on the public engagement process.

The attached draft Public Engagement Plan was developed by staff based on a state template, the Public Engagement Plans used in Ashland's Climate Friendly Area adoption process, and a recent example from the City of Tualatin

FEEDBACK FROM TRANSPORTATION COMMISSION

The Transportation Advisory Committee (TAC) considered the draft plan at their regular meeting on May 15th. Their input included:

- There needs to be focused involvement by the business community (Chamber of Commerce, Business Owners, Development Community, Realtors, Recology, etc.) generally, and by businesses served by freight specifically. There was also discussion that the freight representative on the Rogue Valley Metropolitan Planning Organization's (MPOs) Rogue Valley Area Commission on Transportation (RV ACT) should be included as a stakeholder.

- It was also suggested that members of the Development Process Management Advisory Committee could be considered in this stakeholder group.
- There was discussion of including the regional emergency response community (state, county and cities, as well as private ambulance services) in stakeholder outreach.
- There was discussion of including the disabled community, noting that the local group Disabled United in Direct Empowerment (DUDE) should be an invited stakeholder.
- There was discussion of trying to involve younger people including not only Southern Oregon University but also the Ashland School District, Willow Wind and the Rogue Action Center.
- It was suggested that OHRA, Ashland Together, the Ashland Food Bank, the Senior Center Advisory Committee and BASE be added to the stakeholder list.
- It was also suggested that Ashland DEVO, Siskiyou Velo, the Rogue Valley Mountain Bike Association, local bike shops and Rogue Valley Safe Routes to School be included in the stakeholder list.
- It was noted that there may be tabling opportunities on first Fridays, at the July 4th Parade, at the Bike Swap and potentially at pop-up events like the recent Streets for Everyone block party.

The draft plan attached incorporates the TAC recommendations discussed above.

NEXT STEPS

Once the input from the Planning Commission is incorporated into the Public Engagement Plan, staff will work with the selected consultant to incorporate the plan into the scope of work and schedule that will be made part of the consultant contract to guide the TSP adoption process.

REFERENCES & ATTACHMENTS

Atch 1: DRAFT Public Engagement Plan

Adopted Transportation System Plan (2013)

DRAFT

City of Ashland – Transportation System Plan Update

Draft Public Engagement Plan (PEP)

Prepared: *Planning Commission Review Draft May 27, 2025*

Purpose

This Public Engagement Plan outlines the community outreach, advisory committee engagement, and public review process to guide the development of Ashland's updated Transportation System Plan (TSP). A TSP is a foundational element of the City's Comprehensive Plan, serving as a long-range blueprint for how people and goods will move within and through the city—by foot, bike, transit, and vehicle. It informs future capital improvements, development decisions, and funding priorities. Because transportation directly affects daily life and intersects with goals related to climate action, housing accessibility, and wildfire preparedness, the TSP is best shaped through robust public engagement. This process is designed to ensure inclusive and transparent community input, incorporate technical expertise, and reflect the values and priorities of Ashland residents.

Goals of the Public Engagement Process

- **Transparency:** Ensure the public understands the purpose, scope, and progress of the TSP update.
- **Inclusivity:** Actively engage community members, including underserved populations.
- **Integration:** Incorporate feedback from standing advisory committees, technical experts, and advocacy groups.
- **Education:** Provide stakeholders with accessible and relevant information about transportation planning.
- **Responsiveness:** Demonstrate how public and advisory committee input informs the TSP.

Key Stakeholders and Advisory Bodies

- **Public:** Residents including neighborhood groups, students and regional users.

- **Business Community:**
  - Chamber of Commerce
  - Business Owners, particularly those served by freight
  - Development Community
  - Realtors
  - Recology
  - Local Bike Shops

- **City Council**

- **City Bodies:**
  - Planning Commission
  - Transportation Advisory Committee
  - Climate Policy Advisory Committee
  - Housing and Human Services Advisory Committee
  - Wildfire Safety Advisory Committee
  - Ashland Senior Advisory Committee
  - Development Process Management Advisory Committee

- **Regional and Agency Partners:**
  - Rogue Valley Metropolitan Planning Organization (RV MPO)
  - Rogue Valley Area Commission on Transportation (RV ACT)/Freight Representative
  - Rogue Valley Transportation District (RVTD)
  - Oregon Department of Transportation (ODOT)
  - Jackson County
  - Ashland School District & Willow Wind
  - Southern Oregon University (SOU)
  - Emergency Response Services (State, County & Cities, as well as private ambulance services)

- **Regional Advocacy Groups:**
  - Rogue Valley Safe Routes to School (Commute Options)
  - Streets for Everyone (Ashland Climate Collaborative)
  - Southern Oregon Climate Action Now (SOCAN)
  - Rogue Action Center
  - Disabled United in Direct Empowerment (DUDE)
  - Opportunities for Housing, Resources & Assistance (OHRA)
  - Black Alliance & Social Empowerment (BASE)

