



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 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 May 27, 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





Planning Commission Minutes

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/Genessee-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 IE 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





Planning Commission Minutes

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



Planning Commission Minutes

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







Grand Terrance Annexation

**PLANNING
COMMISSION**

MAY 13, 2025

Introduction

BACKGROUND AND PROJECT OVERVIEW

1511 Highway 99 N Grand Terrace

Annexation/Zone Change for 8.5-acres property, with adjacent ODOT right-of-way (ROW) and railroad property. Annexations require that at least 25 percent of the base density be provided as affordable housing. Here, 24 affordable housing units are proposed at 80 percent of area median income (AMI) to meet this requirement, and;

9-lot (210 dwelling unit) **Outline Plan & Final plan approval** for a Performance Standards Option (PSO) subdivision, and;

Site Design Review approval for the ten apartment buildings and related site improvements

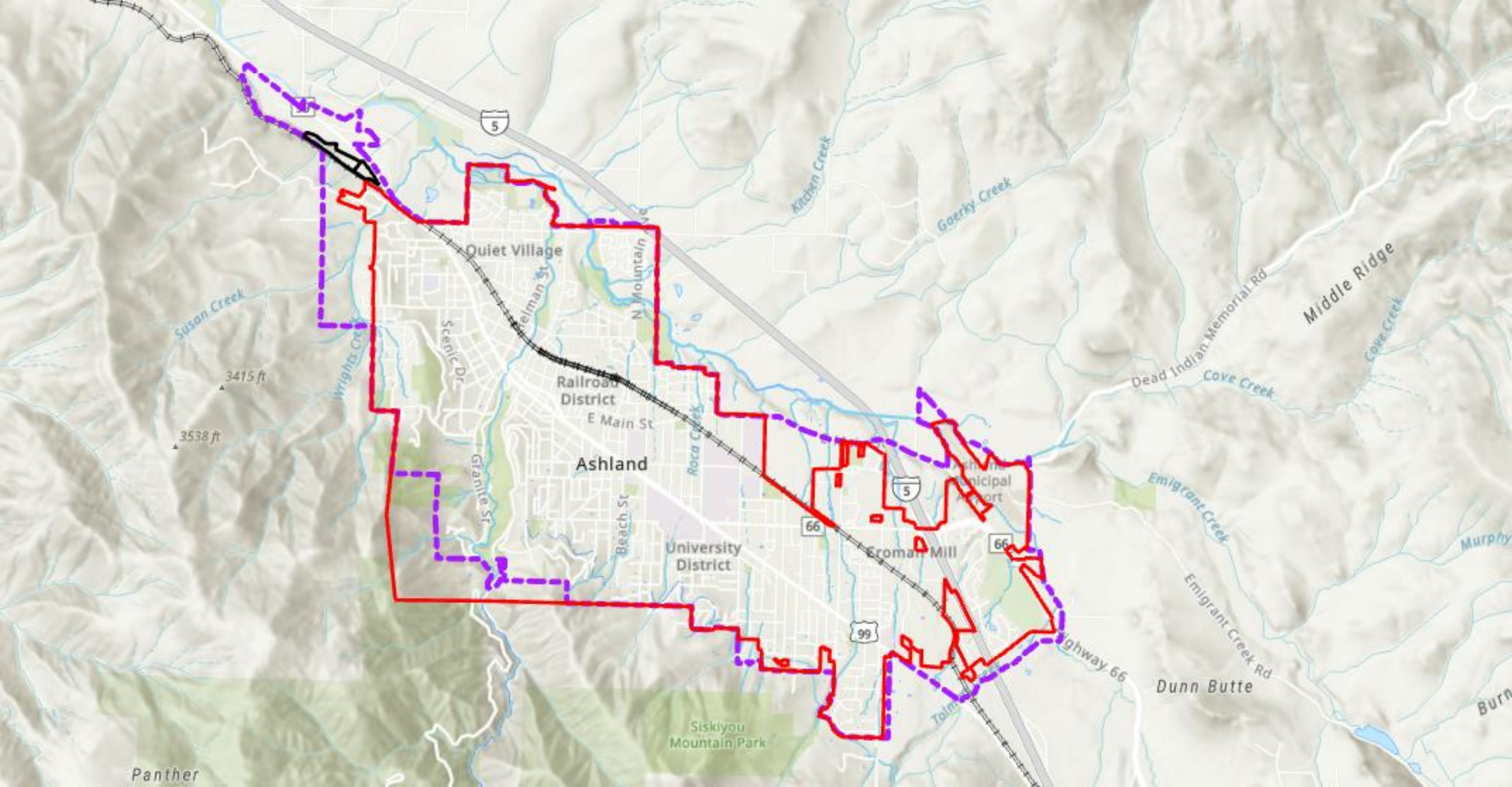
Background

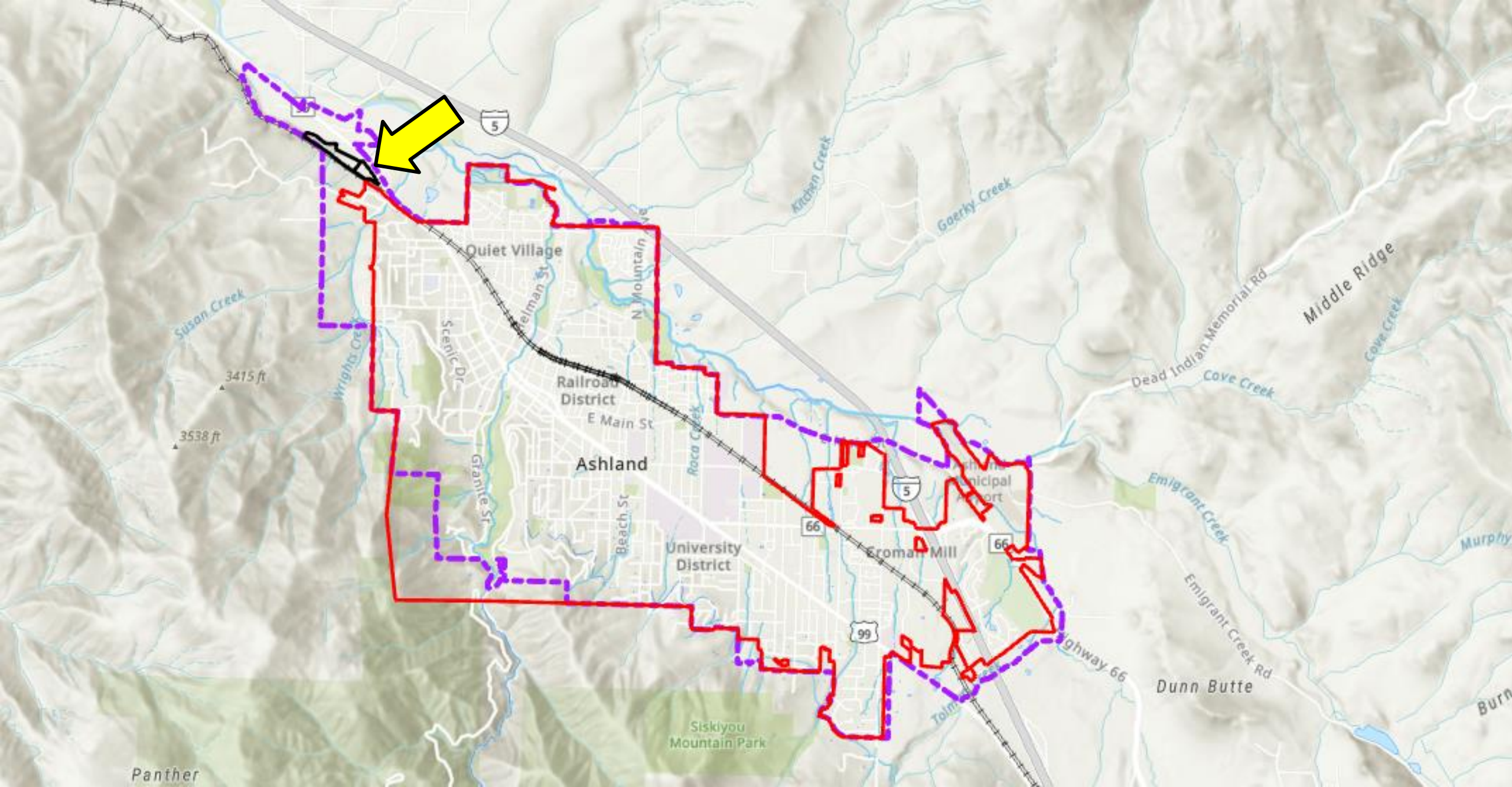
A substantially similar application was approved in 2020 and subsequently appealed to LUBA where it was reversed.

