Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

SPECIAL MEETING AGENDA

Tuesday, July 22, 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. June 24, 2025 Special 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 July 22, 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/97038589791

V. UNFINISHED BUSINESS

A. Approval of Findings for PA-T2-2025-00056, 120 Westwood Street
B. Approval of Findings for PA-T3-2024-00011, 1511 Highway 99 North

VI. TYPE II PUBLIC HEARING

SUBJECT PROPERTY: Fern Street Public Right-of-Way north of 648 Roca Street
OWNER / APPLICANT: City of Ashland/Public Works Department
DESCRIPTION: The Planning Commission will consider a request to vacate a portion of the Fern Street right-of-way just north of 648 Roca Street and make a recommendation to the City Council. **COMPREHENSIVE PLAN DESIGNATION:** Southern Oregon University; **ZONING:** SO; **MAP & TAX LOT:** Public Right of Way

VII. OPEN DISCUSSION

VIII. ADJOURNMENT

Next Meeting Date: August 12, 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.

June 24, 2025
SPECIAL 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. Chair Verner thanked Commissioner Perkinson for his outstanding service as he exits the commission. She noted that Greg was leaving because he no longer resides in Ashland, which is a requirement for being on the Commission.

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

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

Absent Members:

Council Liaison:
Jeff Dahle (absent)

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcement:

- The Council reviewed the appeal of 231 Granite Street at its recent meeting and remanded it to the Planning Commission to review and adopt more substantive findings related to the approval criteria. This matter will be coming back to the Planning Commission in August, 2025.

2. Advisory Committee Liaison Reports – None

III. CONSENT AGENDA

Approval of Minutes

1. April 29, 2025 Special Meeting Minutes
2. May 27, 2025 Special Meeting Minutes
3. June 10, 2025 Regular Meeting Minutes

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email planning@ashland.or.us. 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 1).

Commissioners Phillips/Perkinson m/s to approve the consent agenda as presented. Voice Vote: all AYES. Motion passed 7-0.

IV. PUBLIC FORUM – None

V. LEGISLATIVE PUBLIC HEARING

PLANNING ACTION: PA-L-2025-00016
APPLICANT: Southern Oregon University
LOCATION: The Southern Oregon University District
ZONE DESIGNATION: SO (Southern Oregon University)
COMP. PLAN DESIGNATION: Southern Oregon University District
ORDINANCE REFERENCES:

15.04.210-.216	Demolition or Relocation of Structures
18.3.6	Southern Oregon University District
18.4.7	Signs
18.5.2.030	Review Procedures
18.5.7.020	Applicability & Review Procedure
18.5.9	Comprehensive Plan, Zoning & Land Use Ordinance Amendments
18.6.1	Definitions

DESCRIPTION: Ashland's Planning Commission and City Council will conduct public hearings to consider a legislative amendment to the Southern Oregon University Facilities Master Plan. This amendment includes proposed zone changes for properties identified on the attached map that may be sold into private ownership by Southern Oregon University. With adoption of this Master Plan amendment, the zoning for these properties will be changed as noted on the attached map, however they would remain subject to the SOU Masterplan and SO zoning overlay while under SOU-ownership. Once under private ownership, these properties would be subject to the zoning regulations of the underlying zoning proposed here.

Commissioner Perkinson recused himself from reviewing this action and left the meeting at 7:16 p.m.

Ex Parte Contact

No conflicts of interest, ex parte contact, or site visits were disclosed.

Staff Presentation

Planning Manager Derek Severson presented the staff report on the proposed adoption of the 2025 Southern Oregon University (SOU) Facilities Master Plan as an amendment to the City's Comprehensive Plan, along with amendments to the city's land use ordinance and zoning code. The

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proposal also included zone changes for properties identified on the proposed zoning for transferred properties map (see attachment #1). Staff recommended that the Commission recommend that the Council adopt the SOU Masterplan update.

Questions of Staff

Commissioner Herron asked about how parking maximums are currently calculated, focusing on whether they are specific to the university or vary by zone. Mr. Severson explained that the parking maximums are consistent across zones and are not specific to SOU.

Questions were raised about the redundancy of demolition and relocation codes between local regulations and state requirements. Mr. Severson noted that there is overlap, but state requirements are more comprehensive.

Clarifications were sought regarding the alignment of the proposed facilities plan with existing site review processes, specifically concerning the public hearings related to zoning and conditional use permits. Mr. Severson stated that the process aims to provide clarity and align more closely with existing zoning regulations.

Mr. Goldman addressed a query about the implications of converting from conditional uses to site review for properties near private boundaries. He indicated that the change would streamline the approval process while considering compatibility with the surrounding area.

Commissioner Phillips asked about the details of parking standards, particularly concerning the potential impact of new solar installations on existing parking lots and how those would align with environmental goals. Mr. Severson clarified that the solar installations would not trigger new parking lot standards unless pavement is significantly altered, but they could enhance environmental sustainability.

Applicant Presentation

Alan Harper and Rob Patridge presented further details of Southern Oregon University's proposal and outlined pending property sales, building height limitations, and community concerns. Mr. Harper detailed SOU's strategy to sell certain properties, addressing public concerns over future land use and neighborhood impact, and highlighted the following aspects of the proposed update:

- SOU's shift to being an independent university and associated funding changes
- Declining enrollment and housing numbers on campus
- Plans for new student housing and academic building projects
- Goals for increasing solar power generation on campus
- Proposed zoning changes for properties that may be sold
- Requests for more flexibility in development standards within the SOU zone

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Questions of the Applicant

The Commission asked the following questions:

- **Timeline for solar array installations.**
  Mr. Harper explained that they do not have a specific timeline for installation due to funding challenges and dependency on available grants.
- **The intended use of the proposed tall "University District" building**
  Mr. Harper responded that the tall building at the corner of Walker and Ashland is envisioned as potentially mixed-use, though specific plans are not yet determined. He elaborated that the intention is to explore development options that could benefit both Ashland and the university economically.
- **Clarification on proposed parking standards**
  Mr. Harper stated that parking maximums would apply according to the planned future uses, though the university is reportedly over-parked and has reduced the need for student parking permits due to changing student behaviors and arrangements.
- **Details of the proposed sign code changes**
  Mr. Harper and Mr. Patridge clarified that the master plan includes a detailed sign code to ensure consistent design and sizes across campus, with no large digital signs allowed. New sign codes would ensure compliance with both university and ODOT standards while maintaining aesthetics in line with the university's vision.
- **The lack of communication with surrounding neighbors about the proposed Masterplan updates**
  Mr. Harper responded that SOU hosted forums and conducted public relations outreach but that no direct mailings were sent to neighbors. It was noted that City staff sent mailings before this meeting to properties within 200 feet of campus, and Mr. Harper and Mr. Patridge agreed to improve direct communication with neighbors in the future.

Public Comments

The following community members expressed concerns regarding the proposed update, particularly potential zone changes, the lack of communication from the applicant, and the loss of Roca Park:

- Jeannine Grizzard (see attachment #2)
- Beth Remington
- Bruce Bergstrom
- Sydnee Dreyer
- Kathy Uhtoff
- Amy Swan
- Alyse Emdur
- Jay Harrower
- Pat Ajemian
- Alison Laughlin

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Discussion

The Commission engaged in a comprehensive discussion about the SOU Master Plan, including:

- **Zoning Changes**: Many public comments, particularly concerned with the designation of zoning changes, addressed potential impacts on surrounding areas and emphasized the importance of ensuring that new zoning aligns with neighborhood characteristics. SOU's properties on Liberty Street and Roca Street were particularly notable, with the applicant maintaining the alignment of zoning with neighboring areas (R-2 for Liberty Street, R-1-7.5 for Roca Street).
- **Use of Solar Arrays**: The Commission discussed the possibility of exempting solar arrays installed over existing parking lots from thorough land use reviews, contending they are significant improvements offering sustainable solutions without creating excessive infractions, referring to standards for parking provision to be unaffected by these installations.
- **Height Restrictions**: Debate centered on aligning building height within the CFA framework, limiting most buildings to standard allowances while maintaining the potential for a Conditional Use Permit (CUP) for structures up to 110 feet, especially focused on the significant site at Walker and Ashland Streets if warranted by future proposals.
- **Conditional Use Permits**: Commissioners concluded that neighborhood engagement was critical, thus emphasizing retaining CUP protocols for substantial construct proposals entering proximity borders within 50 feet.
- **Exemption of Tree Removal Permits**: Recognizing SOU's aim to streamline processes while noting obligations to licensed evaluations guided decision towards forest ecosystem management in SOU's jurisdiction without a strict permit system.
- **Public Outreach**: Concerns from speakers about a lack of adequate communication from SOU informed an outlook that direct community communication standards regarding future developments should be incorporated, ensuring that residents within 200 feet receive direct mailers notifying of impact opportunities regarding university-led projects.

Chair Verner closed the Public Hearing and Public Record at 9:36 p.m.

Deliberations and Decision

The Commission further discussed incorporating better community communication into SOU's master plan requirements. They deliberated on maintaining alignment with Ashland's standards, especially concerning building heights and conditional use permits, focusing on consistency with existing climate-friendly area regulations.

The Commission proposed various amendments such as requiring CUPs for developments over certain heights to ensure community interest is considered. They also advocated for height restrictions similar to those within CFA regulations and necessitated licensed arborists manage tree removals.

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The commission encouraged allowing adjustments to parking standards for enhanced solar projects but expressed concerns about zoning consistency and green space preservation.

Commissioners Phillips/KenCairn m/s to recommend adoption of the 2025 SOU Master Plan amendment including zoning for transferred properties and zoning map amendments, with the following adjustments:

1. **Any project within 50 feet of private property would be subject to a Conditional Use Permit, with notice to properties within 200ft, a public hearing before the Planning Commission, and the potential for an appeal to the City Council.**
2. **Exempting solar arrays over parking lots from land use review when they meet specific criteria.**
3. **To allow proposed height allowances consistent with Climate Friendly Area standards, with conditional use permits required over 50 feet up to a 110 foot maximum**
4. **Parking lot design requirements not triggered by solar arrays and new parking lots to comply with existing design standards.**
5. **Proposed buildings with gross habitable floor area of 15,000sqft or more automatically triggering a Type II Site Design Review.**
6. **Allow SOU to be exempt from Tree Removal permits processes when contracting a licensed arborist or when using a licensed arborist on staff.**
7. **Allow adoption of the new sign code into the SOU Masterplan.**
8. **Establish a standard of direct communication from SOU with neighbors before the construction of new buildings, sales of university property, or Master Plan updates.**
9. **That SOU be subject to the Water Resource Protection Zone ordinance.**

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

IV. OPEN DISCUSSION - None

V. ADJOURNMENT

Meeting adjourned at 9:49 *p.m.*

Submitted by,
Michael Sullivan, Executive Assistant

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ATTENTION

For attachments to the June 24, 2025 Minutes, please use the link below:

https://ashlandor.portal.civicclerk.com/event/478/files/agenda/1561

UNFINISHED BUSINESS

A. Approval of Findings for PA-T2-2025-00056, 120 Westwood Street

THE CITY OF ASHLAND

BEFORE THE PLANNING COMMISSION

JULY 22, 2025

IN THE MATTER OF PLANNING ACTION #PA-T2-2025-00056 A REQUEST FOR A VARIANCE TO MAXIMUM ALLOWED LOT COVERAGE TO ALLOW AN ADDITION TO AN EXISTING GARAGE.	)	**FINDINGS, CONCLUSIONS, AND ORDERS.**
OWNER: IAN J CRISP & AMIE FRANCES CRISP REV LIVING TRUST	)	
APPLICANT: ROGUE PLANNING & DEVELOPMENT SERVICES	)	

RECITALS:

1) The subject property is 120 Westwood Street and is assessor map number 39-1E-08-BA tax lot 904. The property is located on the west side of Westwood Street and is 0.5 acres in size. It is presently developed with a large home, a three-car garage with living space above, outdoor patio area, and a pool.

2) The request is to add a 322 square foot addition to the garage requiring a variance to lot coverage. The applicant proposes to remove 949 square feet of the existing hardscape such that when the project is complete there will be a net reduction in lot coverage reducing the extent of the nonconformity. It is estimated that the lot presently has 54-percent lot coverage where the standard allowed by the zone is 20-percent.

3) The applicant's proposal is detailed in plans which are on file at the Department of Community Development and by their reference are incorporated herein as if set out in full.

4) The property was created as lot 4 of the Placer Run Subdivision which was approved as PA 98-005 and recorded as CS 15706. A review of the staff reports for both outline and final plan approval for the subdivision makes no mention of lot coverage.

5) The subject property is zoned RR-.5 which allows a total of 20% lot coverage. The property is 0.50 acres (21,780square feet). The maximum allowed lot coverage would be 4,356 square feet. The parent parcel of the Placer Run Subdivision (excluding the ROW for Westwood Street) was 14.01 acres in size.

6) It was common in the 1990's to analyze lot coverage holistically across the entire subdivision rather than each specific lot. To that end 20% lot coverage of the entire 14.01 acres would be 122,055 square feet, or if spread equally to each parcel 11095 sq. ft. per.

7) 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.

8) 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.

9) In 2003 permit #BD-2003-00639 was issued for a swimming pool. It received initial inspections, but there is no record of a final sign off.

10) The criteria of approval for a Variance are described in **AMC 18.5.5.030** as follows:

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.