- Ashland Community Food Bank
- Ashland Together
- Ashland DEVO
- Siskiyou Velo
- Rogue Valley Mountain Bike Association
- Others

Overview of Decision-Making and Advisory Bodies

Unlike jurisdictions that form temporary advisory bodies for planning initiatives, Ashland will rely on its existing standing advisory committees to guide the Transportation System Plan (TSP) update. These committees—established by ordinance and composed of appointed community members—each focus on specific policy areas such as transportation, climate, housing, and wildfire safety. Members are selected for their expertise, lived experience, or stakeholder representation relevant to the committee's scope. Leveraging these established bodies ensures continuity, subject matter knowledge, and alignment with ongoing city priorities. Each advisory committee will be engaged at key milestones to provide focused input, helping shape the TSP in a way that reflects the community's values and technical realities.

- **Planning Commission**
  As the City's designated land use review body, the Planning Commission serves as the primary reviewing authority for the TSP update. Because the Transportation System Plan is a required element of Ashland's Comprehensive Plan, any amendments to the TSP must undergo a public hearing process before the Planning Commission in accordance with state law and local ordinance. The Commission will hold formal public hearings and issue recommendations to the City Council regarding the adoption of the updated TSP. In addition to its legislative responsibilities, the Commission will participate in a joint kickoff meeting with the Transportation Advisory Committee and will review key milestones, including the draft and final plan, to ensure alignment with broader land use and policy goals.

- **Transportation Advisory Committee**
  This committee provides focused input on transportation policy, planning, and project prioritization. Composed of members with expertise in transportation, engineering, and mobility systems, the committee will guide the development of multimodal goals, review proposed projects, and help rank improvements to ensure the TSP advances a safe, efficient, and accessible transportation network.

- **Climate and Environment Policy Advisory Committee**
  Reviews proposed strategies for alignment with the City's adopted Climate and Energy Action Plan, with a focus on greenhouse gas reduction.

- **Housing and Human Services Advisory Committee**
  Provides input on transportation equity, accessibility, and how proposed investments may affect vulnerable populations.

- **Wildfire Safety Advisory Committee**
  Reviews evacuation modeling assumptions and provides feedback on proposed transportation improvements to support community resilience.

- **Social Equity and Racial Justice Advisory Committee**
  Provides input to ensure the TSP advances equity, access, and anti-displacement goals. Reviews how proposed transportation investments may impact underserved communities and supports strategies that promote transportation justice.

- **Ashland Senior Advisory Committee**
  Provides input to ensure the TSP advances equity, access, and anti-displacement goals specific to Ashland's seniors. Reviews how proposed transportation investments may impact seniors and address their specific needs.

- **Development Process Management Advisory Committee**
  An ad hoc management advisory committee formed to look specifically at the development process, DPMACs membership includes members of the development community who frequently interact with the city through the development/land use process and who will therefore be uniquely positioned to provide feedback on the TSP from the developer's perspective.

Regional Technical Input

Targeted stakeholder interviews will be conducted to gather issue-specific input and technical insight from key regional partners and institutional stakeholders. Participants may include:

- Oregon Department of Transportation (ODOT)
- Rogue Valley Transportation District (RVTD)
- Jackson County
- Rogue Valley Metropolitan Planning Organization (RV MPO) and Rogue Valley Area Commission on Transportation (RV ACT) Freight Representative
- Ashland School District & Willow Wind
- Southern Oregon University (SOU)
- Emergency Response Services (State, County & Cities, as well as private ambulance services)
- Local transportation advocacy groups such as Streets for Everyone and Southern Oregon Climate Action Now (SOCAN)

Engagement Strategies and Activities

• Project Website Dedicated TSP Update page (ashlandoregon.gov/TSP)
• Online Surveys
• Social Media / Email Updates
• Pop-up Events/Tabling (Fourth of July, First Fridays, Bike Swap and pop-ups)
• Utility Bill Inserts (as needed)
• Public Hearings at the Transportation Advisory Committee, Planning Commission and City Council

Engagement Timeline and Activities

(18-Month Process: May 2025 – October 2026)

Phase 1: Project Initiation (Months 1–3)

- Launch project webpage and public communications.
- Joint Planning Commission & Transportation Advisory Committee Kickoff Meeting.

Phase 2: Data Gathering & Needs Assessment (Months 4–6)

- Conduct stakeholder interviews, including SOU and advocacy groups.
- Present to:
    - Transportation Advisory Committee (TAC)
    - Planning Commission
    - Climate and Environment Policy Advisory Committee (CEPAC)
    - Housing and Human Services Advisory Committee (HHSAC)
    - Wildfire Safety Advisory Committee (WSAC)
    - Social Equity & Racial Justice Advisory Committee (SERJAC)
- Launch Community Survey #1.

Phase 3: Concepts & Alternatives (Months 7–9)

- Joint review by Planning Commission and Transportation Advisory Committee.
- Focus groups (e.g., students, seniors, underserved populations).
- Topic-specific workshops with advisory committees.