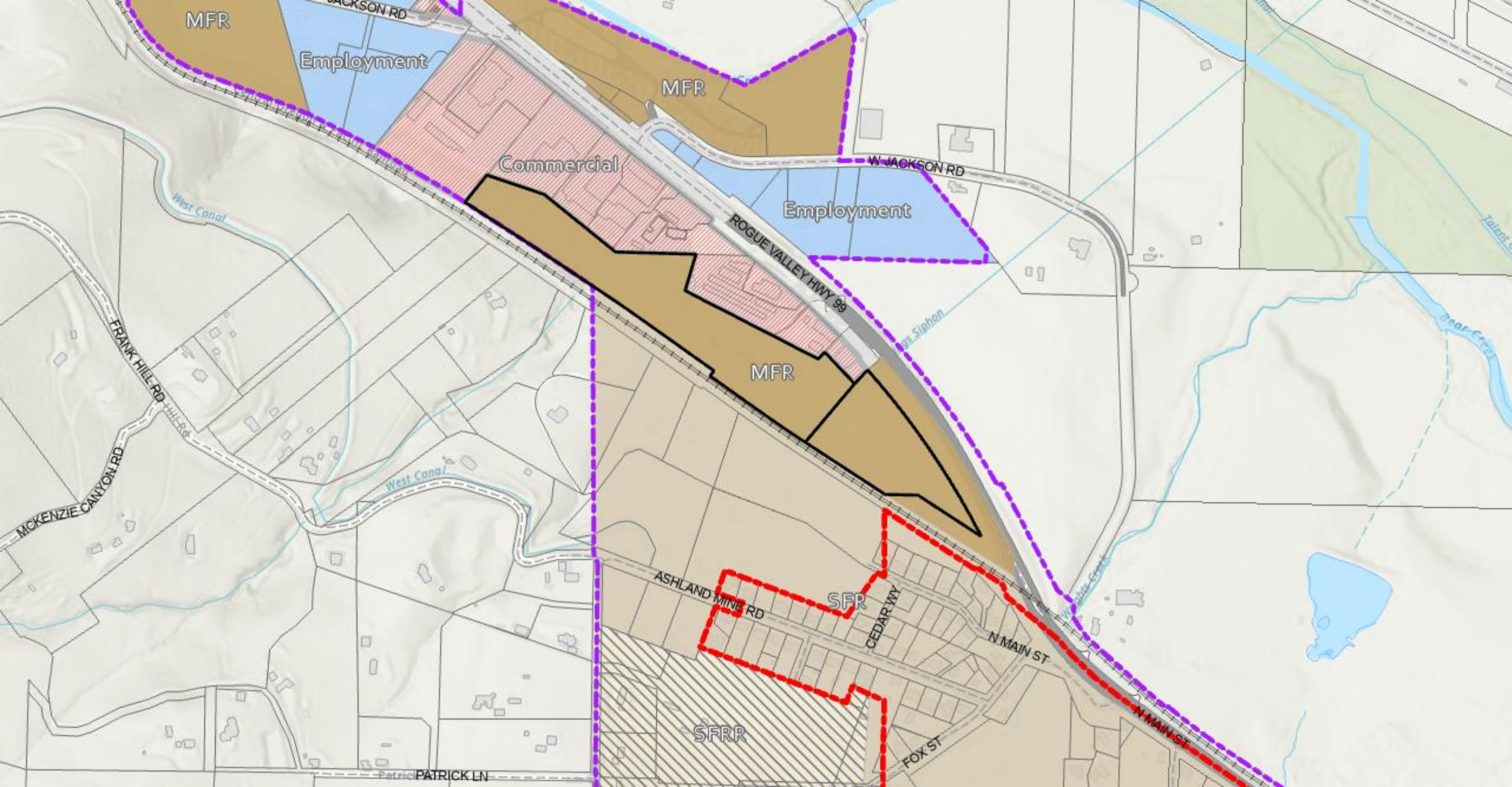
The City Council then amended our annexation regulations to allow for variances and exceptions.

In December 2022, a second application was approved this time including outline plan and Site Design Review. This was also appealed to LUBA where they remanded on two issues.

At the remand hearing the application was withdrawn.







CENTERLINE OF
POWERLINE EASEMENT
PER D.R. 320 / 34

PARCEL 1 - A
O.R. 2013-035734

TAX LOT 1704

30' WIDE MUTUAL
ACCESS EASEMENT
GRV ENTERPRISES I LLC
TAX LOT 1800

TAX LOT 1900
DAYE ANDERSON

BILLINGS MEMORIAL LLC

C/L 25' O.S.H.D. ACCESS
PER D.R. 372 / 259

25' RESTRICTED ACCESS PER
D.R. 372 / 259 AT STA 20+45
CANCELLED PER O.R. 67-04738

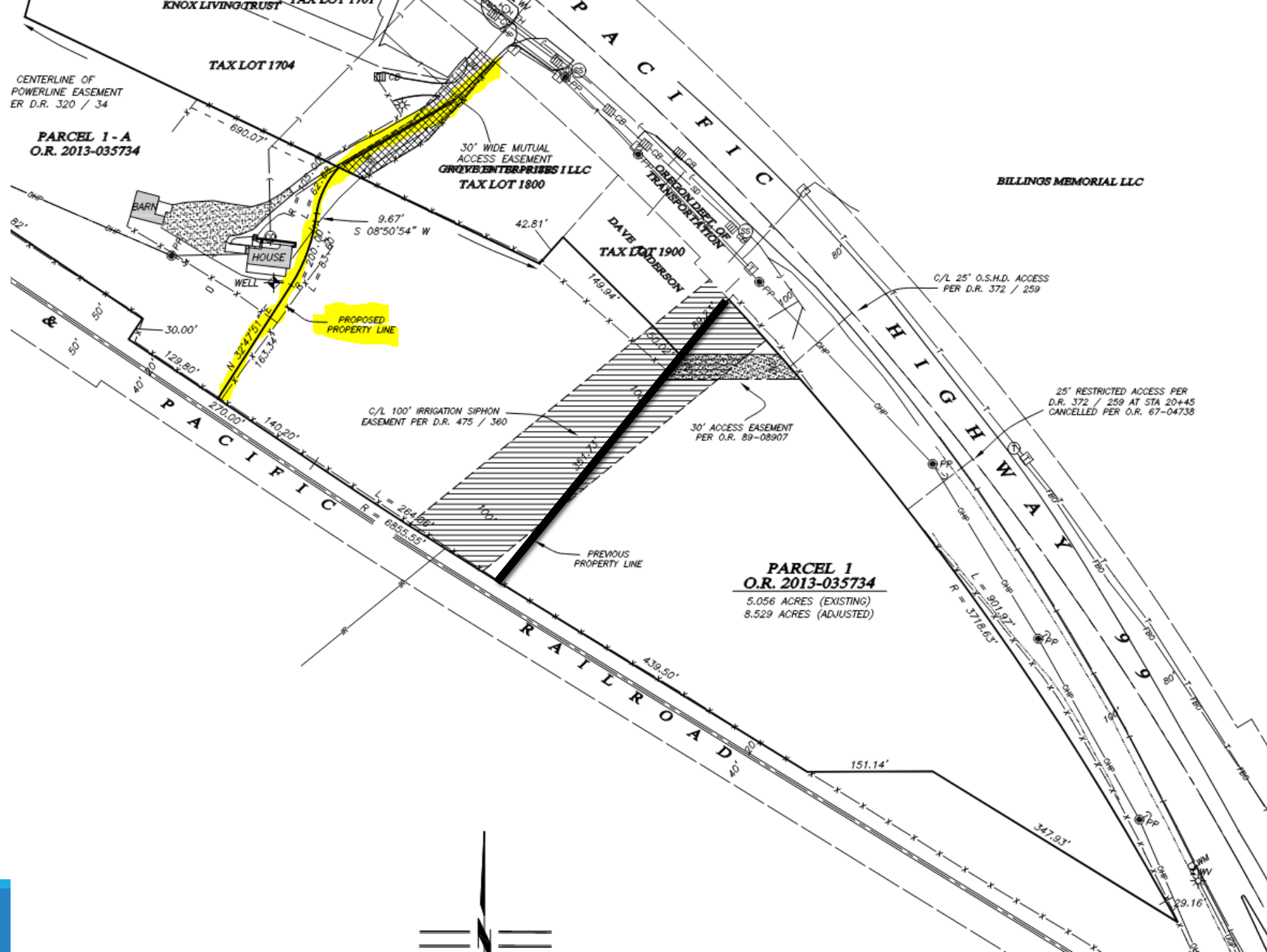
C/L 100' IRRIGATION SIPHON
EASEMENT PER D.R. 475 / 360