11) The Planning Commission, following proper public notice, held a public hearing on June 10, 2025. Testimony was received, and exhibits were presented. The Planning Commission deliberated and approved the application subject to conditions of approval.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes, and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, and Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS OF FACT

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

2.1.2 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the June 10th Staff Report, the applicant's testimony, the exhibits received, and public testimony received both written and at the public hearing.

2.2 The Planning Commission notes that the application was deemed complete and that the notice for the public hearing was both posted at the frontage of the subject property and mailed to all property owners within 200-feet of the subject property on, May 21, 2025 (20 days prior to the June 10th Meeting).

2.3 The Planning Commission finds that the proposal for a variance meets all of the applicable criteria described in AMC 18.5.5.050 and as detailed below.

2.3.1 The Planning Commission notes that 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 Planning Commission notes that the subject code provision limiting lot coverage to 20% does not reasonably account for the site's unique development history, in which permitted and inspected improvements substantially exceeded code limits without correction. Additionally, the surrounding development pattern exhibits comparable coverage percentages, which further supports that the site is uniquely constrained in relation to the current code. The Planning Commission notes that a strict application of the lot coverage standard would prevent the modest improvements proposed.

The Planning Commission notes that the area for the proposed construction is on impervious hard packed gravel and further notes that the applicant is proposing to remove 949 square feet of hardscape. The Planning Commission notes that 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. Finally, the Planning Commission note that in the era of this subdivision it was common to address lot coverage holistically across the entire subdivision even if that is not well documented. The Planning Commission finds that the existing lot coverage and development of the property constitutes a unique circumstance for which the code did not account. The Planning Commission finds that with the foregoing that this approval criterion is satisfied.

2.3.2 The Planning Commission notes that 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 Planning Commission notes that the variance request is strictly limited in scope and results in a net improvement to the lot's compliance with coverage standards. The modest size of the garage addition and the removal of other hardscaped areas demonstrate that the variance is the minimum necessary to accommodate the project. The Planning Commission notes that the proposed addition is a modest 322 square feet and that the applicant proposes to remove 949 square feet of the existing hardscape thereby reducing the total lot coverage and reducing the nonconformity. The Planning Commission finds that with the foregoing that this approval criterion is satisfied.

2.3.3 The Planning Commission notes that 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 Planning Commission notes that the proposal provides a net improvement by reducing lot coverage and does not cause any adverse impacts to neighbors or public resources. The reduction in impervious surface aligns with Comprehensive Plan goals related to environmental quality and stormwater management. The Planning Commission notes that the proposal is for a modest addition for an existing garage on an area that is essentially already impervious hard packed gravel. The Planning Commission finds that with the foregoing that this approval criterion is satisfied.

2.3.4 The Planning Commission notes that 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 Planning Commission notes that the need for the variance stems from long-standing, city-sanctioned development that occurred well before the applicant's ownership. There is no evidence of a self-imposed hardship, on the contrary, the applicant is proactively reducing existing impervious areas while pursuing reasonable improvements. The Planning Commission notes that 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 are not responsible for the property being in excess of allowed lot coverage. The Planning Commission finds that with the foregoing that this approval criterion is satisfied.

2.4 The Planning Commission notes that following proper public notice, a public hearing was held on June 10, 2024 where testimony was received, and exhibits were presented.

2.4.1 The Planning Commission deliberated, and a motion was made to approve the Outline Plan as well as Residential Site Design Review. The application was approved subject to the conditions of approval in the Staff Report with the modified conditions of approval specifying that the lot coverage is not to exceed 51-percent.

2.4.2 The Planning Commission notes that the record includes the applicant's submittal, the Staff Report dated December 10, as well as the testimony received at the public hearing, each of these by their reference are incorporated herein as if set out in full.

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

SECTION 3. DECISION

3.1 Based on the record of the Public Hearings on this matter, the Planning Commission concludes that the request for a variance to lot coverage is supported by evidence contained within the whole record and is **approved** including the 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 to no more than 51-percent per the applicant's proposal.

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

Planning Commission Approval _____ Date _____

UNFINISHED BUSINESS

B. Approval of Findings for PA-T3-2024-00011, 1511 Highway 99 North

THE CITY OF ASHLAND

BEFORE THE PLANNING COMMISSION

July 22, 2025

IN THE MATTER OF PLANNING ACTION #PA-T3-2024-00011 A REQUEST FOR ANNEXATION AND ZONE CHANGE FOR 8.53-ACRES OF PRIVATE PROPERTY, RAILROAD PROPERTY, AND ADJACENT RIGHTS-OF-WAY (ROW), FOR THE PROPERTY LOCATED AT 1511 HIGHWAY 99 N. THE APPLICATION ALSO INCLUDES CONCURRENT OUTLINE PLAN AND FINAL PLAN APPROVAL FOR A PERFORMANCE STANDARDS OPTION (PSO) SUBDIVISION AND SITE DESIGN REVIEW APPROVAL FOR TEN APPARTMENT BUILDINGS AND ASSOCIATED SITE IMPROVMENTS.		**FINDINGS, CONCLUSIONS, AND ORDERS.**
OWNER:	LINDA ZARE	
APPLICANT:	KENDRICK ENTERPRISE LLC CASITA DEVELOPMENTS LLC	

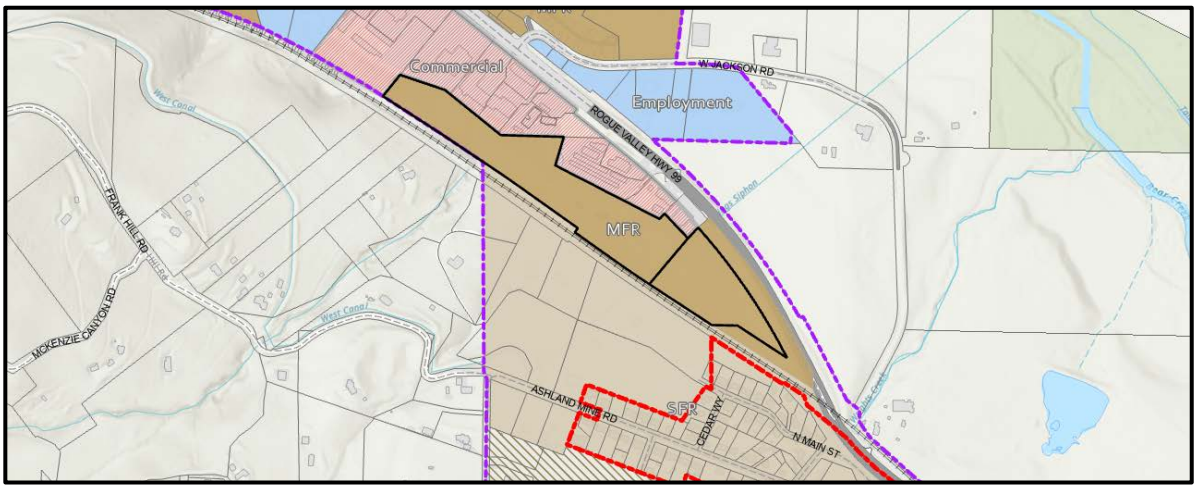
RECITALS:

1) The subject property is Tax lot #1700 of Assessor Map 38-1E-32 and is addressed as 1151 Highway 99 N. The property will be 8.53 acres following approval of a pending Property Line Adjustment that is being processed with Jackson County (File #439-25-00027-SUB – application submitted May 15, 2025).

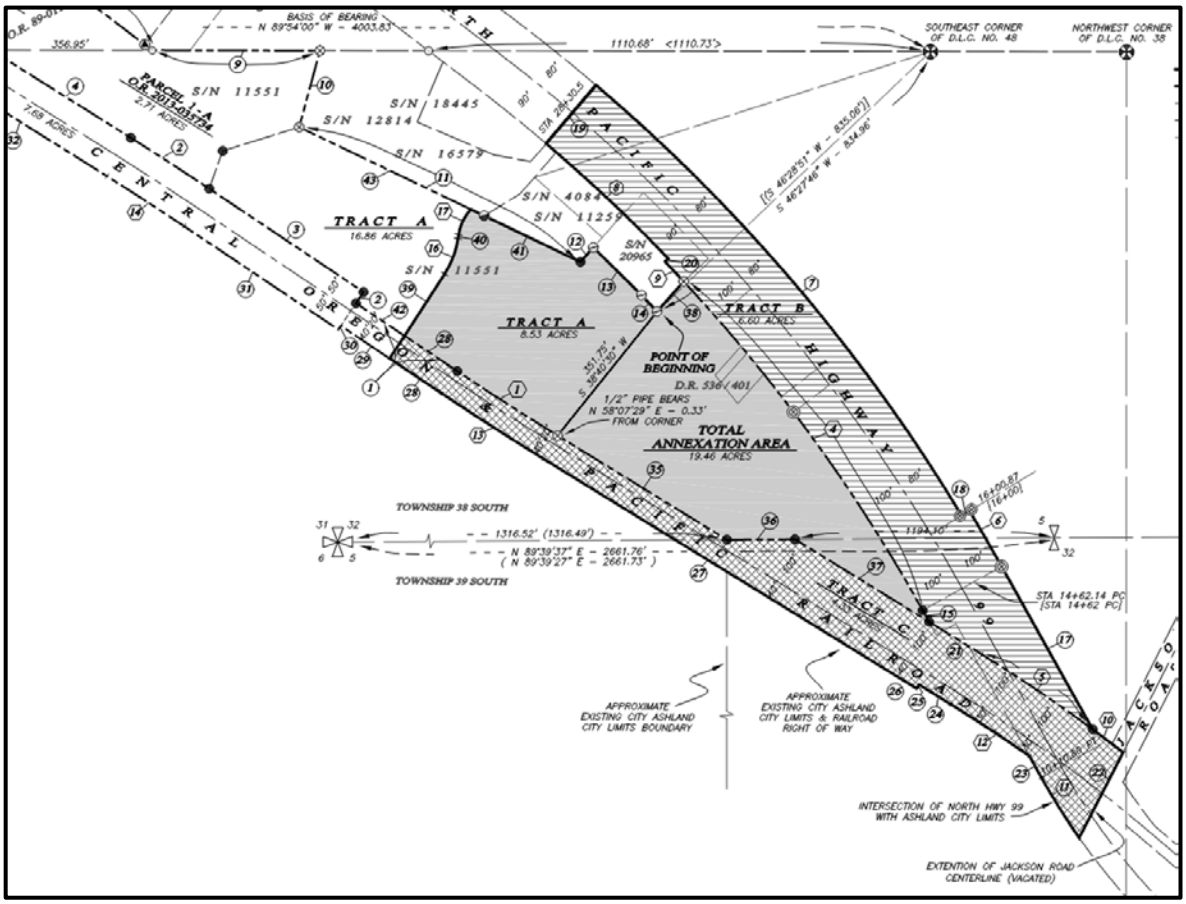
2) The property is situated between Highway 99 to the north and the Central Oregon & Pacific Railroad to the south. The property has approximately 900 feet of frontage along the highway. The property slopes to the north at roughly 6 percent dropping approximately 35 feet from the railroad down to the highway. The property is mostly vacant with the exception of a small residence that the County Assessor indicates was built in 1948

3) The application is a request for annexation and concurrent outline plan and final plan approval for a Performance Standard Option (PSO) subdivision and Site Design Review approval. The applicant provided detailed responses to all applicable approval criteria in the form of findings of fact, traffic impact analysis, legal description and survey of the property, landscaping and civil engineering plans, and architectural plans. These materials are on file at the Department of Community Development and by their reference are incorporated herein as if set out in full.
    a. The proposed PSO subdivision includes a total of 9-lots for residential development, and a single common area.
    b. Each building is proposed to have 21 one-bedroom apartments across three floors for 210 apartments in total.
    c. Annexations require that at least 25% of the base density be deed-restricted affordable housing.

4) The subject properties are shown outlined in black on the map below. The map is from the City of Ashland Geographic Information System (GIS). The purple dashed line is the UGB, and the red line is the existing city limits.



5) The total area to be annexed includes 8.53 acres of private property in a single tract of land that is the result of a recently approved but not yet recorded property line adjustment. The proposed annexation also includes 4.33 acres of railroad right-of-way (ROW), and 6.60 acres of ODOT ROW. The total area proposed to be annexed is 19.46 acres and is shown below:



6) The Planning Commission Staff Report (dated May 13, 2025), incorporated by reference herein as if set out in full, includes an extensive background discussion on land use approval history of this project. For succinctness it is not repeated here. In brief, twice substantially similar proposals have been approved by the City of Ashland each time being appealed to the Land Use Board of Appeals (LUBA). These decisions are referred to as *Casita I* & *Casita II* in LUBA documents, for that reason we do the same here when necessary to refer to the previous approvals.

    a. Rogue Advocates v. City of Ashland, *Reversed* (LUBA No. 2021-009, May 12, 2021)

    b. Rogue Advocates v. City of Ashland, *Remanded* (LUBA No. 2023-007, May 9, 2023)

7) The approval of the PSO subdivision, and Site Design Review approval are Type II Procedures which are Quasi-Judicial. Type II decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council.

8) The approval of the annexation is a Type III procedure. Type III planning actions are legislative decisions by definition. Type III reviews are considered by the Planning Commission, who makes a recommendation to City Council. The Council makes the final decision on a legislative proposal through the enactment of an ordinance.