Phase 4: Public Open House #1 – General (Months 10–12)

- In-person or online open house on draft needs, alternatives, and equity considerations.

Phase 5: Draft Plan Development (Months 13–15)

- Review draft plan with:
    - Transportation Advisory Committee (TAC)
    - Planning Commission
    - Climate and Environment Policy Advisory Committee (CEPAC)
    - Housing and Human Services Advisory Committee (HHSAC)
    - Wildfire Safety Advisory Committee (WSAC)
    - Social Equity & Racial Justice Advisory Committee (SERJAC)

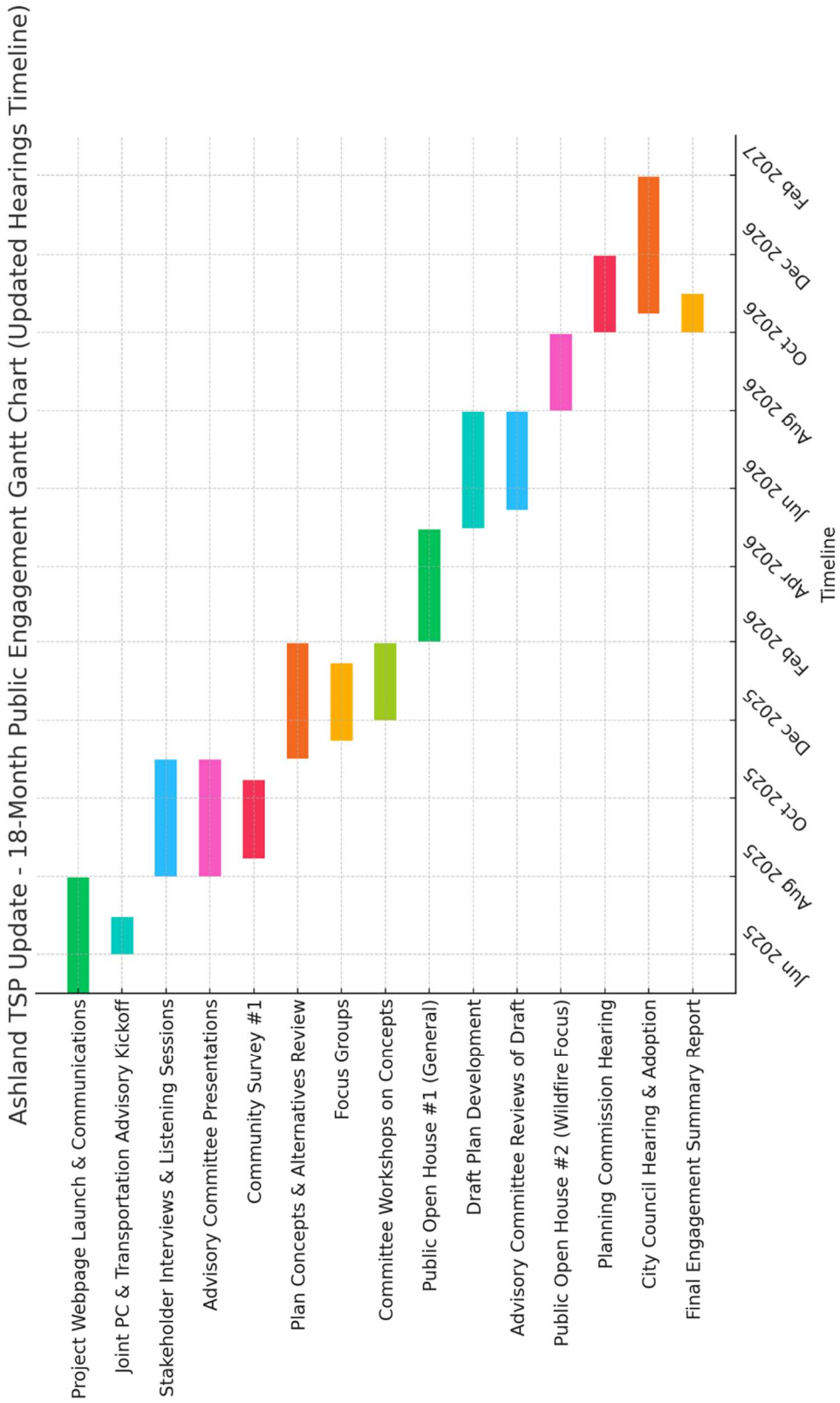
Phase 6: Public Open House #2 – Wildfire Evacuation Focus (Months 16–17)

- Present wildfire evacuation modeling and proposed street improvements.

Phase 7: Final Review & Adoption (Month 18-24)

- Public hearings with Planning Commission and City Council.
- Final engagement summary and TSP adoption.

Documentation and Reporting

All advisory committee feedback (including public meeting minutes), survey responses, public comments, and stakeholder input will be compiled in a Final Engagement Summary Report. This standalone report will be presented alongside the draft Transportation System Plan during the Planning Commission and City Council adoption hearings, providing a clear record of how public input informed the plan's development.

General Timeline