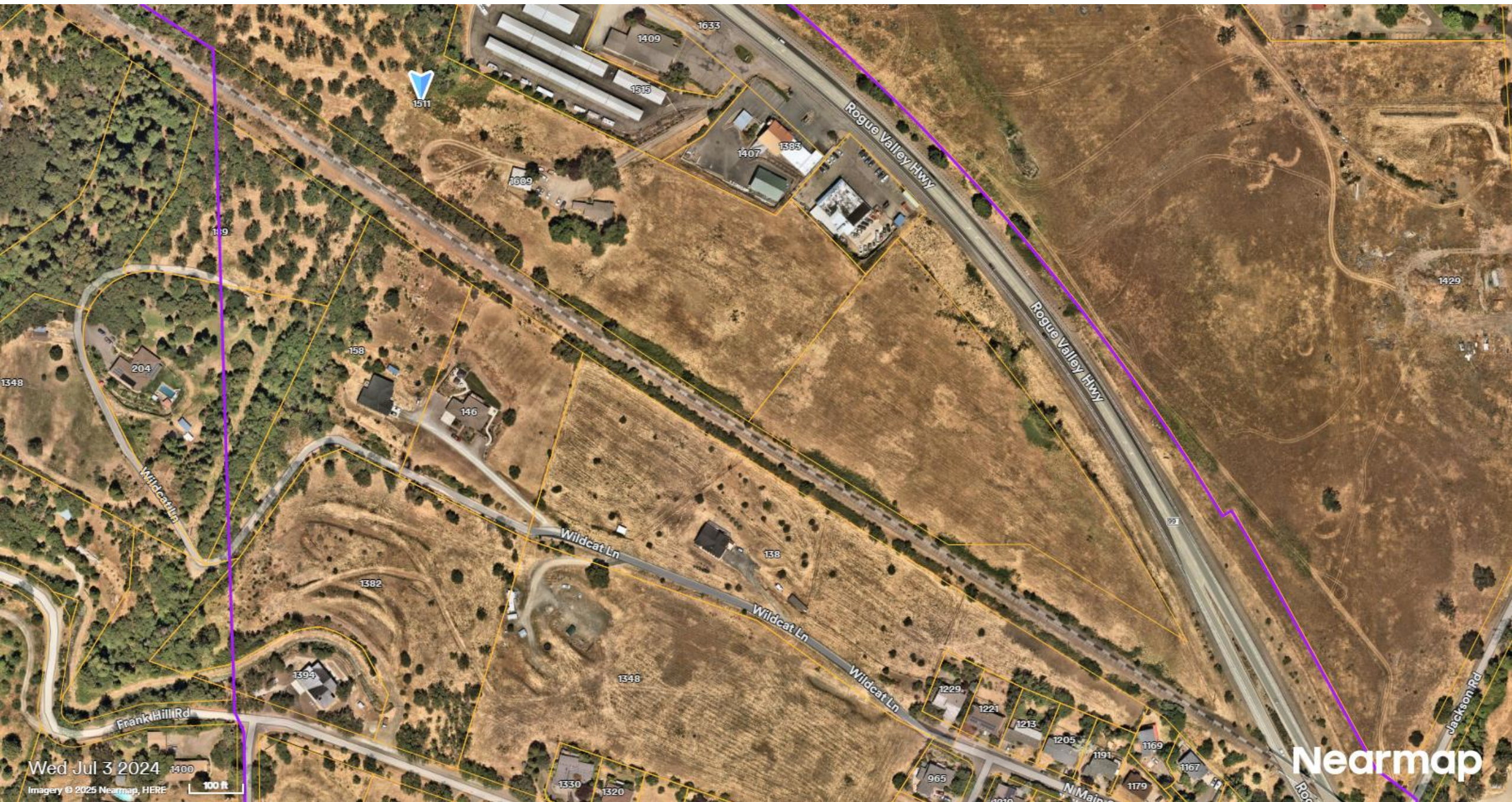
30' ACCESS EASEMENT
PER O.R. 89-08907

PREVIOUS
PROPERTY LINE

PARCEL 1
O.R. 2013-035734

5.056 ACRES (EXISTING)
8.529 ACRES (ADJUSTED)





Wed Jul 3 2024 14:00

Imagery © 2025 Nearmap, HERE

100 ft

Nearmap



PROPOSED PARCEL 1
8.33 ACRES

PARCEL 1-A
O.R. 2013-05794

TAXLOT 1704

30' WIDE NATURAL ACCESS
EASEMENT PER O.R. 44-01430

TAXLOT 1800

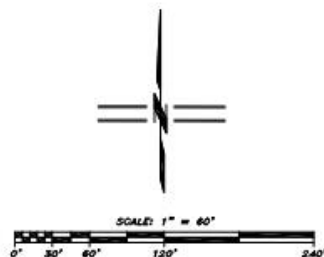
SUBDIVISION TRACT AREAS
EXTENSION BOUNDARY: 8.53 ACRES
TOTAL COMMON AREA: 6.67 ACRES
TOTAL LOT AREAS: 1.86 ACRES

NORTH
99

TAXLOT 1600

SOUTH
TOWNSHIP 38 S01
CITY OF A

65.5



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
REV. 10, 1985
SHAWN J. JENSEN
2003-12

RENEWAL DATE: 4/30/2025

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: OCTOBER 30, 2024
PROJECT NO. 855-14

PACIFIC

COMMON AREA 'A'
8.53 ACRES

RAILROAD

Residential Density & Density Bonus

Zoning for the property is R-2, which allows for a density of 13.5 dwelling unit per acre.

The property is 8.53 acres and therefore has a calculated base density of 115.15 dwelling units.

$$\text{Base Density: } 8.53 \times 13.5 = 115.15$$

500 Square foot threshold

AMC 18.2.5.080.B.2 provides that “Units less than 500 square feet of gross habitable area shall count as 0.75 units for the purposes of density calculations.”

AMC 18.5.8.050(G)(3) requires that “the minimum square footage of each affordable unit shall comply with the minimum required floor area based as set forth in Table 18.5.8.050.G.3, or as established by the U.S. Department of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.” The table at 18.5.8.050.G.3 requires at least 500 square feet for one-bedroom units.

Residential Density

Within each of the 10 apartment buildings 5 apartments are proposed to be greater than 500 square feet. The other 16 apartments are to be less than 500 square feet and therefore count as 0.75 dwellings.

$$50 + (160 * 0.75) = 170$$

170 > 115 achieved with density bonus

Affordable Housing

All annexations with a density of four residential units or greater are required to provide at least 25-percent of the base density as affordable housing

$$115.15 \times 0.25 = 28.8 \sim 29$$

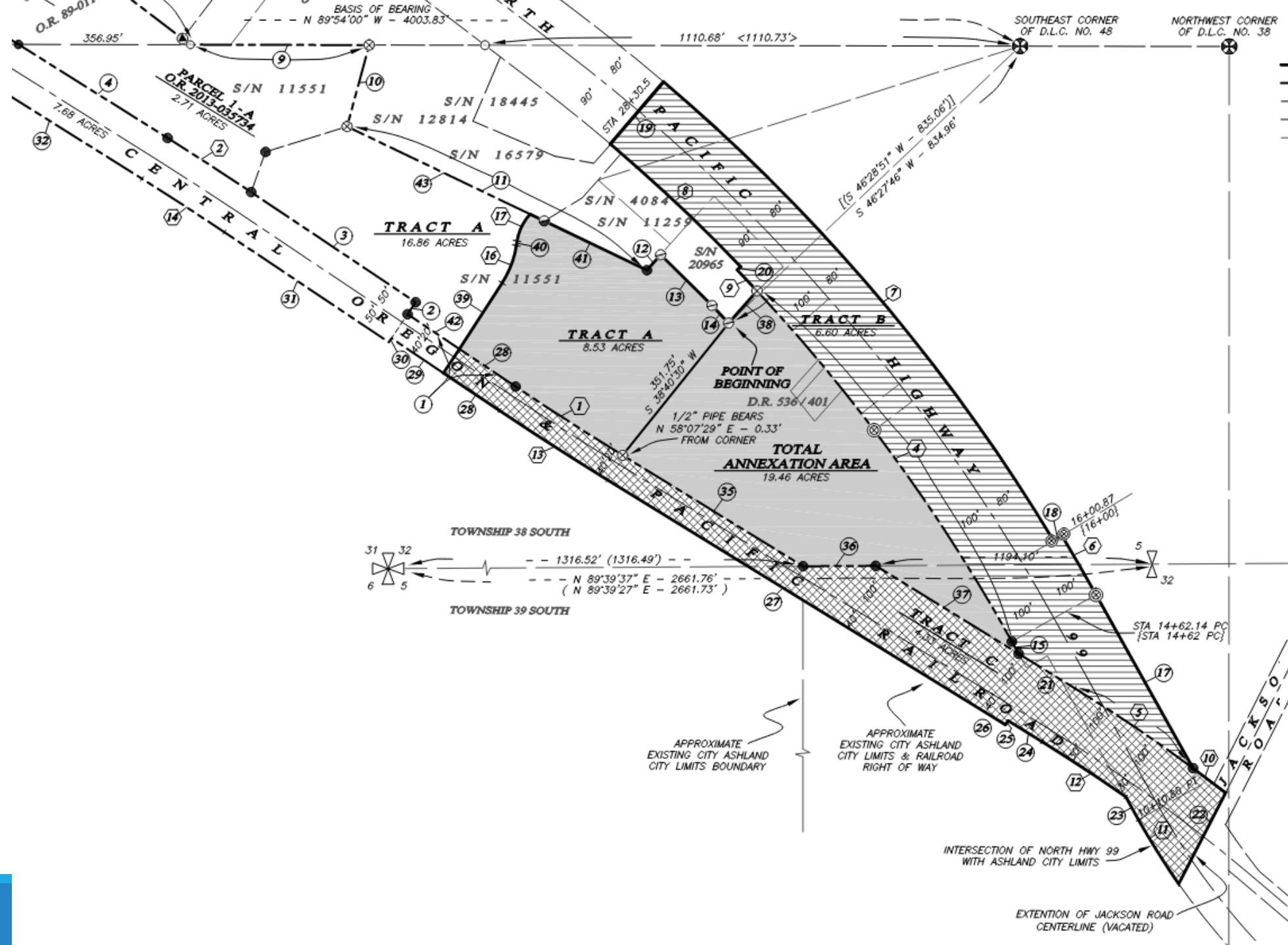
The applicant proposes to restrict the affordable housing to 80-percent AMI which have an equivalency value of 1.25, therefore the affordable housing requirement calculates as follow:

$$29 / 1.25 = 23.2 \sim 24$$

Annexation

Annexation – approval criteria

- A. That the annexed area is within the City's Urban Growth Boundary (UGB).
- B. That the annexation proposal is consistent with the Comprehensive Plan designations.
- C. That the annexed area is contiguous with the city limits.
- D. That adequate City facilities are available as determined by Public Works.
- E. That adequate transportation can and will be provided to serve the annexed area.
- F. That the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone.
- G. The total number of affordable units shall be equal to or exceed 25 percent of the base density as calculated and meet all the other requirements for affordable units.
- H. This is a provision to allow certain properties to annex even if their development is not consistent with the Comprehensive Plan. (*Not applicable in the present case as the application is consistent with the Comprehensive Plan.*)
- I. Exceptions and Variances to the Annexation Approval Criteria and Standards



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18.5.8.050(E): LUBA 2023-007 (*Casita II*)

In the 2nd and 3rd assignments of error in *Casita II* LUBA found that there was sufficient findings that were supported by substantial evidence in the record that the frontage improvements met or exceeded ODOT standards and could feasibly be installed “*acknowledging that exceptions would be required in some areas, and approving the proposed improvements with certain refinement*”

They Held that “The city council's findings that AMC 18.5.8.050(E)(2) and (3) are satisfied are adequate and supported by substantial evidence.”

Transportation / Civil Plans

ODOT



Oregon

Kate Brown, Governor

Department of Transportation
Region 3 Planning and Programming
100 Antelope Drive
White City, Oregon 97503
Phone: (541) 774-6299

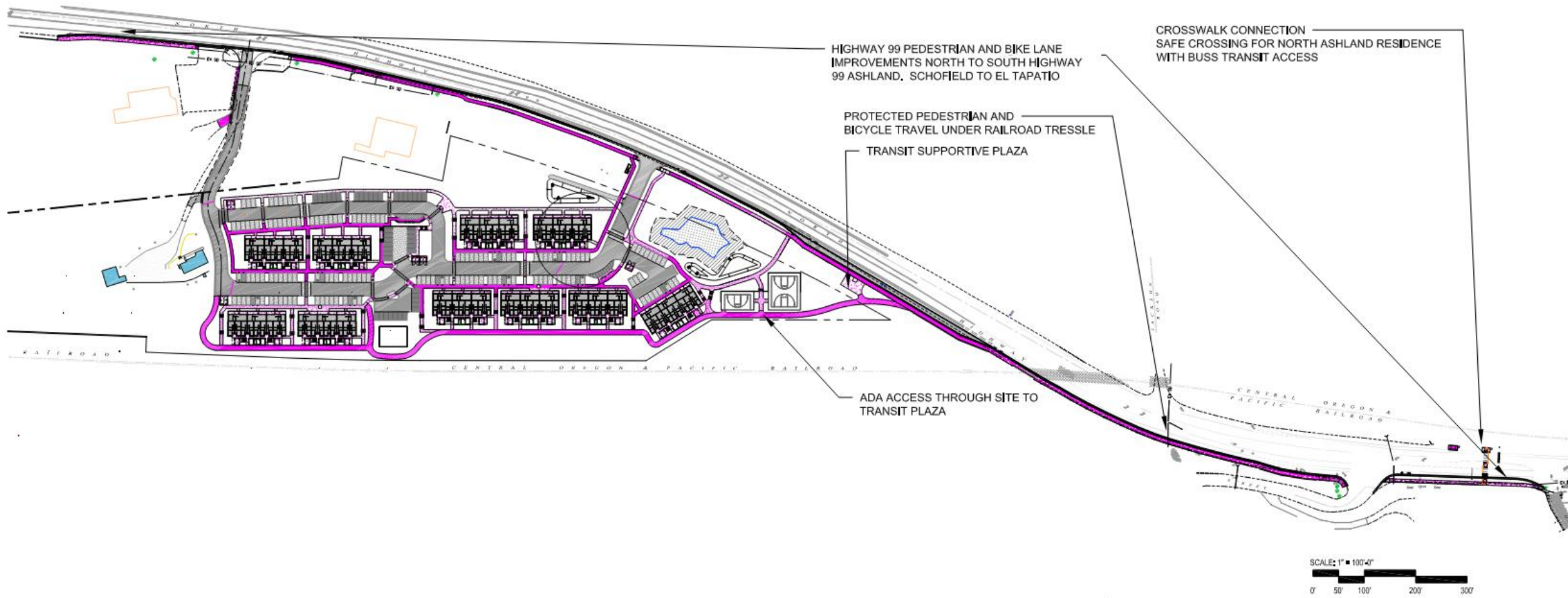
May 12, 2025

Mr. Aaron Anderson
City of Ashland – Community Development
51 Winburn Way
Ashland, OR 97529

RE: PA-T3-2024-00011, 1511 Highway 99 North

Dear Mr. Anderson,

Thank you for providing the Oregon Department of Transportation (the “Department” or “ODOT”) with the opportunity to provide comments associated with the proposed annexation and concurrent outline plan and final plan approval of approximately 8.53 acres at 1511 Highway 99 North (“Subject Property”). ODOT has worked with the City and the applicant to find solutions which work for all parties. **ODOT supports the proposal** with conditions described below.



Annexation – approval criteria

- A. That the annexed area is within the City's Urban Growth Boundary (UGB).
- B. That the annexation proposal is consistent with the Comprehensive Plan designations.
- C. That the annexed area is contiguous with the city limits.
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Affordable Housing

All annexations with a density of four residential units or greater are required to provide at least 25-percent of the base density as affordable housing

$$115.15 \times 0.25 = 28.8 \sim 29$$

The applicant proposes to restrict the affordable housing to 80-percent AMI which have an equivalency value of 1.25, therefore the affordable housing requirement calculates as follow:

$$29 / 1.25 = 23.2 \sim 24$$

Market Units Total					186	Market to Affordable		
Lot No	Bldg No	TOTAL MARKET UNITS	AFFORD UNITS IN BLDG	TOTAL ALL IN BLDG	Construction Total Completion	% Afford Units Completed	% All Completed U/Total	Total Units complete
1	1	19	2	21	2	8%	10%	21
2	2	19	2	21	4	17%	20%	42
3	3	18	3	21	7	29%	30%	63
4	4	18	3	21	10	42%	40%	84
5	5	19	2	21	12	50%	50%	105
6	6	19	2	21	14	58%	60%	126
7	7	19	2	21	16	67%	70%	147
7	8	18	3	21	19	79%	80%	168
8	9	18	3	21	22	92%	90%	189
8	10	19	2	21	24	100%	100%	210
		186	24	210	24			210

Affordable Housing - Phasing

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

- a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.
- b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.

PSO Subdivision

CONCURRENT OUTLINE AND FINAL PLAN

Outline Plan – approval criteria

- 1) The approval criteria for outline plan include eight items which are summarized as follows:
- 2) The development meets all applicable ordinance requirements of the city.
- 3) Adequate key City facilities can be provided including water, sewer, paved access, electricity, storm drainage, police & fire protection, and adequate transportation
- 4) The natural features, such as wetlands, floodplain corridors, ponds, large trees, are included in unbuildable areas.
- 5) The development of the land will not prevent adjacent land from being developed.
- 6) There are adequate provisions for the maintenance of common open space.
- 7) The proposed density meets the base and bonus density standards.
- 8) The development complies with the street standards.
- 9) The proposed development meets the common open space standards.

PROPOSED PARCEL 1
8.33 ACRES

PARCEL 1-A
O.R. 2013-05794

TAXLOT 1704

30' WIDE NATURAL ACCESS
EASEMENT PER O.R. 44-01430

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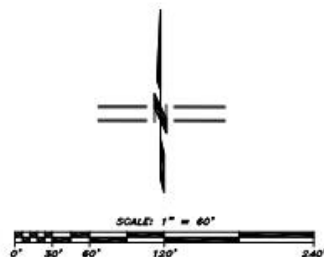
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RAILROAD

Residential Density Bonus

18.3.9.050.B. Density Bonus Point Calculations.