9) The application is for 210 apartments; however, the calculated regulatory density is 170 for purposes of administrating the Land Use Ordnance (LUO).

    a. AMC 18.2.5.080.B.2 allows units *less than 500 square feet* are counted as 0.75 dwellings units for the purposes of density calculations.

    b. One-bedroom affordable housing units *must be at least 500 square feet*.

    c. Within each apartment building five apartments are proposed to be greater than 500 square feet and therefore count as a whole dwelling. The other 16 apartments are to be less than 500 square feet and therefore count as 0.75 dwellings.

    d. This calculates to a density of 170 dwellings: (50 + (160 * 0.75) = 170).

10) The property is located in Jackson County within the city's Urban Growth Boundary (UGB). The current zoning within the County is RR-5 (Rural Residential, with a five-acre minimum lot size) and the city Comprehensive Plan designation is Multi-Family Residential. The applicant proposes to annex the properties as R-2, a Low-Density Multi-Family Residential zoning which allows for a base density of 13.5 dwelling units per acre.

11) The proposed zoning for the property is R-2, which allows for a density of 13.5 dwelling unit per acre. The subject property is 8.53 acres and therefore has a calculated base density of 115.15 dwelling units (8.53 x 13.5 = 115.15).

    a. The proposed density of 170 exceeds the base density but this is allowed through a leveraging of density bonuses as discussed in detail below in the first and sixth approval criteria for outline plan approval below.

12) The affordable housing requirement is 25-percent of the base density and is calculated as follows: 115.15 x 0.25 = 28.8. In the present application, the affordable housing is proposed

to be restricted to households earning at or below 80 percent of the area median income (AMI). Affordable units that are restricted to households earning at or below 80 percent of the AMI have an 'equivalent value' of 1.25 units. Therefore, the affordability requirement is calculated as follows: 28.8 / 1.25 = 23.02 , with fractional answers rounded up to the nearest whole number, thus 24 affordable housing units are required.

13) The adopted Wetland Resource Protection Zone (WRPZ) maps the presence of a small 'possible wetland.' The application includes a wetland report, however the official concurrence by the Department of State Lands (DSL) is still pending.

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

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

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

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

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

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

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

1. For vehicular transportation a minimum 22-foot-wide paved access exists, or can and will be constructed, providing access to the annexed area from the nearest fully improved collector or arterial street. All streets bordering on the annexed area shall be improved, at a minimum, to an applicable City half-street standard. The approval authority may, after assessing the impact of the development, require the full improvement of streets bordering on the annexed area. All streets located within annexed areas shall be fully improved to City standards unless exception criteria apply. Where future street dedications are indicated on the Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.

2. For bicycle transportation, safe and accessible bicycle facilities according to the safety analysis and standards of the governing jurisdiction of the facility or

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

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

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

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

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

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

1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein. The base density of the annexed area for the purpose of calculating the total number of affordable

units in this section shall exclude any unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Affordable units may differ from market rate units with regard to floor area, interior finishes and materials, and housing type; provided, that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. the development complies with the street standards.

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

16) The criteria of approval for an Exception to Street Standards are described in **AMC 18.4.6.020.B.1** as follows:

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.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection 18.4.6.040.A; and the exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable:

i. For transit facilities and related improvements, access, wait time, and ride experience.

ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.

iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safely and efficiently cross roadway; or

b. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purposes, intent, and background of the street design standards in subsection 18.4.6.040.A.

17) The criteria of approval for the Final Plan of a PSO subdivision are described in **AMC 18.3.9.040.B.5** as follows:

5. Approval Criteria for Final Plan. Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:

a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.

b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.

c. The common open spaces vary no more than ten percent of that provided on the outline plan.

d. The building size does not exceed the building size shown on the outline plan by more than ten percent.

e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.

f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.

g. The development complies with the street standards.

h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

18) The criteria of approval for Site Design Review are described in **AMC 18.5.2.050** as follows:

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

B. Overlay Zones. The proposal complies with applicable overlay zone requirements (part 18.3).

C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1, 2, or 3, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty;

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards; or

3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the

exception will result in a design that equally or better achieves the stated purpose of section 18.2.3.090.

19) Notice was filed online with the DLCD on April 7, 2025, which meets the required statutory deadline of 35 days prior to the first hearing. Notice was also posted on the property frontage and mailed to all properties of record within 200' of the subject property on April 22, 2025.

20) The Planning Commission, following proper public notice, held a public hearing on May 13, 2025.

21) Testimony was received, and exhibits were presented. The Planning Commission deliberated and made a recommendation to the City Council to approval the Annexation and related exceptions outlined above. The Planning Commission also conditionally approved, concurrent outline and final plan approval for the proposed PSO subdivision and Site Design Review including the required exceptions predicated on the City Council's approval of the annexation.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes, and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, and Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS OF FACT

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

2.2 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the May 13th Staff Report, the applicant's testimony, the exhibits received, and public testimony received at the public hearing.

2.3 The Planning Commission notes that the application was deemed complete and that the notice for the public hearing was posted on April 22 (21 days prior to the May 13 Meeting) at the frontage of the subject property. Notice was also mailed to all property owners within 200-feet of the subject property.

2.4 Annexation

2.4 AMC 18.5.8.050 provides the following: "*An application for an annexation may be approved if the proposal meets the applicable criteria in subsections A through H below. The approval authority may, in approving the application, impose conditions of approval consistent with the applicable criteria and standards, and grant exceptions and variances to the criteria and standards in this section in accordance with subsection I.*" The Planning Commission finds that the proposal for Annexation meets all applicable approval criteria described in AMC 18.5.8.050 and detailed below.

2.4.1 The first approval criterion for annexation is that "*The annexed area is within the City's Urban Growth Boundary (UGB).*" The Planning Commission notes that the subject property showing the City Limits and UGB was included above. The Planning Commission notes that the UGB runs along the North side of Highway 99 North and also along the western side of the subject properties demonstrating that the property is entirely within the UGB (as shown in the fourth recital above on page 2). The Planning Commission concludes that the property is within the UGB and finds that this approval criterion has been met.

2.4.2 The second approval criterion for annexation is that "*The annexation proposal is consistent with the Comprehensive Plan designations applicable to the annexed area.*" The Planning Commission notes that the comprehensive plan designation of the property is multi-family, and the property does not yet have an assigned zone. The application requests a zone change to R-2 which is appropriate for the comprehensive plan designation of multi-family residential. The Planning Commission notes that AMC 18.3.9.050 provides the residential density for a PSO subdivision. For the R-2 zone it specifies a residential density of 13.5 dwelling unit per acre and requires that the property develop to at least 90-percent of the allowed density.

The Planning Commission notes that the property is 8.53 acres, which provides a base density of 115.15 dwelling units (8.53 x 13.5 = 115.15). The Planning Commission notes that the proposal leverages affordable housing, Earth Advantage, and open space density bonuses which are discussed further below, to exceed the base density for a total of 210 dwellings. The Planning Commission conclude that the proposed density of residential development that the application is consistent with the Comprehensive Plan Designation and concludes that based on the proposed number of dwellings, the size of the property, and the requested zoning, that this approval criterion has been met.

2.4.3. The third approval criterion for annexation is that "*The annexed area is contiguous with the City limits.*" The Planning Commission notes that the proposed area of annexation was included above (as shown in the fifth recital above on page 2). The Planning Commission notes that the area of annexation includes the railroad property and ODOT right of way. The Planning Commission notes that the City limits run along the south side of the railroad property and therefore it is contiguous with the city limits and finds that this approval criterion has been met.

2.4.4 The fourth approval criterion for annexation is that "*Adequate City facilities for the provision of water to the annexed area as determined by the Public Works Department; the transport of sewage from the annexed area to an approved waste water treatment facility as determined by the Public Works Department; the provision of electricity to the annexed area as*

determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided from the annexed area." The Planning Commission notes that the Public Works Department has confirmed that there are no concerns regarding the capacity of any City facilities. Additionally, both ODOT and RVSS have provided letters indicating that there are no concerns with regard to capacity. While there are outstanding items that need to be resolved for final engineering between the applicant and ODOT these are addressed through conditions of approval to ensure that those items are addressed.

What follows are lightly edited portions of the findings that were adopted by the City Council in *Casita II*.

Water: The Water Division has noted that the property is not currently served by a water main, and a new water main will need to be installed to connect to the existing city water system. The nearest point of connection is near the intersection of North Main Street and Highway 99 North. The civil engineering plans show a proposed 12" water main is to be installed. The water main terminates at a master water meter and PRV assembly. The plans show that the water main extends through the property connecting to each building and to each fire hydrant. The Water Division of the Public Works Department has indicated that, with the extension of a new main and other proposed facilities, that there will be an adequate supply of potable water available to the site.

Sanitary Sewer & Storm Drainage: City code requirements typically necessitate that all utilities transition to city services with annexation, however in this instance the property is well outside and downhill of the city's sanitary and storm sewer systems, and a significant extension of new services would be needed and all sewage and stormwater would need to be pumped. However, there is a "Cooperative Agreement/Urban Services Agreement" in place between the City of Ashland, Jackson County and the Bear Creek Valley Sanitary Authority - now Rogue Valley Sewer Service (RVSS) - which dates to November 8, 1995 and which provided that with annexation, the sewer district shall continue to provide an urban level of sanitary sewer and/or storm water services that it has historically provided to territory within the district's existing limits and that the City and the sewer district may agree to joint provision of service to areas within the City or its UGB by contract, mutual agreement or other method. As proposed by the applicant here, RVSS will continue to provide these services to the subject properties after annexation, per the 1995 agreement.

RVSS has indicated that their sanitary sewer system has adequate capacity for the proposed development, and there is an eight-inch main in the right-of-way due north of the project site. On-site storm water drains to a roadside ditch that is within the state highway right-of-way and maintained by the Oregon Department of Transportation (ODOT). The proposed development's physical improvements have been engineered to comply with the RVSS Stormwater Quality Design Manual, which is used by the City of Ashland, Jackson County and RVSS. The project Civil Engineer has determined the sizes and locations for on-site detention and treatment facilities.

Electric: The application explains that the property is currently served by Pacific Power, but that with the development the property will be served by the City of Ashland Electric Department with the installation of new electrical infrastructure by the applicant. The application explains

that there is presently low-voltage city electric service in place to power street and landscape lighting in and around the central median at the railroad trestle overpass. With the proposal, electric facilities are to be provided in or adjacent to the highway right-of-way to provide adequate infrastructure to the proposed development and future development in the vicinity, and an electric service plan has been provided with the application materials.

The Planning Commission conclude that based on the proposed facilities, the civil engineering drawings, and communication with both ODOT and RVSS that adequate capacity exists. The Planning Commission concludes that based on the existing and proposed improvements that this approval criterion is met.

2.4.5 The fifth approval criterion for annexation is that "*Adequate transportation can and will be provided to serve the annexed area. For the purposes of this section, "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation.*" The Planning Commission notes that the LUO requires a minimum of 22-foot-wide paved access for vehicles, and that for both bicycle and pedestrian facilities to be safe and accessible pursuant to the governing jurisdiction. The Planning Commission notes that in *Casita II* the second and third assignment of error addressed the improvements proposed along the Highway 99 N frontage and if the application provided "safe and accessible bicycle and pedestrian facilities" and the feasibility to install them. LUBA held that the findings were supported by substantial evidence. As this has already been litigated what follows are lightly edited portions of the findings that were adopted by the City Council in *Casita II* regarding this approval criterion. The Planning Commission has determined that these prior findings also pertain to the adequacy of the current applications transportation facilities as proposed.

The application materials explain that the subject properties abut Highway 99 N, which is under the jurisdiction of Oregon Department of Transportation (ODOT). Highway 99 N is designated by ODOT as an 'Urban Fringe Highway' and ODOT's specific standards call for an eight-foot curbside sidewalk and a six-foot bike lane. City of Ashland Street Standards call for a six-foot bike lane, seven to eight-foot landscaped park row planting strip with irrigated street tress and a six-foot sidewalk. ODOT accepts the sidewalk buffered by a park row as required by the city standards as an alternative which exceeds the ODOT-standard eight-foot curbside sidewalk minimum standard. In addition to a Traffic Impact Analysis the application materials also include a "Technical Memo, Grand Terrace Development – Access Safety Evaluation" which provides detailed safety findings from the project's Transportation Engineer.

The application explains that a 22-foot-wide paved access exists along the full frontage of the project site to the nearest fully improved collector or arterial street. The full improvement of the highway frontage adjacent to the development and in the annexed area is proposed to be improved to ODOT and city standards. The full frontage of the project site is proposed to be improved with bike lane, curb, gutter, seven-and-a-half-foot park row and a six-foot sidewalk, except for the portion of the frontage where the bus pull out and transit-oriented plaza are to be installed.

There are some areas where Exceptions to the Street Standards are requested due to topographical difficulties, utility encroachments, and physical encumbrances in the form of the railroad trestle, a drainage ditch, private driveway approaches and other private property

encroachments. The proposal seeks Exceptions to the Street Design Standards for the sidewalk and bike lane under the overpass of the railroad trestle where a shared sidewalk will be installed, and where city standard sidewalks are not possible due to physical constraints, ODOT-compliant frontage improvements are proposed. In addition, on-street parking is not proposed.