The maximum density bonus permitted shall be 60 percent (base density x 1.6), pursuant to the following:

1. Conservation Housing. A max 15 % bonus is allowed.
2. Common Open Space. A max 10 % bonus is allowed
3. Affordable Housing. A max 35 % bonus is allowed

Residential Density Bonus

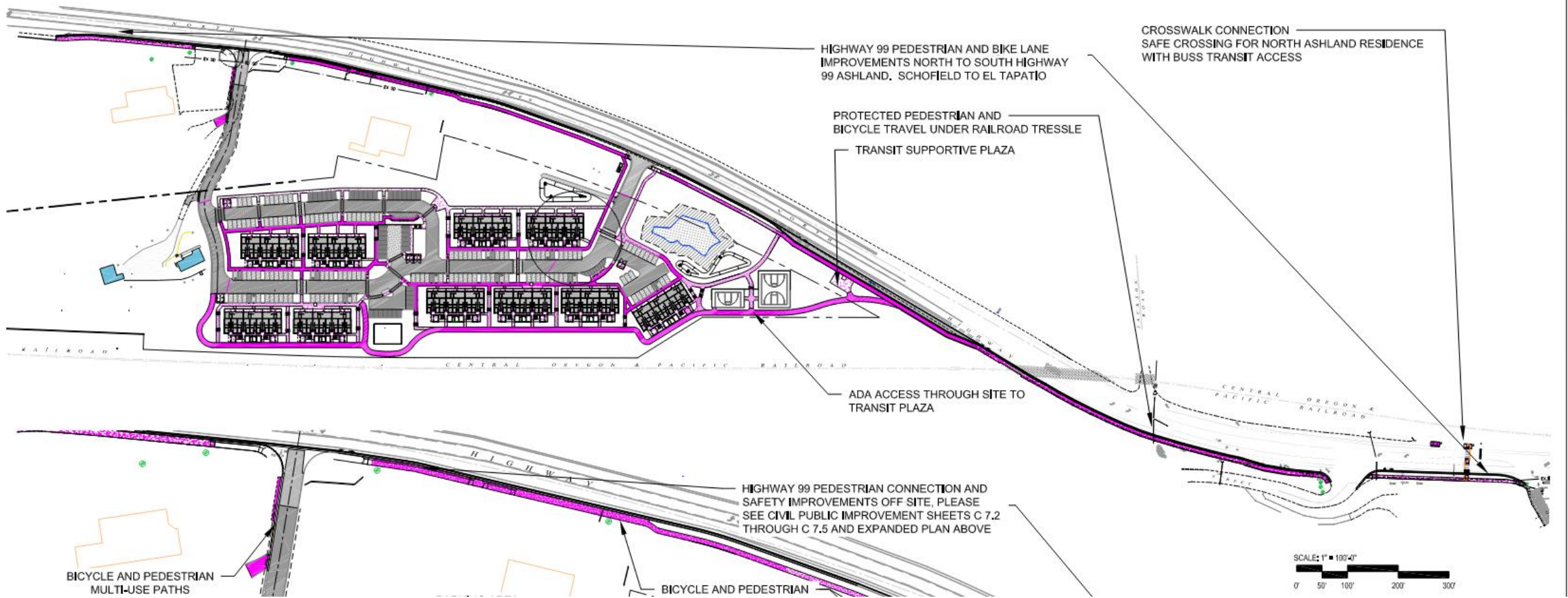
Conservation Housing: $115.15 \times 0.15 = 17.3$

Affordable Housing: $115.15 \times 0.35 = 40.3$

Allowed Density with those bonuses:

$115.15 \times 1.5 = 172.72$

Allowed density 172 > 170 proposed density



Exception to Street Standards

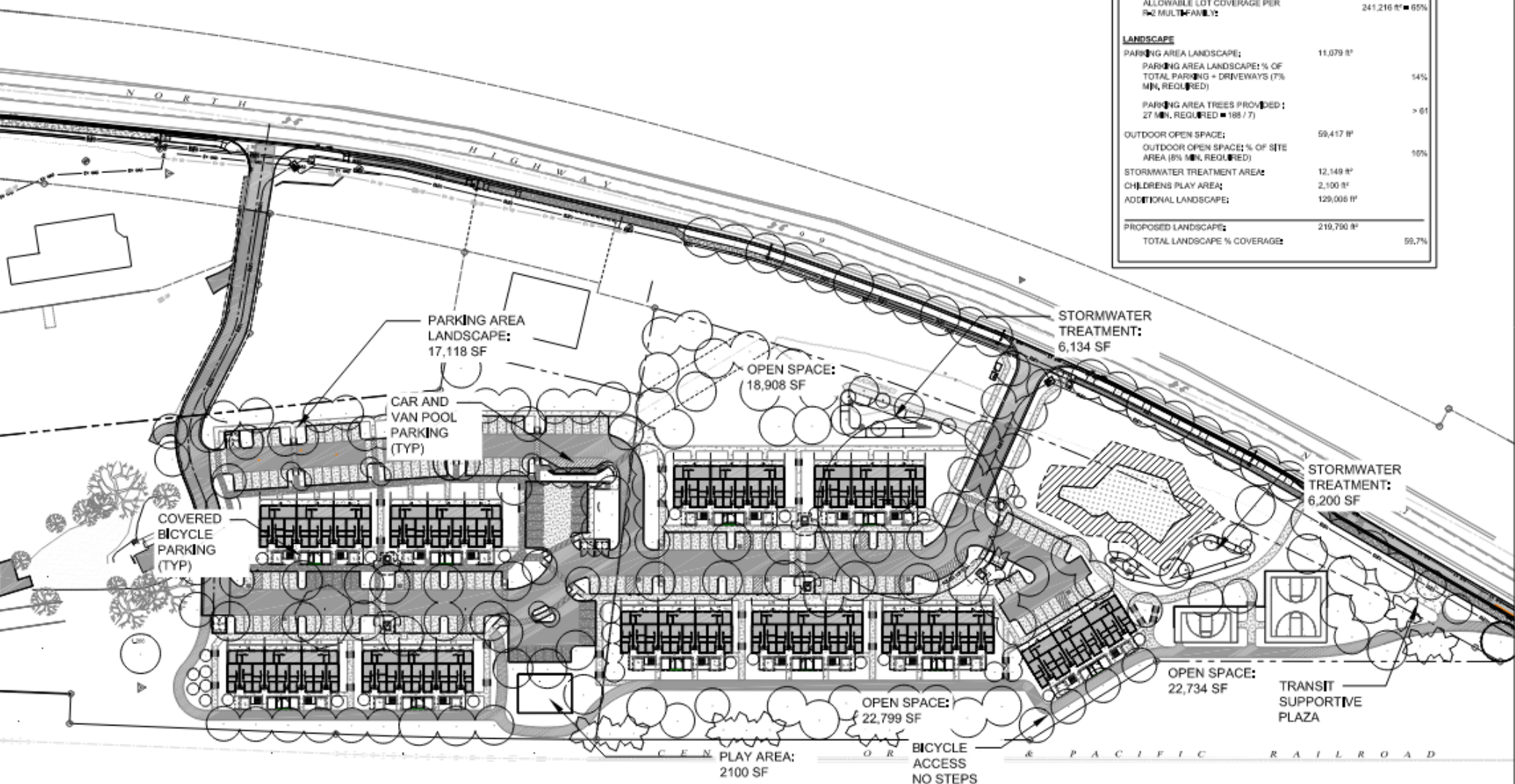
1. Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section 18.4.6.040 if the circumstances in either subsection B.1.a or b, below, are found to exist. ...

Site Design Review

10 MULTI FAMILY APARTMENT BUILDINGS

Site Design Review – approval criteria

- 1) The proposal complies with the underlying zone (part 18.2).
- 2) The proposal complies with applicable overlay zone (part 18.3)
- 3) The proposal complies with Site Development and Design Standards (part 18.4)
- 4) The proposal complies with the requirements for City Facilities in section 18.4.6
- 5) Addresses any required Exception to the Site Development and Design Standards.



LOT COVERAGE	
MAP & TAX LOT NUMBER:	381E32 1700 & 1702
PROPOSED LOT SIZE:	375,792 SF ■ 8.627 Ac
IMPERVIOUS COVERAGE	
TOTAL STRUCTURE AREA COVERAGE: ■	62,202 SF
(6,291.5 SF ■ 1.70)	
PARKING SPACES:	32,160 SF
DRIVEWAYS:	48,555 SF
SIDEWALKS:	37,791 SF
BIKE PED PATH:	18,148
PROPOSED TOTAL LOT COVERAGE:	201,168 SF
TOTAL % COVERAGE:	53.33%
ALLOWABLE LOT COVERAGE PER	241,216 SF ■ 65%
■ 2 MULTIFAMILY:	
LANDSCAPE	
PARKING AREA LANDSCAPE:	11,079 SF
PARKING AREA LANDSCAPE: % OF	
TOTAL PARKING + DRIVEWAYS (7%	14%
MIN, REQUIRED)	
PARKING AREA TREES PROVIDED:	
27 MIN, REQUIRED ■ 188 / 7)	> 61
OUTDOOR OPEN SPACE:	59,417 SF
OUTDOOR OPEN SPACE: % OF SITE	
AREA (8% MIN, REQUIRED)	16%
STORMWATER TREATMENT AREA:	12,149 SF
CHILDRENS PLAY AREA:	2,100 SF
ADDITIONAL LANDSCAPE:	129,006 SF
PROPOSED LANDSCAPE:	219,790 SF
TOTAL LANDSCAPE % COVERAGE:	58.7%