The ODOT does not permit on-street parking on Highway-99 N, and as such none is proposed, nor is it is a requirement as AMC 18.3.9.060.A.2 specifically exempts the requirements for on-street parking on Streets outside the City of Ashland's jurisdiction as is the case here. Therefore, no exception to on-street parking is necessary as was the case in *Casita II*.

With regard to bicycle transportation, the application materials explain that Highway 99N which is an arterial street and state highway, currently has bicycle lanes buffered by striping along the frontage of the property, with bicycle lanes on both sides of the highway extending north of Valley View Road and south into downtown Ashland. The bike lanes are of typical width and the striped buffer along the frontage provides an additional measure of safety. The proposal maintains these bicycle lanes in accordance with City standards along the frontage with two multi-use path connections into the site. A crossing will be installed on Highway 99N at Schofield Street with pedestrian- or cyclist-activated rectangular rapid flash beacons (RRFBs) to support crossing Highway 99N near RVTD's northbound flag stop. The bicycle facilities that exist or will be provided as part of the annexation comply with the design and safety criteria for ODOT as the governing jurisdiction, and the applicant thus asserts that this criterion is satisfied.

In responding to the safe and accessible pedestrian facilities criterion, the applicant explains that there are currently no sidewalks along Highway 99N on either side of the street between the subject properties' frontage and Schofield Street to the south which limits pedestrian access and safety for north Ashland residents. The applicant proposes street frontage improvements including sidewalk improvements which comply with the design and safety criteria of ODOT as the governing jurisdiction, and as such asserts that this criterion is satisfied.

There are no interior streets proposed within the development; however, the site circulation system includes pedestrian connections between the public sidewalks along the highway, the apartments, parking areas and other areas of the site. These include two ADA-compliant multi-use paths through the landscape open spaces into the site from the north and the south along the highway frontage for pedestrians and bicycles, including the main entrance driveway with adjacent sidewalks that are also ADA-compliant.

To the south of the project, towards Ashland, the width of the highway is restricted to the single travel lane, bike lane and shoulder by the railroad overpass. The railroad overpass currently lacks any sidewalk or lighting, but a shared bicycle and pedestrian path with overhead lighting are proposed with final designs to be approved by ODOT. As an extra measure of caution, a vertical barrier to be provided at the curb has been proposed (although this is not a city requirement). This will provide a safer, well-lit area, increasing the comfort and safety for cyclists and pedestrians over what currently exists. The applicant continues to work with ODOT Engineering staff on the details of the pedestrian crossing, and a condition of approval has been included to ensure that all improvements meet ODOT safety standards.

The application materials further explain that the applicant will be providing a high-visibility crosswalk across Highway 99N with Rectangular Rapid Flashing Beacons (RRFBs). The application further notes that mid-block crosswalks are dangerous, and RRFBs increase the safety of pedestrians and cyclists crossing when compared to a traffic signal. The application materials go on to indicate that studies have shown that RRFBs increase motorist yielding rates because the lights are controlled by the pedestrian's presence and will not go off until they are safely out of the crosswalk. The proposed RRFB crossing is to be placed between North Main Street at Schofield Street, between the north- and south-bound bus stops. The RRFB crossing will provide a safe pedestrian and bicyclist crossing for all the residents in north Ashland where none existed before, both to access Grand Terrace and to cross the highway to access these bus stops safely. The applicant notes that local ODOT authorities have given preliminary approval to install a crossing with RRFBs in this location, and that final approval will be subject to review of the final engineered designs by the regional office in Salem. The developer will be responsible for the design, cost, and installation of the crosswalk and RRFBs.

Since the previous approval, the applicant has done additional updates to the traffic analysis. The applicant has provided a letter dated December 11, 2024, from Sandow Engineering which states that "the year 2024 traffic volumes at this intersection are approximately 20% lower during the AM peak hour and 8% lower during the PM peak hour than the year 2019 volumes." The letter concludes that since the traffic volumes have not increased there is no need for additional traffic analysis.

The Planning Commission notes that staff have been in contact with ODOT and understand that there are outstanding items as it relates to storm drain calculations, the technical details of the RRFB, and the proposed vertical barrier underneath the railroad crossing. A condition of approval has been included below that requires the applicant to receive ODOT approval and permits prior to any work being done in their right-of-way.

The Planning Commission concludes that based on the previous approved findings, proposed facilities, letters from RVSS and ODOT, the civil engineering drawings, and the conditions of approval included below, that this approval criterion is met.

2.4.6 The sixth approval criteria for annexation is that "For *all residential annexations, a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints.*" The Planning Commission notes, as stated above, that the subject property is 8.53 acres which provides a base density of 115.15 dwelling units (8.53 x 13.5 = 115.15). The Planning Commission notes that 90% of the base density is ~104 dwelling units. (115.15 x 0.9 = 103.6). The Planning Commission notes that the proposed density for the proposal is 210 dwellings which exceeds the minimum requirement of 104 dwellings and therefore finds that this approval criterion is met. The code also requires that "*The owner or owners of the annexed area shall sign an agreement, to be recorded with the County Clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan*". A condition of approval has been included below requiring such an agreement to be completed prior to first reading of the Ordinance approving the annexation.

2.4.7 The seventh approval criteria for annexation are the provisions governing the affordable housing requirements. This section is at AMC 18.5.8.050.G and states the following: "*Except as provided in subsection 18.5.8.050.G.7, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements:"* The Planning Commission notes that AMC 18.5.8.050.G. has seven subsections each of which are addressed in turn below.

2.4.7.1 The first standard is at AMC 18.5.8.050.G.1 and specifies the number of affordable units required. It states that "*The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein.*" The Planning Commission notes that the applicant proposes affordable housing restricted to households earning at or below 80 percent of the area median income (AMI), and that such units each have an equivalent value of 1.25/unit. The Planning Commission notes that AMC 18.5.8.050.G.1 provides that "*The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable area including wetlands.*" Additionally, AMC 18.5.8.050.G.7 provides that "*The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit.*"

The Planning Commission notes that the applicant has proposed providing 24 apartments to be deed-restricted to households that earn at, or below, 80-percent of the AMI. The calculations are as follows: As discussed above the base density is 115.155. That calculates as follows: 115.15 x 0.25 = 28.8 ~ 29. The application materials propose 24 units targeted at households earning 80-percent AMI or less. Affordable units at 80-percent AMI units have an 'equivalent value' of 1.25. To determine how many 80-percent AMI units are required to meet the calculated number of affordable units the calculated value, in this case 28.8 dwelling units, is divided by 1.25, which is the 'equivalent value' for units restricted to 80-percent AMI. The quotient provides the number of 80-percent AMI units required to meet that value which is then rounded up to the nearest whole number (28.8 affordable units / 1.25 the 80-percent equivalent value = 23.02 ~ 24). Therefore, a total of 24 - 80-percent AMI units satisfy the 29 affordable units required. The Planning Commission concludes that this standard is met.

2.4.7.2 The second standard is at AMC 18.5.8.050.G.2 and provides "*As an alternative to providing affordable units per section 18.5.8.050.G.1, above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC 501(3)(c)) affordable housing developer or public corporation created under ORS 456.055 to 456.235.*" The Planning Commission notes that the applicant here proposes building the affordable housing units throughout each of the ten buildings and for that reason there is no need to further address this standard. The Planning Commission concludes that this standard is met.

2.4.7.3 The third standard is at AMC 18.5.8.050.G.3 states "*The affordable units shall be comparable in bedroom mix with the market rate units in the development.*" The Planning Commission notes that in the proposed application all of the 210 proposed apartments are to be one bedroom. The Planning Commission concludes that because all of the apartments are one-bedroom it is axiomatic that the bedroom-mix between the market rate and affordable units is

'*comparable.*' The third standard also has a subsection at AMC 18.5.8.050.G.3.a which provides a minimum square footage for affordable units based on the number of bedrooms. The table at 18.5.8.050.G.3 requires a minimum square footage of 500 square feet for one-bedroom units. The only units that exceed 500 square feet are the ground floor units (30) and 2 other units in each building (20) for a total of 50 units that are large enough for affordable housing. The application and record contain a spread sheet detailing the specifics of each of the 24 affordable units, showing that all buildings have at least two affordable units. A condition of approval has been added to memorialize the applicant's spread sheet detailing exactly how many units are to be deed-restricted as affordable housing in each building. The Planning Commission concludes that based on the fact that all apartments are one bedroom, and with the spread sheet memorialized in the record of how many units will be in each building that this standard is met.

2.4.7.4 The fourth standard is at AMC 18.5.8.050.G.4 requires a development schedule be provided to meet the following two requirements:

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.

The Planning Commission notes that the application states that there are no requested exceptions to the affordable housing standards, however based on the applicants intent to spread the affordable housing units throughout each of the ten buildings it is clear that the second phasing standard is unable to be met and that an exception to this standard will be required. The Planning Commission notes that this exception is addressed in section 2.4.7.6 below.

2.4.7.5 The fifth standard is at AMC 18.5.8.050.G.5 and states: "*That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.*" The Planning Commission note that because the affordable units are spread throughout the buildings which are being built to a single standard the Planning Commission finds that both market rate and affordable housing units will all be constructed using the same materials as it relates to the construction of the buildings and related furnishing. The Planning Commission concludes that this standard is met.

2.4.7.6 The sixth standard is at AMC 18.5.8.050.G.6 and allows the City Council to grant exceptions to the requirements of subsections 18.5.8.050.G.2 through 18.5.8.050.G.5 upon consideration of certain circumstances. The second of these is that "*That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.*" The Planning Commission finds that the benefit of allowing construction of all buildings simultaneously is sufficient justification for the exception and also acknowledges that this allows having the affordable housing spread throughout the development which benefits the timely development of the affordable units. The Planning Commission notes that the City Council will ultimately make a decision with regard to the Annexation criteria, including this Exception request, and will rely on the Planning Commission's recommendation.

2.4.7.7 The seventh standard is at AMC 18.5.8.050.G.7 and provides the following: "*The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.*" The Planning Commission notes that a condition of approval has been included below requiring such an agreement to be completed prior to council approval and first reading of the ordinance approving the annexation. The Planning Commission finds that, with the condition of approval included below, this standard is met.

2.4.7.8 Finally, the Planning Commission concludes that each of the seven standards that relate to affordable housing are met, that the bedroom mix is identical to the market rate units, that the units meet the square footage requirements, and that by providing 24 units at 80% AMI fulfills the requirement for 29 affordable units. Based on the foregoing, the Planning Commission finds that this approval criterion is met.

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

2.4.9 The ninth, and final, approval criteria for annexation states that "*The approval authority may approve exceptions to and variances from the approval criteria and standards in this section using the criteria in section 18.4.6.020.B.1, Exceptions to the Street Design Standards, or chapter 18.5.5, Variances*[†]." The Planning Commission notes that the application included a total of three exceptions: 1) an exception to the phasing requirements for the affordable housing, 2) an exception to certain street standards, and 3) and exception to the Site Design Review standard that prohibits parking to be located between the building and the street.

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

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

[†]Amended by Ordinance 3204 § 3, 12/21/2021 in response to LUBA's holding in *Casita I* where they found that "that the city may not rely on the exception standards to approve an annexation application that fails to comply with the applicable approval criteria." This was because at that time the approval criteria for annexation did not allow exceptions or variances.

The Planning Commission notes that the ultimate decision maker regarding the exception to the affordable housing phasing is the City Council, however the Planning Commission endorses the exception and recommends to the City Council that it be approved. The Planning Commission notes that the exception to street standards have been addressed above, and that the exception to site design standards is addressed in findings further below. The Planning Commission concludes that, presuming that the City Council approve of the affordable housing phasing standard that this standard will be met.

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

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

2.5 Outline Plan – Performance Standards Option (PSO) Subdivision

2.5 AMC 18.3.9.040.A.3 provides the following: "The Planning Commission *shall approve the outline plan when it finds all of the following criteria have been met:*" The Planning Commission finds that the proposal for Outline Plan of a Performance Standard Option (PSO) subdivision meets all applicable criteria for described in AMC 18.3.9.040.A.3 and detailed below.

2.5.1 The first approval criterion for Outline Plan approval is that "*The development meets all applicable ordinance requirements of the City.*" The Planning Commission notes that this is an all-encompassing criterion and that it has considered which City Ordinances are applicable. The Planning Commission notes that for the purposes of resolving this criterion we rely on the entirety of the record including the applicant's submittal, the Staff Report, and testimony provided. The Planning Commission notes that the application proposes to use the Performance Standards Option Chapter 18.3.9, and that the development demonstrates compliance with the standards from AMC 18.3.9.050 – 18.3.9.070. The Planning Commission notes that as a Performance Standards Options proposal, the application is not required to meet the minimum lot size, lot width, lot depth or setback standards of part 18.2.

First, the Planning Commission address AMC 18.3.9.050 which provides the base density and density bonuses for a PSO subdivision. This is also covered below in the sixth approval criterion but is repeated here as well. The R-2 zone has a density of 13.5 dwelling unit per acre, and the subject property is 8.53 acres for a base density of 115 (8.53 x 13.5 = 115.155). The standards at AMC 18.3.9.050.B allow for density bonuses up to 60-percent. The bonuses can be earned for Conservation Housing (15 percent), additional common open space (10 percent), and for affordable housing (up to 35 percent).

The affordable housing shall receive a density bonus of two units for each affordable housing unit provided but not to exceed the maximum of 35 percent. In the present application there are 24 affordable units which in theory would allow for 48 units of density bonus, however that would exceed the 35-percent allowed which calculates to 40 dwelling units (115.16 x 0.35 = 40.3). The conservation housing shall receive a maximum 15 percent bonus is allowed. As is the present case, one hundred percent of the homes or residential units approved are proposed to be certified as an Earth Advantage home, as approved by the Ashland Conservation Division under the City's Earth Advantage program as adopted by Resolution 2006-06. This allows for 17 additional dwelling units in terms of bonus density (115.16 x 0.15 = 17.3).

As was discussed above, the residential density of the project is 170 based on the number of units that are below 500 square feet. To determine the amount of density bonus required we divide the proposed density by the base density (170 / 115.15 = 1.48). Therefore, the project requires a 48-percent density bonus. While there is obviously density bonus from the surplus open-space the combination Earth Advantage, and affordability total 50-percent which exceeds the 48-percent required, for this reason we do not address potential open-space density bonus. The Planning Commission concludes based on the above that this standard is met.

Next, AMC 18.3.9.060 provides the requirements for parking standards and requires that "all performance standards subdivisions in R-2 or R-3 zones which create or improve city streets, at least one on-street parking space per proposed lot shall be provided" with certain exceptions. In the present application the subdivision is not creating any city streets. While the highway does have proposed street improvements, it is outside of the City of Ashland's Jurisdiction and is therefore exempt pursuant to AMC 18.3.9.060.A.2.

Finally, AMC 18.3.9.070 provides for the setback standards and building separation for a PSO subdivision. The Code requires that "Front yard setbacks shall follow the requirements of the underlying district." The R-2 zone, which is the underlying zone requires a front yard setback of 15.' Each lot for the buildings measure 69' x 116.5,' the proposed building footprints are 42'x 112.5.' This provides a 'front yard' setback of 19' exceeding the required 15', and also an 8' setback to the rear for porch areas. The Code also requires that "minimum separation between two buildings must be half of the height of the tallest building, where building height is measured at the two closest exterior walls, and the maximum required separation is 12 feet." An examination of the site plan shows that the closest any building is to each other is 20-feet which exceeds that required maximum required separation of 12-feet. The Code requires that "Setbacks along the perimeter of the development shall have the same setbacks as required in the parent zone." In the present application the front yard is along the highway frontage. Building five is the closest to the 'front yard' and it is measured to be over sixty feet away where a 15-foot setback would be required. Buildings seven and eight are the closest to what would be considered the rear yard, and they are shown to be over forty feet away. The remaining yards would be considered side yards and require a six-foot setback. It is clear from the site plan that there is more than a six-foot setback along the entire perimeter meeting this standard.

The Planning Commission notes that with the application materials fully considered, the findings that are set out below, and the adopted conditions of approval that the proposal will meet all applicable ordinance requirements and finds that this criterion of approval is satisfied.

2.5.2 The second approval criterion for Outline Plan approval is that "*Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.*" The Planning Commission notes that city facilities were discussed at length in the fourth approval criterion for annexation, and do not restate them here. The Planning Commission concludes that based on the findings above, the civil plans, and the existing and proposed improvements, this approval criterion is met.

2.5.3 The third criterion for approval of an Outline Plan is that "*The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.*" The Planning Commission notes that the only other natural feature to address is the delineated wetland. The Planning Commission notes that the wetland along with a twenty-foot buffer is proposed to be in a lot dedicated to open space. The Planning Commission notes that there are no other natural features to address and find that this approval criteria is met.

2.5.4 The fourth criterion for approval of an Outline Plan is that "*The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.*" The Planning Commission notes that the subject property is bordered on the western side by railroad property which prevents any further development. On the eastern side the property is either adjacent to the highway frontage or fully developed parcels. To the north is the vacant remnant of land that will retain its county zone and is able to be developed in a limited manner under county regulations, however due to the steep topography it is unlikely that it will develop to urban levels. The Planning Commission conclude that the proposal does not prevent any adjacent land from being developed and find that this approval criterion is met

2.5.5 The fifth criterion for approval of an Outline Plan is that is that "*There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.*" The Planning Commission notes that the draft HOA governing instruments have obligations for the maintenance of the open space and other common amenities. The Planning Commission finds that there are adequate provisions for the maintenance of the open space and common areas and finds that this criterion of approval is met.

2.5.6 The sixth criterion for approval of an Outline Plan is that is that "*The proposed density meets the base and bonus density standards established under this chapter.*" The Planning Commission notes that density was discussed in the second approval criterion of annexation and the first approval criterion of outline plan which provided detail regarding the calculated density and earned bonuses do not restate restate those findings again here. The Planning Commission concludes that based on the findings above that this approval criterion is met.

2.5.7 The seventh Outline Plan approval criterion is that "*The development complies with the Street Standards.*" The Planning Commission notes that transportation facilities were discussed at length in the fifth approval criterion for annexation and restate them here. The Planning Commission finds based on the findings above and with the included conditions of approval

below that all proposed transportation facilities are to be built to the City Standards that this approval criterion is met.

2.5.8 The final criterion for approval of an Outline Plan is that is that "*The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the City of Ashland.*" The Performance Standards Option Chapter requires that at least eight percent of the total lot area be provided in common open space for developments with a base density of ten units or greater. The proposed subdivision includes a single open space lot that is 6.67 acres. The subject property is 8.53 acres. This means that 78-percent of the subject property is being set aside as common open space lot not all of which is functional open space. The tabulation sheets indicate that 58-percent (214,277 square feet) of the total site will be dedicated to open space amenities including kid-only play areas, tennis courts, basketball courts, and a significant area of landscaped open space. These dedicated functional open-space areas exceed the requirement of 5-percent. The Planning Commission concludes that the proposed 78-percent of common open area exceeds the required 8-percent and finds that this criterion of approval is met.

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

2.6 Exception to street standards

2.6 As discussed above in the fifth approval criterion for annexation the project required certain exceptions to street standards. The Planning Commission again notes that *Casita II* litigated the safety of the proposed street improvements including the required exceptions. The Planning Commission notes that LUBA held that the proposed improvements provided "safe and accessible bicycle and pedestrian facilities" and that it was feasible to install them. The Planning Commission finds that since LUBA held that those findings set out above showed that the approval criteria were satisfied and that they were supported by substantial evidence. The current application is supported by the same findings and conclusions previously affirmed, based on the application materials and the proposed street improvements. The Planning Commission concludes that approval criteria for an exception to street standards have been satisfied.

2.7 Final Plan – Performance Standards Option (PSO) Subdivision

2.7 AMC 18.3.9.040.B.5 provides the following: "*Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:*" The Planning Commission finds that the approval criteria for Final Plan are intended to insure substantial conformance between Outline Plan approval and Final Plan approval when the two are requested as separate procedural steps. The Planning Commission finds that where the two are allowed to be filed concurrently, as is the case here, there is no procedural separation between the two and the concurrent Final Plan proposal is identical to the Outline Plan in terms of number of dwelling units, yard depths, distances between buildings, common open spaces, building sizes, building elevations and exterior

materials, standards resulting in density bonuses, and street standards. The Planning Commission concludes that the final plan approval criteria are satisfied.

2.8 Site Design Review

2.7 AMC 18.5.2.050 provides the following: "*An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.*" The Planning Commission finds that the proposal for Site Design Review approval meets all applicable approval criteria described in AMC 18.5.2.050 and detailed below.

2.8.1 The first approval criterion for Site Design Review approval is with regard to the "**Underlying Zone**" and provides: "*The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*" The Planning Commission notes that in terms of the underlying zone, multi-family residential is a permitted use outright, and the application, as has been discussed above exceeds the required minimum density, but also does not exceed the maximum density through the use of bonuses and the development of apartments that are under 500 square feet. AMC 18.2.5.030 provides the "unified standards for residential zones" including setbacks, and the maximum allowed lot coverage. In the R-2 zone the maximum lot coverage of impervious area allowed is 65-percent. In terms of total impervious area, the landscape plans on sheet L1.0 indicate that all impervious area including driveways, parking areas, bike paths and buildings totals to 201,169 square feet (the total proposed area for annexation is 375,792 square feet), so the total lot coverage is 53.5-percent of the total project area and is less than the allowed limit of 65-percent. The Planning Commission concludes that based on the foregoing that this approval criterion is met.

2.8.2 The second approval criterion for Site Design Review approval is with regard to the "**Overlay Zones**" and provides: "*The proposal complies with applicable overlay zone requirements (part 18.3).*" The Planning Commission notes that the overlay zones that relate to the subject property includes chapter 18.3.9 the "Performance Standards Option And PSO Overlay" and chapter 18.3.11 which is the "Water Resources Protection Zones (WRPZ)" The PSO overlay was covered in detail above with the responses to the approval criteria for outline and final plan. Similarly, WRPZ regulations were addressed in the third approval criteria for outline plan above as it addressed the identified wetland and its required buffer zone. The Planning Commission concludes that based on the foregoing that this approval criterion is met.

2.8.3 The third approval criterion for Site Design Review approval is with regard to the "**Site Development and Design Standards**" and provides: "*The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*" The Planning Commission notes that as relevant to the Site Design Review approval the following chapters of Part 18.4 apply and are addressed below:

- 18.4.2 Building Placement, Orientation, And Design
- 18.4.3 Parking, Access, And Circulation
- 18.4.4 Landscaping, Lighting, And Screening

The application findings and other exhibits include detailed responses to each of the Site Development and Design Standards as well as comprehensive landscape, civil and architectural plans. The building orientation, proposed building materials, landscape plan and open space standards are all shown to be met. The Planning Commission concludes that with the foregoing, as well as the application materials fully considered, it can be found that this approval criterion is met.

2.8.4 The fourth approval criterion for Site Design Review approval is with regard to the "**City Facilities**" and provides: "*The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.*" The Planning Commission notes that this was discussed in great detail above in the fourth approval criteria for annexation above the development has considered all city facilities. The Planning Commission concludes that, based on the proposed facilities in the engineering plan and discussion above that this approval criterion is met.

2.8.5 The fifth approval criterion provides "*The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4.*" if certain circumstances are found to exist. The Planning Commission notes that in the present application they address a single exception to these standards to allow parking between the face of the building and the highway. The application explains that due to the site layout and the location of the wetland to provide vehicle access to the building necessitates locating the parking between the road and the building. The application findings explain that the building is over 200' from the road, and the parking will ultimately be screened by both the parking lot trees and landscaping associated with the wetland. The Planning Commission notes that the shape and topography of the property, along with the resulting site layout, provide a sound basis for granting the exception. The Planning Commission conclude that based on the distance from the road, and the landscape and other screening elements that granting the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design. The Planning Commission concludes that based on the foregoing that this approval criterion is met.

The Planning Commission finds that it has addressed each of the five of the approval criteria for Site Design Review approval and finds that each have been satisfied.

2.9 The Planning Commission notes that following proper public notice, a public hearing was held on May 13, 2025, where testimony was received, and exhibits were presented. The Planning Commission deliberated, and a motion was made to recommend approval to the City Council. The recommendation to approve the application was subject to the conditions of approval in the Staff Report along with the following additional 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 the property occupied by Anderson Auto Body and Paint (1383 Hwy 99, Map #39 1E 32 tax lot 1900) 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 as proposed to be 26ft-wide instead of 24ft.

- Prior to the City Council public hearing and first reading of the annexation Ordinance the applicant shall demonstrate that the Property Line Adjustment has been approved by Jackson County.

- That condition of approval #6 identified in the Planning Staff Report dated 5/13/2025 be amended to include the specific details presented by the applicant regarding the number of affordable units in each building.

2.9.2 The Planning Commission notes that the record includes the applicant's submittal, the Staff Report, as well as the testimony received at the public hearing, each of these by their reference are incorporated herein

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

SECTION 3. DECISION

3.1 Based on the record of the Public Hearings on this matter, The Planning Commission concludes that the request Annexation, Outline & Final Plan Approval and Site Design Review is supported by evidence contained within the whole record.

3.2 The Planning Commission hereby recommend approval to the City Council approval of the annexation. The Planning Commission conditionally approve both Outline and final plan for the subdivision, grants the exception to street standards, and also conditionally approve the request for Site Design Review, including the exception to allow parking between the road and the buildings, predicated on the ultimate approval of the annexation by City Council.

3.3 The Planning Commission additionally recommends including the following conditions of approval below:

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

2) That any new addresses shall be assigned by the City of Ashland. Street and subdivision names shall be subject to City of Ashland review for compliance with applicable naming policies.

Prior to City Council approval and first reading of the ordinance for annexation of the property, the applicant shall provide:

3) A legal description of the properties to be included in the annexation prepared by a registered Professional Land Surveyor. The boundary shall be surveyed and monumented as required by statute subsequent to City Council approval of the proposed annexation.

4) A final, signed irrevocable consent to annexation as required in AMC 18.5.8.020.A.

5) A final, signed agreement to deposit an amount sufficient to retire any outstanding indebtedness of special districts defined in ORS 222.510 as required in AMC 18.5.8.020.B.

6) A deed restriction agreement ensuring that any future development will occur in accord with the minimum required 90 percent of the subject properties' base density and to ensure that the development is in keeping with the approved development plan, as required in AMC 18.5.8.050.F and that development of the property shall comply with the affordability requirements for annexations in AMC 18.5.8.050.G including specific details on which units in which buildings will be reserved for affordable housing units reserved for those at or below 80-percent AMI

7) A deed restriction agreement that the required utility infrastructure and street frontage improvements required of annexation and approved herein shall be completed prior to issuance of any building permits.