KenCairn
Landscape Architecture


551A ST. STE. 1, ASHLAND, OR 97520
541.482.1154


KENCAIRN
REGISTERED
LANDSCAPE ARCHITECT
KenCairn, KenCairn
181.158

DRAWN BY
JK

SCALE
1" = 50'-0"

GRAND TERRACE
HIGHWAY 99
ASHLAND, OR 97520

APPROXIMATE
REVISION DATE
1.4.24
4.16.25

LANDSCAPE
SITE
PLAN

ISSUE DATE:
07.16.24

L 1.0





PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{8}''=1'-0''$

General Notes

1. ALL WORK SHALL CONFORM TO THE OREGON STRUCTURAL SPECIALTY CODE.
2. ATTIC VENTILATION SHALL BE 1/16TH OF ATTIC AREA.
3. PROVIDE MINIMUM OF 22"x24" READILY ACCESSIBLE ATTIC ACCESS.
4. PROVIDE MINIMUM OF 18"x24" CRAWL SPACE ACCESS.
5. FOUNDATION VENTS:
 - a. PROVIDE A NET VENTILATION AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 158 SQUARE FEET.
 - b. PROVIDE ONE VENTILATION OPENING WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

DESIGN LOADS

SNOW LOAD	25 PSF
ROOF DEAD LOAD	15 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	15 PSF
WIND PRESSURE	15 PSF
WIND SPEED	90 MPH, EXP. B
SEISMIC ZONE	D1

PROJECT DATA

PROPOSED APARTMENT BUILDING	
PROPOSED LIVING AREA	
BASEMENT	1793 SQ. FT.
MAIN FLOOR	4588 SQ. FT.
UPPER FLOOR	4588 SQ. FT.
TOTAL PROPOSED AREA	10,969 SQ. FT. (BLDG.)
OWNER:	KENDERICK ENTERPRISES, LLC
	153 W. L. DOUGLAS WAY,
	ASHLAND, OR 97520
PROJECT ADDRESS:	BUILDING #1
	HIGHWAY 99,
	ASHLAND, OR 97520
	MAP & TAX LOT 36-1E-32, 1700 & 1702

MINIMUM ENERGY COMPLIANCE NOTES

WALL INSULATION	R-11 INTERMEDIATE
WALL INSULATION—BELOW GRADE	R-21 (1' / 1'21)
FLAT CEILINGS	R-4.9
VAULTED CEILINGS	R-38/20A
UNDERFLOOR INSULATION	R-38
SLAB FLOOR BELOW INSULATION	R-15
HEATED SLAB ON GRADE	R-15
WINDOWS	U = 0.27
GLAZING CLASSES	U = 0.80
EXTERIOR DOORS	U = 0.30
EXTERIOR DOORS + 2.5WGL GLAZING	U = 0.40

CONDITIONED SPACE SHALL COMPLY WITH TABLE N1101.1(1) AND ONE ADDITIONAL MEASURE PERMITTED FROM TABLE N1101.1(2)

SHEET INDEX

A1.0	PROJECT INFORMATION, BUILDING ELEVATIONS
A1.1	BUILDING ELEVATIONS
A1.2	BUILDING SECTION, FLOOR AND WALL ASSEMBLIES
A2.0	BASEMENT, CRAWLSPACE FLOOR PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR PLAN
B1.0	GENERAL NOTES AND STRUCTURAL DETAILS
B1.1	STRUCTURAL DETAILS CONT'D
B1.2	STRUCTURAL DETAILS CONT'D
B1.3	STRUCTURAL DETAILS CONT'D
B2.0	FOUNDATION & CRAWLSPACE PLAN
B3.0	MAIN FLOOR FRAMING PLAN
B4.1	UPPER FLOOR FRAMING PLAN
B5.2	ROOF FRAMING PLAN
B6.0	BASEMENT, CRAWLSPACE WIND AND SEISMIC LATERAL PLAN
B6.1	MAIN FLOOR WIND AND SEISMIC LATERAL PLAN
B6.2	UPPER FLOOR WIND AND SEISMIC LATERAL PLAN



PROPOSED RIGHT ELEVATION

SCALE: $\frac{1}{8}''=1'-0''$

REVISIONS		
NO.	BY	DESCRIPTION

Mockridge Engineering
 PO Box 1395 Merlin, OR 97532
 Phone: 541-892-3289;

Stamp:

**GRAND TERRACE
 APARTMENT BLDG. #1**
 HWY 99, Ashland OR
 Map & Tax Lot 36-1E-32, 1700 & 1702

Client: Kenderick Enterprises
 Phone: 541-244-6131
 Drawn By: BM
 Checked By: BM
 Issue Date: 9/20/2024
 WE Job #: 25-952a
 Scale: AS NOTED
 Title: ELEVATIONS
 SHEET
A1.0

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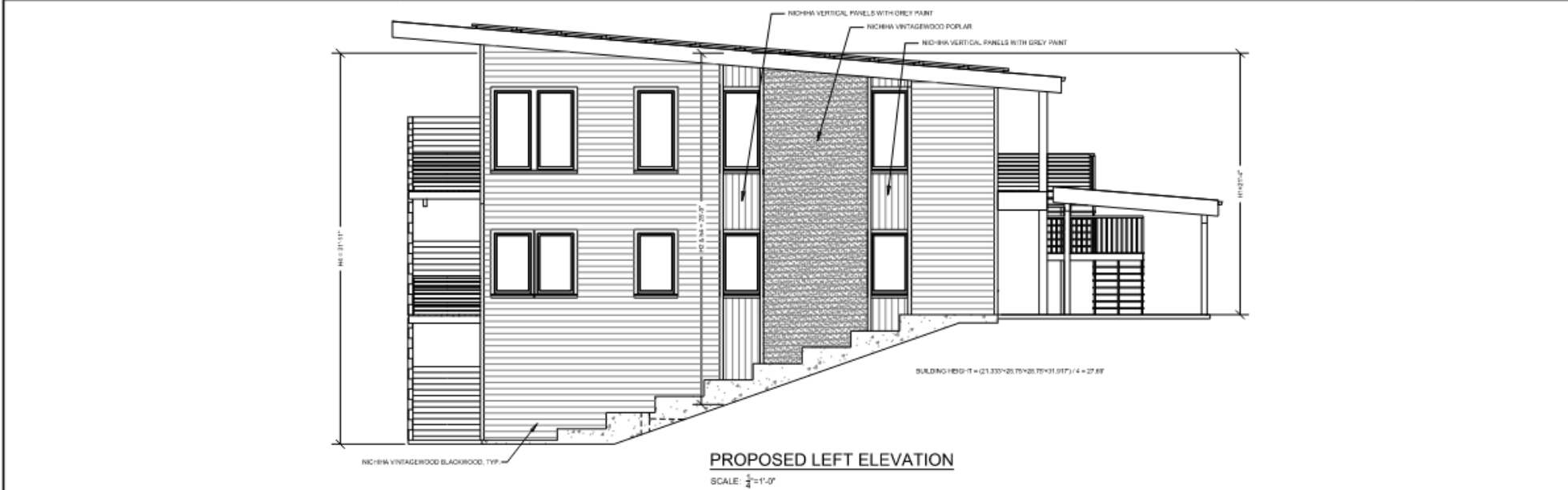
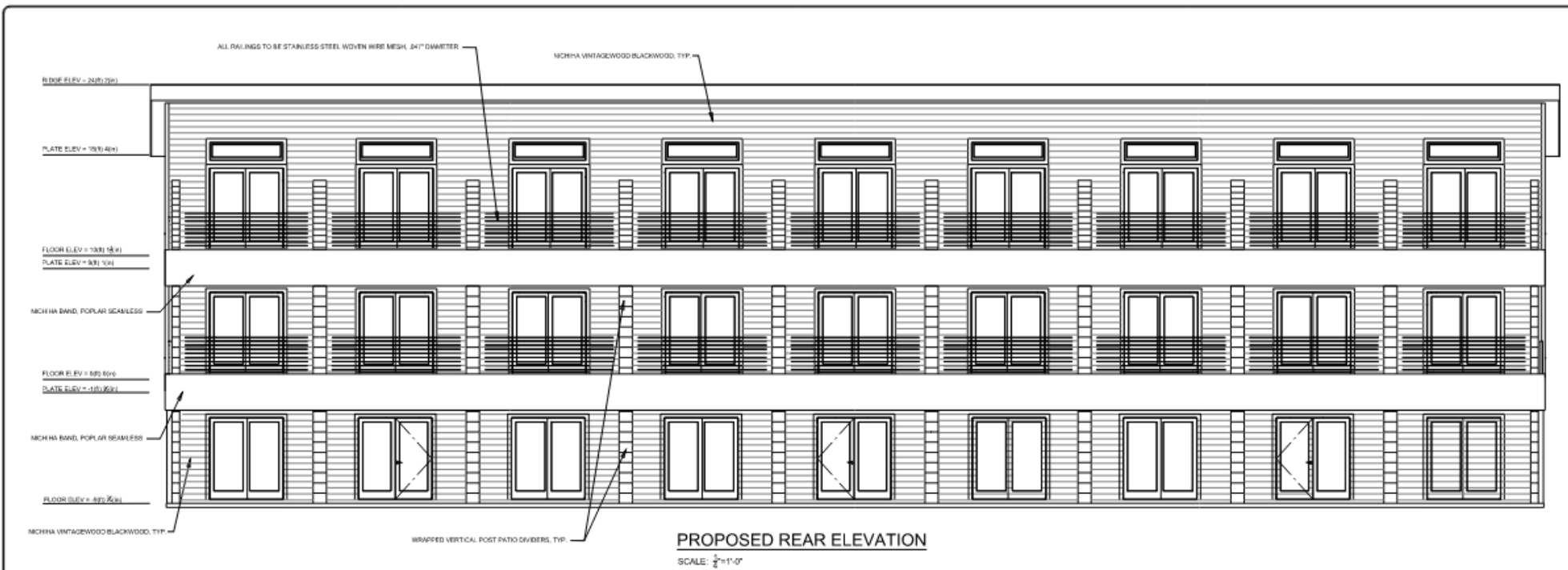
REVISIONS		
NO.	BY	DESCRIPTION