8) The applicant shall demonstrate that the Property Line Adjustment submitted to Jackson County (File #439-25-00027-SUB) has been approved.

Prior to any work within the right-of-way, the applicant shall:

9) The applicant shall obtain required federal, state or regional approvals including but not limited to approvals from the Bureau of Reclamation (BOR), Talent Irrigation District (TID), Oregon Department of State Lands (DSL), Oregon Department of Transportation (ODOT & ODOT Rail), Rogue Valley Sewer Services (RVSS), Rogue Valley Transportation District (RVTD), or Central Oregon & Pacific Railroad (CORP) prior the commencement of site work on the property or within the rights-of-way.

10) The applicants shall provide evidence of permit approval to the city, including copies of all approved plans, for all work to be done within ODOT right-of-way prior to the commencement of work. Approved plans will need to correspond to the approval granted here, or modifications shall be requested.

11) The applicants shall also obtain any necessary plan and permit approvals from the City of Ashland Public Works Department/Engineering Division. The applicants shall obtain all required Public Works inspection approvals for work completed within City ROW.

12) The applicant shall obtain and provide evidence of any necessary permits or approvals from the Bureau of Reclamation (BOR) and/or Talent Irrigation District (TID) for any work within the "Billings Siphon" irrigation easement.

13) The applicant shall obtain and provide evidence of any necessary permits or approvals from Rogue Valley Sewer Services (RVSS) for the sanitary sewer connections to the RVSS system

14) The requirements of the Ashland Fire Department relating to approved addressing; fire apparatus access, fire apparatus access approach, aerial ladder access, firefighter access pathways, and fire apparatus turn-around; fire hydrant distance, spacing and clearance; fire department work area; fire sprinklers; limitations on gates, fences or other access

obstructions; and addressing standards for wildfire hazard areas including vegetation standards and limits on work during fire season shall be satisfactorily addressed in final civil drawings provided for permit review.

15) The applicant shall provide final electric service, utility and civil plans including but not limited to the water, sewer, storm drainage, electric, street and driveway improvements shall be submitted for the review and approval of the Planning, Building, Electric, and Public Works/Engineering Departments, Rogue Valley Sewer Services and Oregon Department of Transportation for approval prior to permit issuance. The street improvement plan shall include full designs with cross-sections consistent with city standards, except where exceptions have been approved herein. Street lights shall be included in keeping with city street light standards. The utility plan shall include the location of connections to all public facilities including the locations of water lines and meter sizes; fire hydrant; sanitary sewer lines, manholes and clean-out's; storm drain lines and catch basins; and locations of all primary and secondary electric services including line locations, transformers, cabinets, meters and all other necessary equipment. Transformers, cabinets and vaults shall be located in areas least visible from streets, while considering the access needs of the utility departments. Any required private or public utility easements shall be delineated in the civil plans. All civil infrastructure shall be installed by the applicants, inspected and approved prior to the signature of the final survey plat.

16) The applicant shall submit a final electric plan including any necessary load calculations and locations of all primary and secondary services including transformers, cabinets, streetlights and all other necessary equipment. Transformers and cabinets shall be located in areas least visible from streets and outside of the sidewalk corridor and vision clearance areas, while considering the access needs of the Electric Department. Electric services shall be installed underground to serve all lots prior to signing the final survey plat. With annexation, the property will no longer be served by Pacific Power and Light; service will be provided by the City's municipal electric utility and the necessary services to make this transition will need to be installed at the applicant's expense. This plan shall be reviewed and approved by the Planning, Engineering and Electric Departments prior installation.

17) A final storm drainage plan detailing the location and final engineering for all storm drainage improvements associated with the project shall be submitted for review and approval by the Departments of Public Works, Planning and Building Divisions. The applicant shall provide evidence that this plan has been reviewed and approved by the Oregon Department of Transportation and Rogue Valley Sewer Services as well. The storm drainage plan shall demonstrate that post-development peak flows are less than or equal to the pre-development peak flow for the site as a whole, and that storm water quality mitigation has been addressed through the final design.

18) Engineered construction drawings for the required street improvements from the existing terminus of the sidewalk south of the site near Schofield Street to the existing terminus of the sidewalk north of the site near El Tapatio shall be provided for review and approval by the Oregon Department of Transportation and the City of Ashland's Planning and Engineering Departments prior to any work within the street right-of-way or pedestrian

corridor. The property line of Anderson Auto Body and Paint located at 1383 Hwy 99, Map #39 1E 32 taxlot 1900) shall be clearly indicated on the civil drawings to demonstrate the proposed frontage improvements do not conflict with the existing parking. The required improvements shall be as described herein and illustrated in the applicant's civil drawings submitted with the application.

19) The final engineered designs shall include details of the transition from the existing sidewalks, and any additional right-of-way necessary to accommodate these improvements shall be provided through a right-of-way dedication if deemed necessary by the Public Works/Engineering Department or Oregon Department of Transportation.

Prior to any Site Work / Excavation, the applicant shall:

20) The tree protection plan (Sheet L1.1 of the landscaping set) shall be modified to include fencing around the entire wetland to ensure protection during construction and site work.

21) The Civil Engineering drawings shall be modified to show fire drives C and D be increased in width to 26ft-wide instead of 24ft.

22) The applicant shall provide evidence of concurrence from the Division of State Lands (DSL) for the wetland delineation including any wetland area in the ODOT right-of-way

23) The final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided prior to bringing combustible materials onto the property, and any new landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.

24) Final construction drawings for the grading and erosion control plan shall be approved by Public Works which includes the location of all erosion control measures and silt fencing placement to protect the wetland and its protection zones during construction.

25) Permit submittals for common area and excavation permits shall include final lot coverage calculations demonstrating that lot coverage is to comply with the applicable 65 percent lot coverage allowance of the R-2. Lot coverage includes all building footprints, driveways, parking areas and other circulation areas, and any other areas other than natural landscaping.

26) The tree protection fencing and fencing to delineate and protect the wetland water resource protection zone shall be installed according to the approved plan, inspected and approved by the Staff Advisor prior to any site work, storage of materials, staging or issuance of a building or excavation permit. The tree protection fencing shall consist of chain link fencing six feet tall and installed in accordance with 18.4.5.030.C. No construction activity, including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles, shall occur within the tree protection zones.

Prior to final plat approval, the applicant shall:

27) The final survey plat shall be submitted within 12 months of this Final Plan approval and approved by the City of Ashland within 18 months of this approval.

28) The final CC&Rs for the Homeowner's Association shall be provided for review and approval of the Staff Advisor with the Final Plat. The CC&R's shall describe responsibility for the maintenance of all common use improvements including driveway, open space, landscaping, utilities, and stormwater detention and drainage system, and shall include an operations and maintenance plan for the stormwater detention and drainage system.

29) The approved Tree Protection Plan, Water Resource Protection Zone, and accompanying standards for compliance shall be noted in the CC&Rs. The CC&Rs must state that deviations from the approved Tree Preservation and Protection Plan or disturbance of the Water Resource Protection Zones shall be considered violations of the Planning approval and subject to penalties described in the Ashland Municipal Code.

30) If fencing is proposed, a fencing plan which demonstrates that all fencing shall be consistent with the provisions of the "Fences and Walls" requirements in AMC 18.4.4.060, and that fencing around common open space, except for deer fencing, shall not exceed four feet in height. Fencing limitations shall be noted in the subdivision CC&R's. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.

31) The final subdivision plat shall include the following:

   a. All easements including but not limited to public and private utilities, mutual access and parking, public pedestrian and public bicycle access, drainage, irrigation and fire apparatus access shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.

   b. Any necessary easements for transit amenities shall be identified in the final plat submittal to allow for the placement of the Rogue Valley Transportation District (RVTD) bus stop, transit-supportive plaza and bus pull-out lane. The final easement details shall be mutually agreed upon with RVTD.

   c. That the final subdivision name shall be approved by the City of Ashland.

   d. That all infrastructure improvements associated with the annexation and subdivision including but not limited to utilities, driveways, street improvements including but not limited to all street lighting, and common area improvements shall be completed according to approved plans, inspected and approved.

   e. That irrigated street trees selected from the Recommended Street Tree Guide and planted according to city planting and spaces standards shall be planted where park row planting strips have been approved, inspected and approved by the Staff Advisor.

   f. That electric services shall be installed underground to serve all lots, inspected and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.

   g. That the sanitary sewer laterals and water services, including connection with meters at the street shall be installed to serve all lots within the applicable phase,

inspected and approved. The applicant shall provide evidence from Rogue Valley Sewer Services (RVSS) that the sewer laterals have been installed and paid for with the plat submittal.

Prior to the issuance of any building permits, the applicant shall:

32) The building permit submittals shall include:

a. Evidence that the Earth Advantage® certifications described in the application materials and necessary to satisfy the requirements for the conservation housing density bonus are being pursued.

b. Evidence that storm water from all new impervious surfaces and run-off associated with peak rainfalls will be collected on site and channeled to the storm water collection system or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.

c. The building permit submittals for each lot shall demonstrate compliance with the outdoor lighting standards in AMC 18.4.4.050.C including but not limited to directing outdoor fixtures downward and with full shielding to minimize excessive light spillover onto adjacent properties.

33) As required in AMC 18.3.9.040.A.4.b, if the development is completed in phases, 50 percent of the value of the common open space shall be provided in the first phase and all common open space shall be provided when two-thirds of the units are finished *(i.e. prior to the issuance of the seventh certificate of occupancy).*

Prior to issuing a Certificate of Occupancy, the applicant shall:

34) Demonstrate that the bicycle parking facilities shall be installed according to the approved plan, inspected and approved. Inverted u-racks shall be used for bicycle parking. All bicycle parking shall be installed in accordance with design and rack standards in 18.4.3.070 prior to the issuance of the certificate of occupancy. The building permit submittals shall verify that the bicycle parking spacing, and coverage requirements are met in accordance with 18.4.3.070.

35) Prior to the issuance of a final Certificate of Occupancy, the applicant shall provide evidence of having received the required Earth Advantage® certification for each unit/building.

36) That all exterior lighting shall be selected, installed and or shrouded to avoid directly illuminating adjacent residential proprieties. All lighting shall be verified to comply with this requirement prior to issuance of a certificate of occupancy.

Planning Commission Approval Date

TYPE II PUBLIC HEARING

PA-A-2025-00363,
Right-of-Way vacation on a portion of Fern Street just north of 648 Roca Street.

Planning Department, 51 Winburn Way, Ashland, Oregon 97520
541-488-5305 Fax: 541-552-2050 www.ashland.or.us TTY: 1-800-735-2900

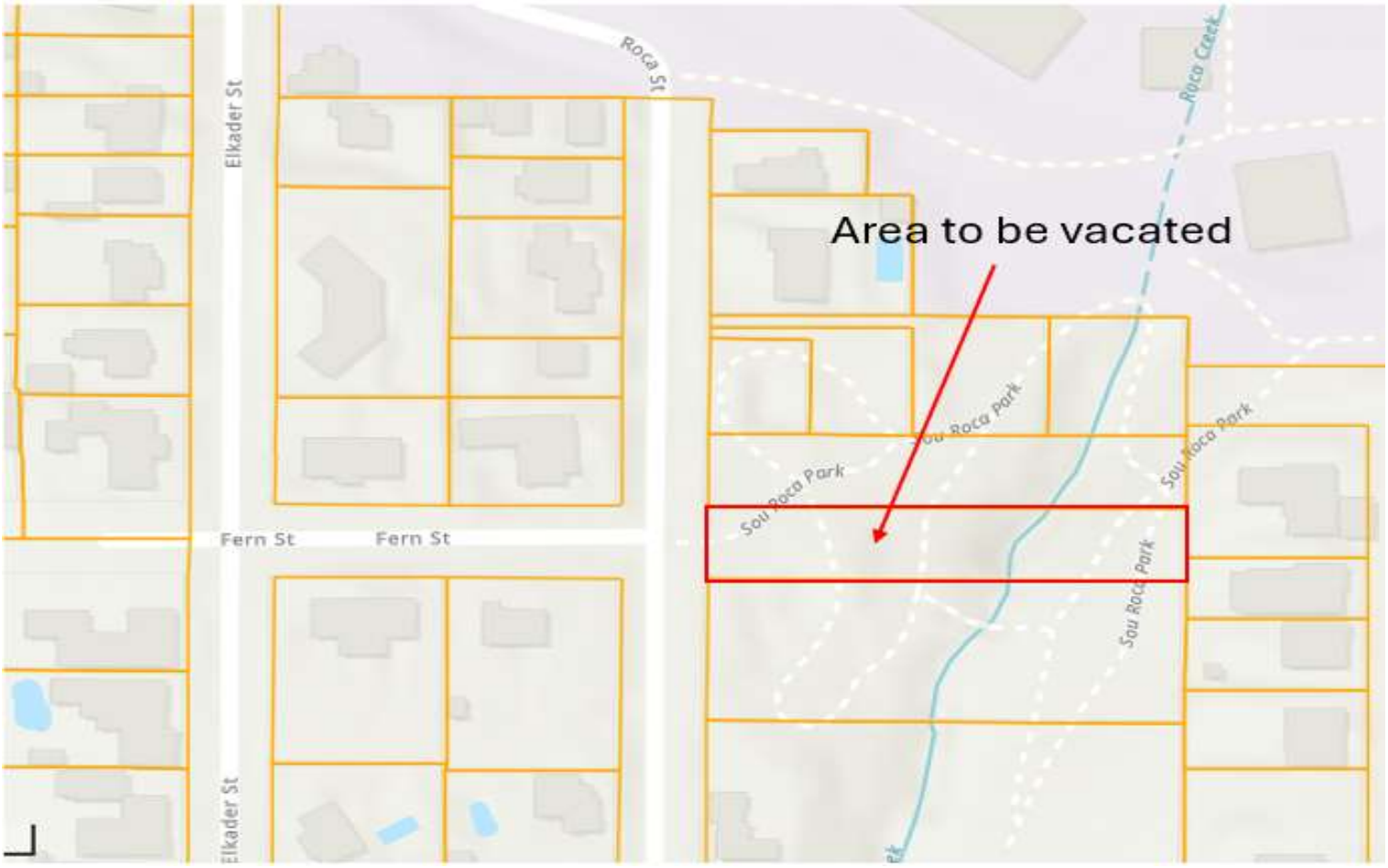
CITY OF ASHLAND

NOTICE OF PUBLIC HEARING – PUBLIC RIGHT-OF-WAY VACATION

SUBJECT PROPERTY: Fern Street Public Right-of-Way north of 648 Roca Street
OWNER / APPLICANT: City of Ashland/Public Works Department
DESCRIPTION: The Planning Commission will consider a request to vacate a portion of the Fern Street right-of-way just north of 648 Roca Street and make a recommendation to the City Council.
COMPREHENSIVE PLAN DESIGNATION: Southern Oregon University**; ZONING:** SO**; MAP & TAX LOT:** Public Right of Way

ASHLAND PLANNING COMMISSION MEETING

Tuesday, July 22, 2025 at 7:00 PM, Ashland Civic Center, 1175 E Main St



Notice is hereby given that the Ashland Planning Commission will hold a public hearing on the above described action on the meeting date and time shown above. You can watch the meeting on local channel 9, on Charter Communications channels 180 & 181, or you can stream the meeting via the internet by going to rvtv.sou.edu and selecting '**RVTV Prime.**'

The ordinance criteria applicable to this action are attached to this notice. Oregon law states that failure to raise an objection concerning this application, or failure to provide sufficient specificity to afford the decision makers 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.

Application materials are provided online and written comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or e-mailing planning@ashlandoregon.gov.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report will be available on-line at https://gis.ashland.or.us/developmentproposals/ seven days prior to the hearing. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, 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@ashlandoregon.gov.

Anyone wishing to submit comments can do so by sending an e-mail to PC-public-testimony@ashlandoregon.gov with the subject line "**July 22 PC Hearing Testimony**" by 10:00 a.m. on Monday, July 21, 2025. If the applicant wishes to provide a rebuttal to the testimony, they can submit the rebuttal via e-mail to PC-public-testimony@ashlandoregon.gov with the subject line "**July 22 Hearing Testimony**" by 10:00 a.m. on Tuesday, July 22, 2025. Written testimony received by these deadlines will be available for Planning Commissioners to review before the hearing and will be included in the meeting minutes.

Oral testimony will be taken in person at the hearing, and there is an option to provide testimony during the hearing via Zoom video conferencing. If you wish to provide testimony via Zoom during the hearing, please send an email to PC-public-testimony@ashlandoregon.gov by 10:00 a.m. on Tuesday, July 22, 2025. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "**Jul 22 PC Speaker Request**", 2) include your name, 3) the agenda item on which you wish to speak on, 4) specify if you will be participating by computer or telephone, and 5) the name you will use if participating by computer or the telephone number you will use if participating by telephone. You can join the Zoom meeting with the following link: https://zoom.us/j/97038589791

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).

If you have questions or comments concerning this request, please feel free to contact Planning Manager Derek Severson at (541)-488-5305 or via e-mail to planning@ashlandoregon.gov.

Chapter 4.18 FILING FEES FOR VACATION OF PUBLIC PROPERTY

4.18.010 Purpose

The purpose of this Chapter is to establish the procedure for processing requests for the vacation of public rights of-way and places, and to require petitioners for vacation to deposit with the City Recorder a fee sufficient to cover the cost of publication, posting and other anticipated expenses as authorized by ORS 271.080, et seq.

4.18.020 Application

Any person interested in filing a petition for the vacation of all or part of any street, alley, or other public place, shall submit such petition in the form prescribed by the City Engineer pursuant to ORS 271.080, and upon filing of the petition shall deposit with the City Recorder a filing fee established by resolution of the City Council. (Ord. 2742, amended, 1994; Ord. 2654, amended, 1991)

4.18.030 Review by Planning Commission

Upon receipt of the petition, the same shall be referred to the City Engineer for a determination of whether it contains the requested number of sworn signatures. The City Engineer shall return any petition not meeting the requirements of ORS 271.080, together with the filing fee to the petitioner. If the City Engineer determines that the petition is sufficient, it shall be referred to the City Planning Commission for their review and recommendation to the City Council. The Planning Commission shall submit its report to the City Council within sixty (60) days of receipt. Upon receipt of the report by the Commission, or if no report is received from the Commission upon the expiration of sixty (60) days, the City Administrator shall set the matter for public hearing as set forth in ORS 271.100, et seq.

4.18.040 Public Hearings

Public hearings shall be held as set forth in ORS 271.120, at which time the petitioner and all affected parties shall be afforded an opportunity to present their views either orally or in writing. The report of the Planning Commission, if any, shall be made a part of the record.

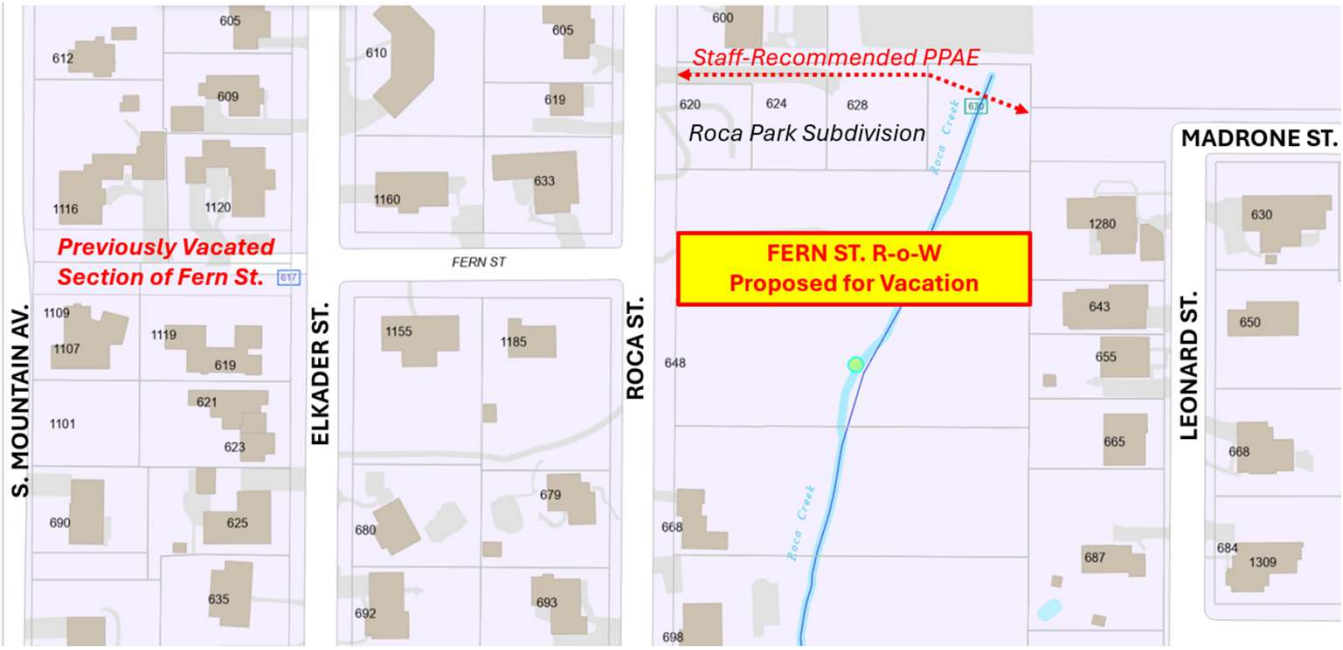
4.18.050 Action by Council

The City Council, after due consideration of testimony by affected parties, and the report of the Planning Commission may approve, reject, or modify the area proposed for vacation which in its sole judgment is deemed in the public interest. (Ord. 2164 § 1, amended, 1982)

Staff Report

Fern Street R-o-W Vacation Staff Report

A request for the Planning Commission to review and make a recommendation on the vacation of a portion of the public right-of-way for Fern Street just north of 648 Roca Street.



"Roca Park" signage in the vicinity designates the 'Roca Park Subdivision', approved by the city in 1993, rather than a public park. The established trail system was installed by SOU on SOU property, and goes substantially beyond the Fern Street right-of-way area proposed for vacation. A request for vacation is limited to the r-o-w itself, and the City does not have discretion to require public access over the adjacent state-owned property without voluntary agreement from SOU.

AMC 4.18.050 provides that, "The City Council, after due consideration of testimony by affected parties, and the report of the Planning Commission may approve, reject, or modify the area proposed for vacation which in its sole judgment is deemed in the public interest."

Fern Street R-o-W Vacation Staff Report

A request for the Planning Commission to review and make a recommendation on the vacation of a portion of the public right-of-way for Fern Street near 1109 Fern Street.

Proposal Details

Site Description/History

The property in question is an unimproved segment of the Fern Street right-of-way between Roca Street and the residential properties along Leonard Street. (*A nearby segment of Fern Street between South Mountain Avenue and Elkader Street was vacated in 2024.*)

Proposal

Approval of the current request would vacate the rectangular area of Fern Street right-of-way, shown highlighted with red text in the figure on the previous page, equally to the adjacent properties to the north and south, both of which are currently owned by Southern Oregon University.

Key Issues

Street Connectivity

The current grades, stream corridor and the presence of developed residential lots on the east side will not allow for an improved street to be extended within this right-of-way.

Pedestrian Connectivity

The Comprehensive Plan (ACP 10.15.02.04) calls for pedestrian and bicycle access to be retained with vacations. City street standards (AMC 18.4.6.040.E.9) call for block lengths of 300-400 feet with maximum block perimeters of 1,200-1,600 feet. Due to the Roca Creek corridor and associated slopes, there is not an improved street extending east from Roca Street between the University Campus and the city limits nearly 2,500 feet to the south. With vacation of the street right-of-way as proposed, staff recommends that a pedestrian access easement between Roca Street and the unimproved west-end of Madrone Street be provided, as illustrated with a dashed line in the figure above, to provide maintain connectivity in the area.

Utilities

Public Works has indicated that there is a storm drain line in place within the right-of-way proposed to be vacated. Staff would recommend that an appropriately-sized public utility easement (i.e. 10-foot PUE) be retained to accommodate existing utilities.

Neighborhood Issues

This area of Fern Street right-of-way extends into lands identified in the 2010 SOU Master Plan as the Siskiyou Arboretum, which was to serve as an outdoor classroom for the study of Roca canyon's native flora. The area also includes a well-used frisbee golf course and an informal trail system that is relied upon heavily by the surrounding neighborhood. The Roca Creek corridor is also identified for aspirational trail acquisition in the 2024 Parks, Trails & Open Space Map. Staff anticipate that a number of neighbors are likely to attend the hearing on this right-of-way vacation to voice their concerns with the vacation, the sale of the University's properties along Roca Street anticipated in the current Master Plan application, and the eventual impacts to public use of these trails and surrounding natural areas by neighbors when the property transitions to private ownership.

Staff Recommendation

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council and ask that public pedestrian access and public utility easements be retained to provide a connection from Roca Street to Madrone Street, and to accommodate existing utilities in place within this segment of right-of-way.