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 PO Box 1395 Merlin, OR 97532
 Phone: 541-892-3289;

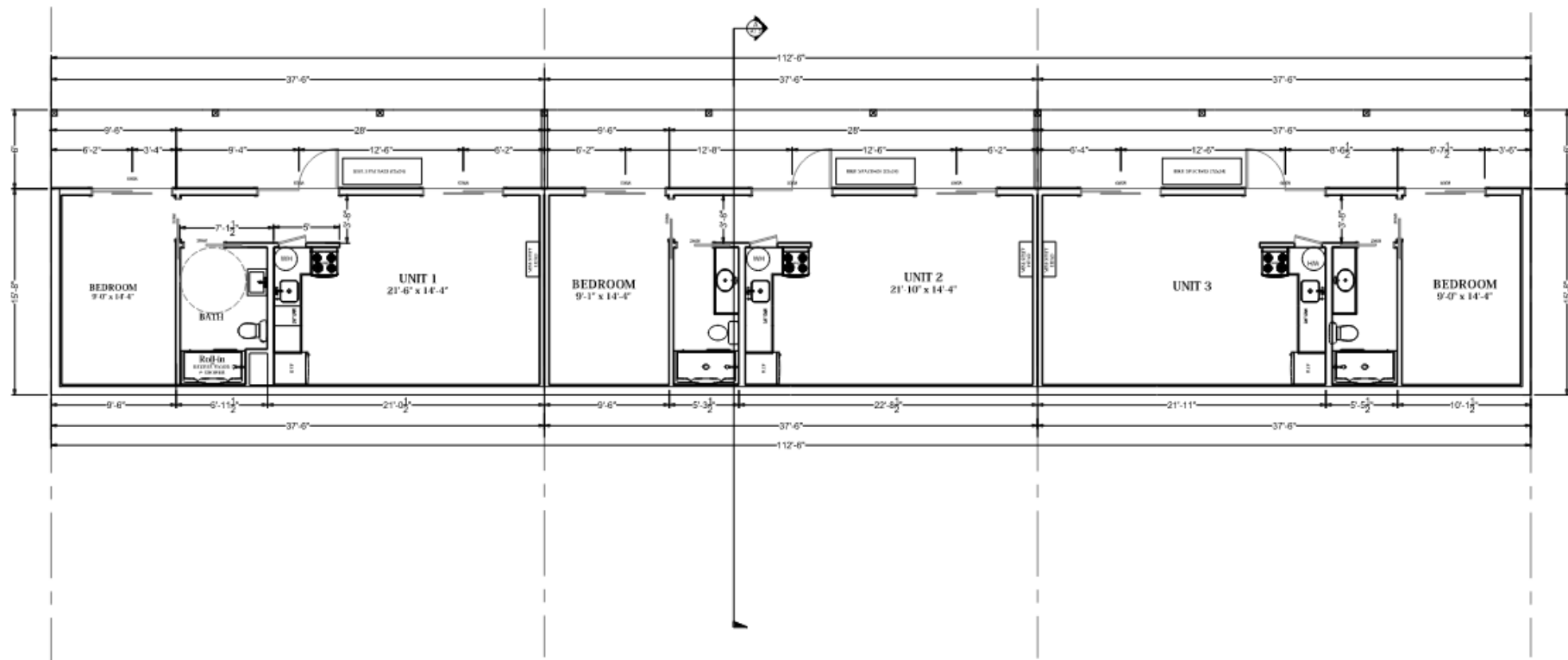


**GRAND TERRACE
 APARTMENT BLDG. #1**
 HWY 99, Ashland OR
 Map & Tax Lot 38-1E-32, 1700 & 1702

Client: Kaitlyn K. Kaitlyn
 Phone: 541-892-3289
 Drawn By: BM
 Checked By: BM
 Issue Date: 09/25/2024
 WE Job #: 23-002
 Scale: AS NOTED
 Title: ELEVATIONS
A1.1



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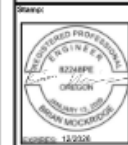
PROPOSED BASEMENT FLOOR PLAN

SCALE: $\frac{1}{4}$ "=1'-0"

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REVISIONS		
NO.	DESCRIPTION	DATE

Mockridge Engineering
 PO Box 1395 Merlin, OR 97532
 Phone: 541-892-3289;



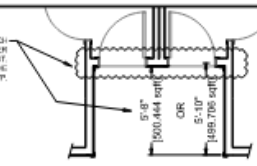
**GRAND TERRACE
 APARTMENT BLDG. #1**
 HWY 99, Ashland OR
 Map & Tax Lot 38-1E-32, 1700 & 1702

Client: Kendrick Enterprises
 Phone: 541-944-6131
 Drawn By: BM
 Checked By: SM
 Issue Date: 09/20/2024
 WE Job #: 25-002
 Scale: AS NOTED
 Title: Basement Floor Plan

SHEET
A2.0

REVISIONS		
NO.	DESCRIPTION	DATE
01	Perch Size	05/02/25

CONTRACTOR TO ADJUST THRESHOLD FOR EACH UNIT TO PLAN AND/OR PLAY BARRIER PER OPENING BUILDING UNIT MANUFACTURER. ADJUSTMENTS ARE REQUIRED FROM THE FOUNDATION THRU THE ROOF, TOP.



ENTRY THRESHOLD PLAN

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

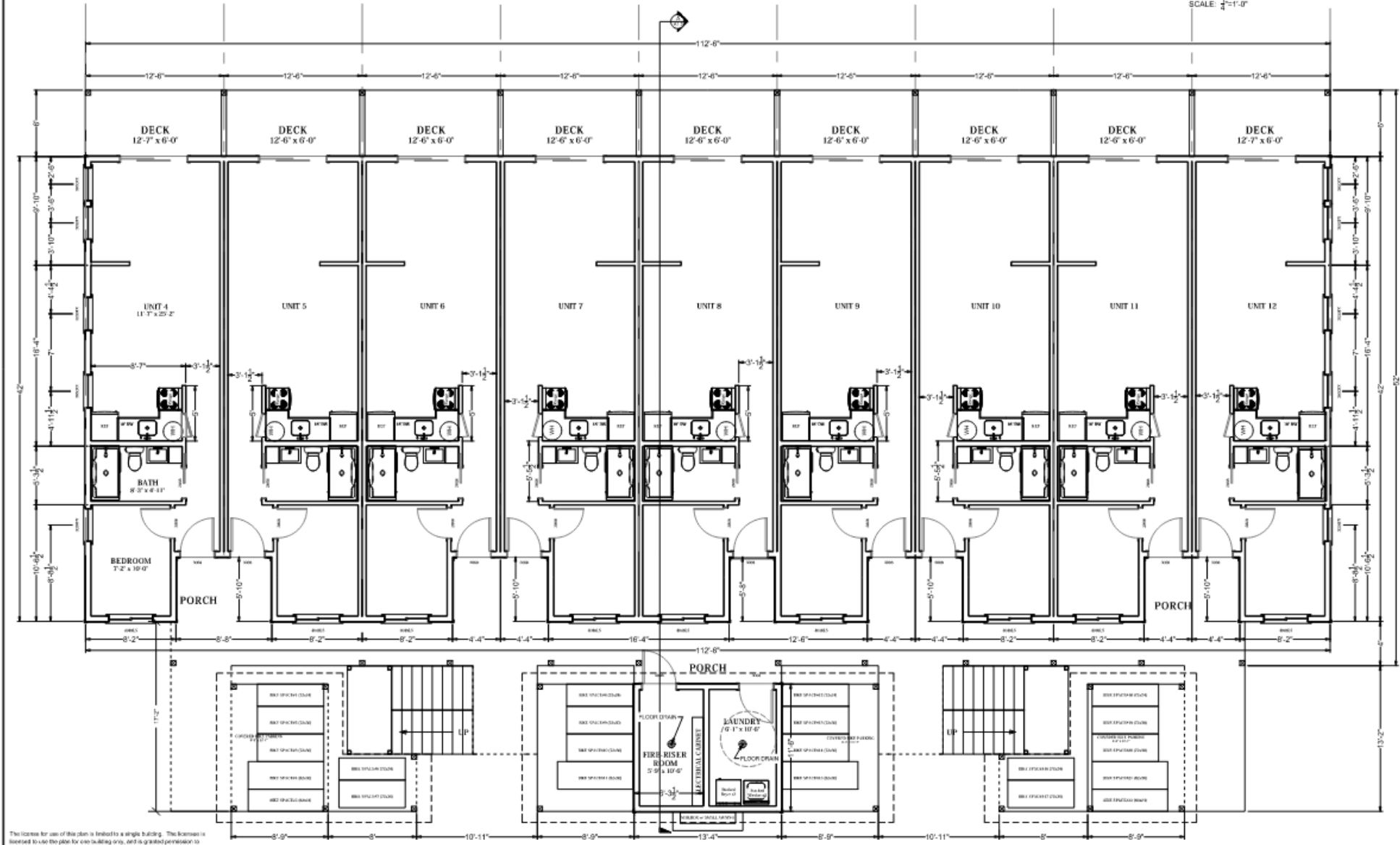
MockridgeEngineering
PO Box 1395 Merlin, OR 97532
Phone: 541-892-3289;



GRAND TERRACE
APARTMENT BLDG. #1
HWY 99, Ashland OR
Map & Tax Lot 38-1E-32, 1700 & 1702

Client: Kevadixx Enterprises
Phone: 541-644-0131
Drawn By: BM
Checked By: SM
Issue Date: 05/02/25
Rev. Log #: 25-0025
Scale: AS NOTED
Title: Main Floor Plan
SHEET

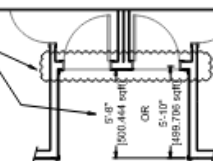
A2.1



PROPOSED MAIN FLOOR PLAN

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

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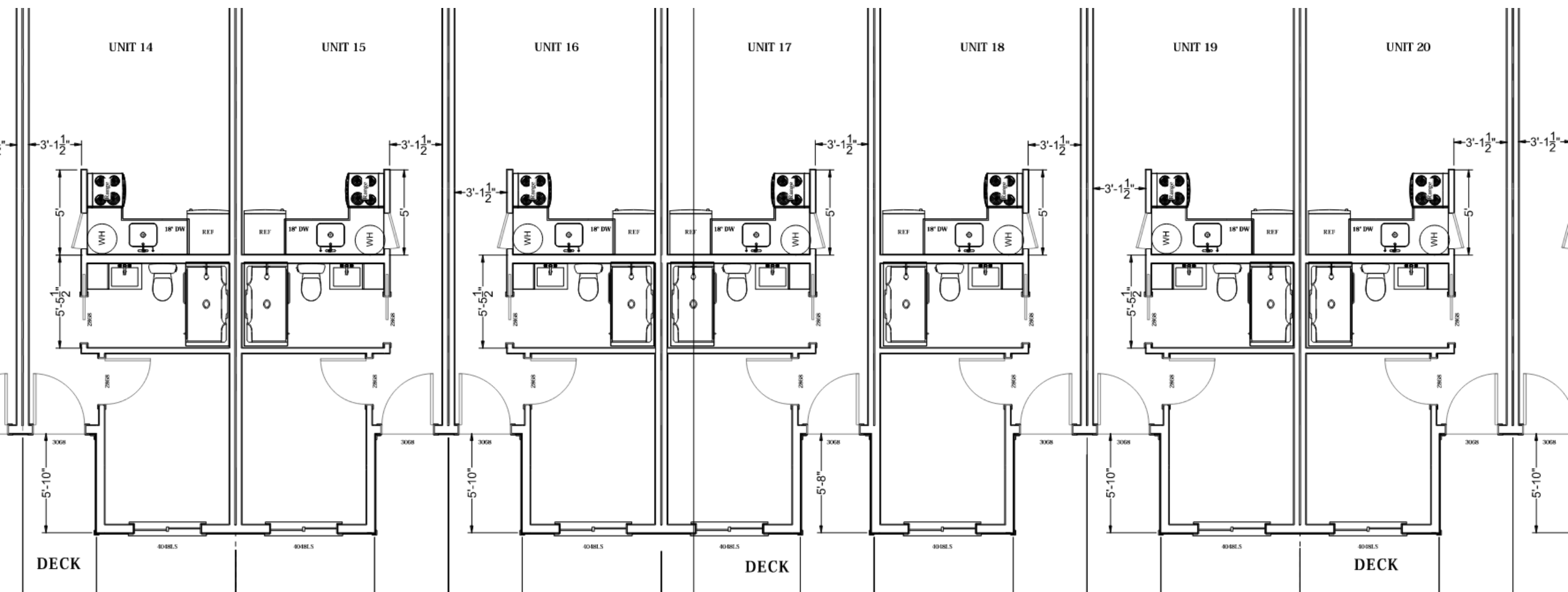
SCALE: $\frac{1}{2}''=1'-0''$

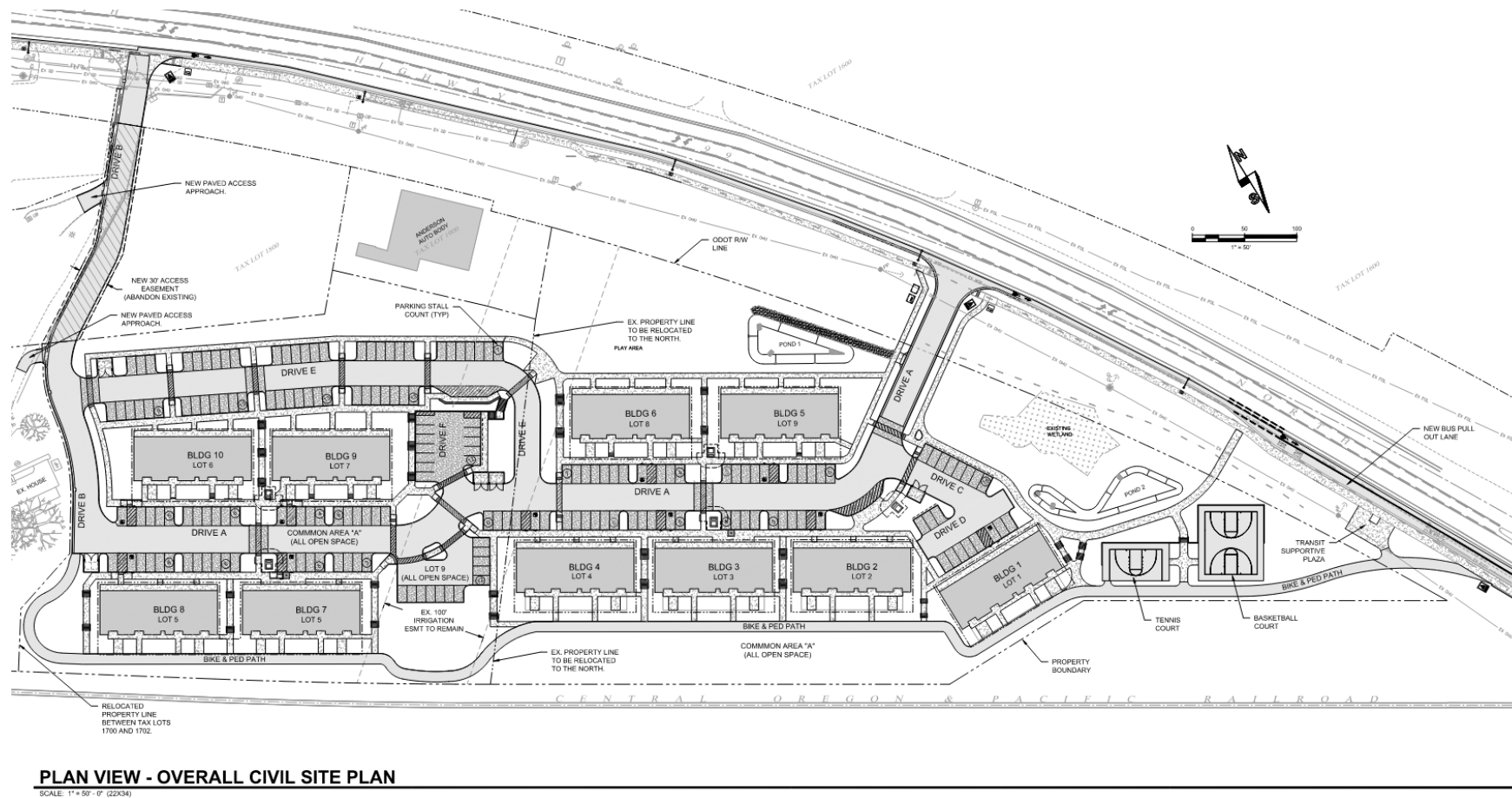


SCALE: $\frac{1}{2}''=1'-0''$

Client: Kendrick Enterprises
Phone: 541-944-0131
Drawn By: BM
Checked By: BM
Issue Date: 09/25/2024
WE Job #: 23-052a
Scale: AS NOTED
Title: Upper Floor Plan

A2.2





Exception to Design Standards

Prohibition of parking being located between the street and the building

Conclusion

Staff Recommendation

Staff recommend that the Planning Commission make a favorable recommend 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?