Council Business Meeting

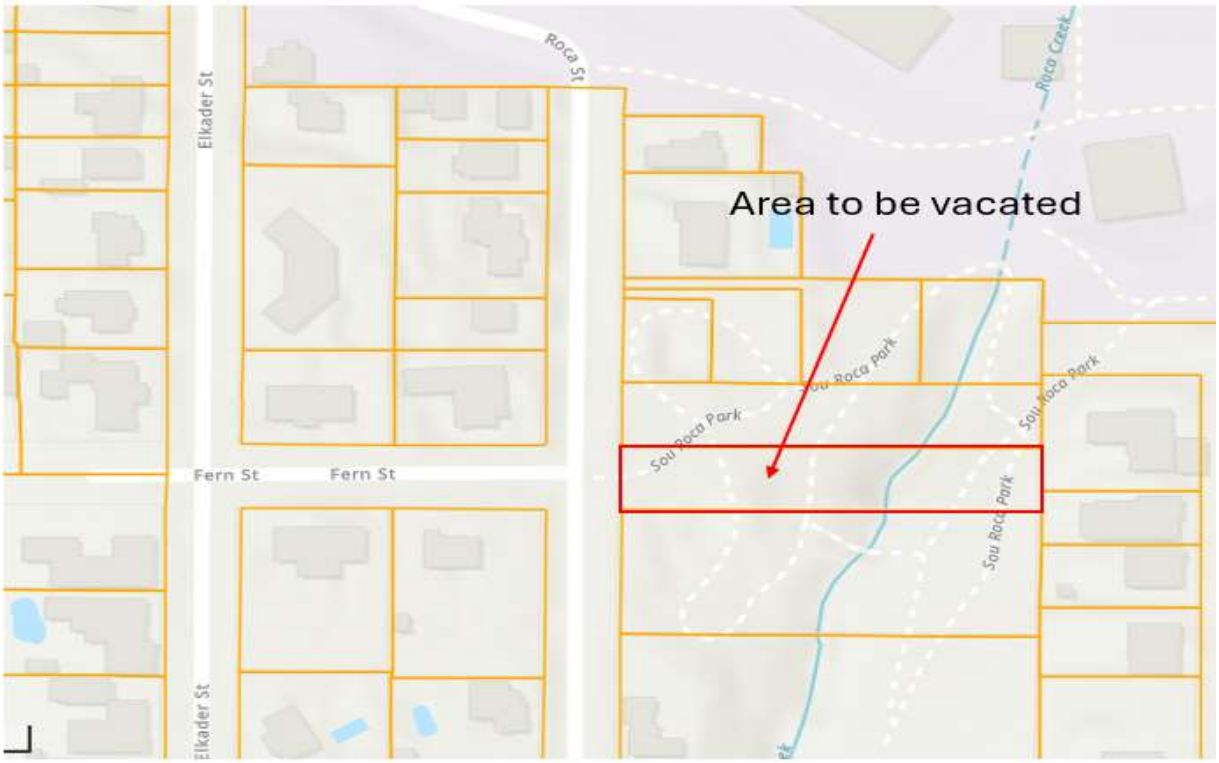
February 18, 2025

Agenda Item	Right of Way Vacation Initiation – Fern Street	
From	Scott Fleury PE	Public Works Director
Contact	Scott.fleury@ashland.or.us	
Item Type	Requested by Council ☐ Update ☐ Request for Direction ☒ Presentation ☐	

SUMMARY

Before the Council is a request to initiate the vacation process for an unimproved section of Fern St. The unimproved right of way is adjacent to two Southern Oregon University owned parcels.

approve an ordinance for the vacation of a portion of the public right of way. The right of way in question is a portion of Fern Street between South Mountain Avenue and Elkader Street. This is an un-improved non maintained right of way that basically provides for driveway access to adjacent lots on Fern Street.



POLICIES, PLANS & GOALS SUPPORTED

City Council:

4. *Evaluate real property and facility assets to strategically support city mission and goals.*

PREVIOUS COUNCIL ACTION

The Council previously approved initiating the vacation process for this section of un-improved Fern Street at the December 5, 2023 Business Meeting (Staff Report).

BACKGROUND AND ADDITIONAL INFORMATION

The City of Ashland was approached by representatives from Southern Oregon University about vacating the unimproved right of way.

an adjacent property owner on Fern Street about the City initiating the vacation of the unimproved and non-maintained section. City Management informed the resident the City could move forward with the process to vacate the right of way through initiation by the City Council as allowed by Oregon Revised Statute (ORS) 271.130, reference below.

271.130 Vacation on city governing body's own motion; appeal.

(1) **The city governing body may initiate vacation proceedings authorized by ORS 271.080 and make such vacation without a petition or consent of property owners.** Notice shall be given as provided by ORS 271.110, but such vacation shall not be made before the date set for hearing, nor if the owners of a majority of the area affected, computed on the basis provided in ORS 271.080, object in writing thereto, nor shall any street area be vacated without the consent of the owners of the abutting property if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying damages. Provision for paying such damages may be made by a local assessment, or in such other manner as the city charter may provide.

(2) Two or more streets, alleys, avenues and boulevards, or parts thereof, may be joined in one proceeding, provided they intersect or are adjacent and parallel to each other.

(3) No ordinance for the vacation of all or part of a plat shall be passed by the governing body until the city recording officer has filed in the office of the city recording officer or indorsed on the petition for such vacation a certificate showing that all city liens and all taxes have been paid on the lands covered by the plat or portion thereof to be vacated.

(4) Any property owner affected by the order of vacation or the order awarding damages or benefits in such vacation proceedings may appeal to the circuit court of the county where such city is situated in the manner provided by the city charter. If the charter does not provide for such appeal, the appeal shall be taken within the time and in substantially the manner provided for taking an appeal from justice court in civil cases.

Staff informed the property owner of requirements for vacating city right of way which include public hearings at the Planning Commission and City Council along with development of the appropriate legal descriptions and easement overlays for access management to the adjoining properties.

The specific requirements for right of way vacations are detailed in Ashland Municipal Code (AMC) Chapter 4.18 and Oregon Revised Statute (ORS) 271.080 thru 271.230.

Public Works performed an initial assessment to determine if a right of way vacation would be in the public interest. The current grade does not allow for an appropriate street connection between Elkader Street and Mountain Avenue and there are no public utilities in the unimproved section of Fern Street.

Right of Way Vacation Requirements:
In order to appropriately process a right of way vacation certain state and local codes must be addressed. The Oregon Revised Statues (ORS) and City of Ashland Municipal Code detail the requirements to vacate City property:

4.18.010 Purpose
The purpose of this Chapter is to establish the procedure for processing requests for the vacation of public rights-of-way and places, and to require petitioners for vacation to deposit with the City Recorder a fee sufficient to cover the cost of publication, posting and other anticipated expenses as authorized by ORS 271.080, et seq.

4.18.020 Application
Any person interested in filing a petition for the vacation of all or part of any street, alley, or other public place, shall submit such petition in the form prescribed by the City Engineer pursuant to ORS 271.080, and upon filing of the petition shall deposit with the City Recorder a filing fee established by resolution of the City Council. (Ord. 2654, 1991; Ord. 2742, 1994)

- **This is not required if the Council initiates the vacation process as allowed by ORS.**

4.18.030 Review by Planning Commission
Upon receipt of the petition, the same shall be referred to the City Engineer for a determination of whether it contains the requested number of sworn signatures. The City Engineer shall return any petition not meeting the requirements of ORS 271.080, together with the filing fee to the petitioner. If the City Engineer determines that the petition is sufficient, it shall be referred to the City Planning Commission for its review and recommendation to the City Council. The Planning Commission shall submit its report to the City Council within sixty (60) days of receipt. Upon receipt of the report by the Commission, or if no report is received from the Commission upon the expiration of sixty (60) days, the City Manager shall set the matter for public hearing as set forth in ORS 271.100, et seq.

- **A Planning Commission meeting scheduled for January 9, 2024 was formally noticed to the public and the adjacent residents.**
- **The Planning Commission reviewed the information, took public input and upon deliberation recommended vacating the right of way at their public hearing. Their recommendation also included keeping a pedestrian easement connection between Elkader Street and South Mountain Avenue.**

4.18.040 Public Hearings
Public hearings shall be held as set forth in ORS 271.120, at which time the petitioner and all affected parties shall be afforded an opportunity to present their views either orally or in writing. The report of the Planning Commission, if any, shall be made a part of the record.

- **This is the action required of Council for the June 4, 2024 Business Meeting.**
- **Since the approval process requires approval of an ordinance there is a required first and second reading in order to become legally binding.**

4.18.050 Action By Council
The City Council, after due consideration of testimony by affected parties, and the report of the Planning Commission may approve, reject, or modify the area proposed for vacation which in its sole judgment is deemed in the public interest.

- **Public Hearing – Ordinance approval June 4, 2024 and June 18, 2024**

FISCAL IMPACTS
The only resource requirements were/are associated with staff time to bring the vacation forward through the Planning Commission and City Council. The owners will be responsible for the development of new property deeds and recording the applicable documents with the County. If the property is vacated, it will become private and assessable for property taxes as part of the individual tax lots the right of way is vacated too.

STAFF RECOMMENDATION
Staff recommends approval of the right of way vacation ordinance for a portion of Fern Street.

The Planning Commission recommends approval of the right of way vacation ordinance for a portion of Fern Street.

ACTIONS, OPTIONS & POTENTIAL MOTIONS
I move to approve Ordinance Number 3240 an Ordinance relating to the vacation of a portion of Fern Street.

I move to take no action on the matter.

REFERENCES & ATTACHMENTS
Attachment #1: Ordinance No. 3240
Attachment #2: Planning Commission Minutes 1/9/2024
Attachment #3: Planning Commission Staff Report 1/9/2024

City Council Business Meeting
Right of Way Vacation – Fern Street

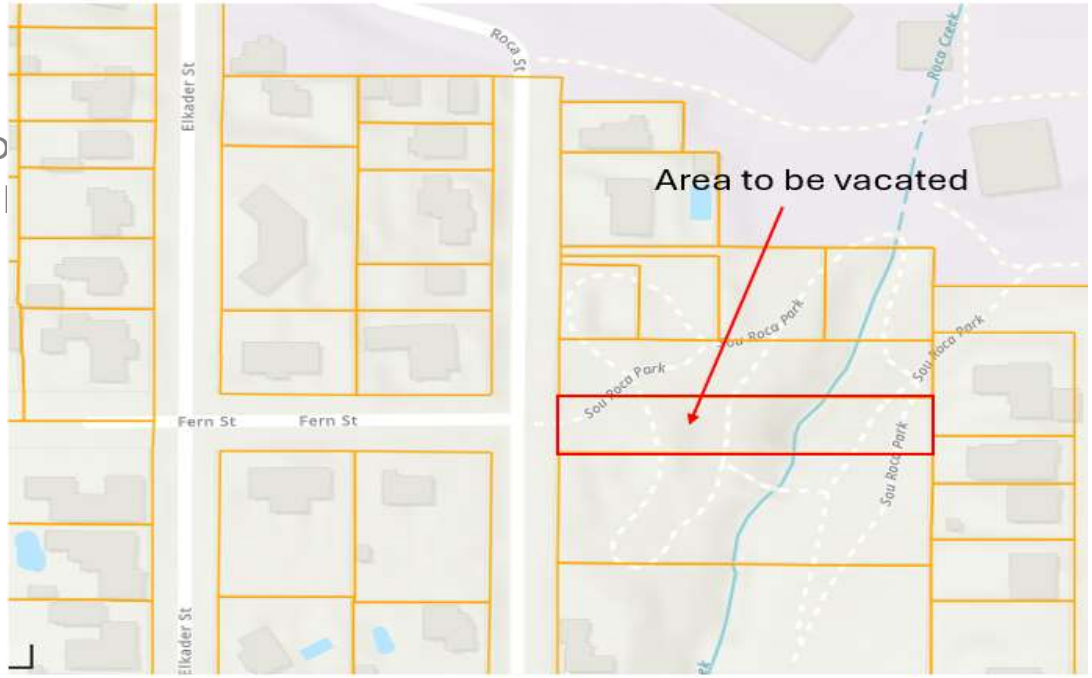
Business Meeting

Should the Council intiate the right of way vacation process for an un-improved section of Fern Street.

Potential Council Action:

I move to approve initiating the vacatio
process for an un-improved section of
Street as defined in this staff report

I move to take no action



Thank you

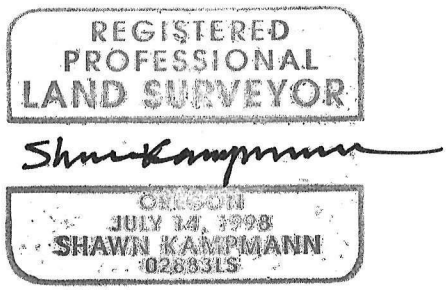
EXHIBIT "A"

LEGAL DESCRIPTION – FERN STREET PUBLIC VACATION
SOUTHERN OREGON UNIVERSITY–648 ROCA STREET, ASHLAND
ASSESSOR'S MAP NO. 39 1E 15 BB, TAX LOTS 1600 & 6800

A Public Street Vacation of that portion of Fern Street between Roca Street and the easterly boundary of The Galey Addition to the City of Ashland, adjacent to those tracts of lands described as Lots 23, 24 & 25 within The Galey Addition to The City of Ashland laying situate within the Northwest Quarter of Section 15 in Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Jackson County, Oregon, being more particularly described and bounded as follows, to wit;

Commencing at a 1/2 inch iron pipe at the southeast corner of Roca Park Subdivision, recorded in Volume 18, Page 10 in the Plat Records of Jackson County, Oregon, situated on the east line of Lot 24 of the Galey Addition to the City of Ashland, recorded in Volume 3, Page 80 of said Plat Records; thence South 00°16'49" West, along said described east line, a distance of 59.94 feet to the southeast corner thereof, from which a 3/4 inch iron pipe bears North 89°43'11" West, 1.15 feet therefrom, the POINT OF BEGINNING; thence South 00°16'49" West along the east line of Fern Street, a distance of 60.00 feet to intersect the south line of said street; thence North 89°40'30" West, along said south line, 329.97 feet to a point from which a 3/4 inch iron pipe bears North 68°38'31" West, 0.43 feet; thence North 00°16'18" East, along the east line of Roca Street, 30.00 feet to the center line Fern Street; thence North 00°22'00" East continuing along the said east line, 30.00 feet to the southwest corner of Lot 23 of said plat; thence South 89°40'30" East, along the north line of said described Fern Street, being 30.00 feet north of, parallel with and adjacent to the former centerline of Fern Street, a distance of 329.92 feet to the POINT OF BEGINNING.

Containing 0.45 acres or 19,797 square feet, more or less



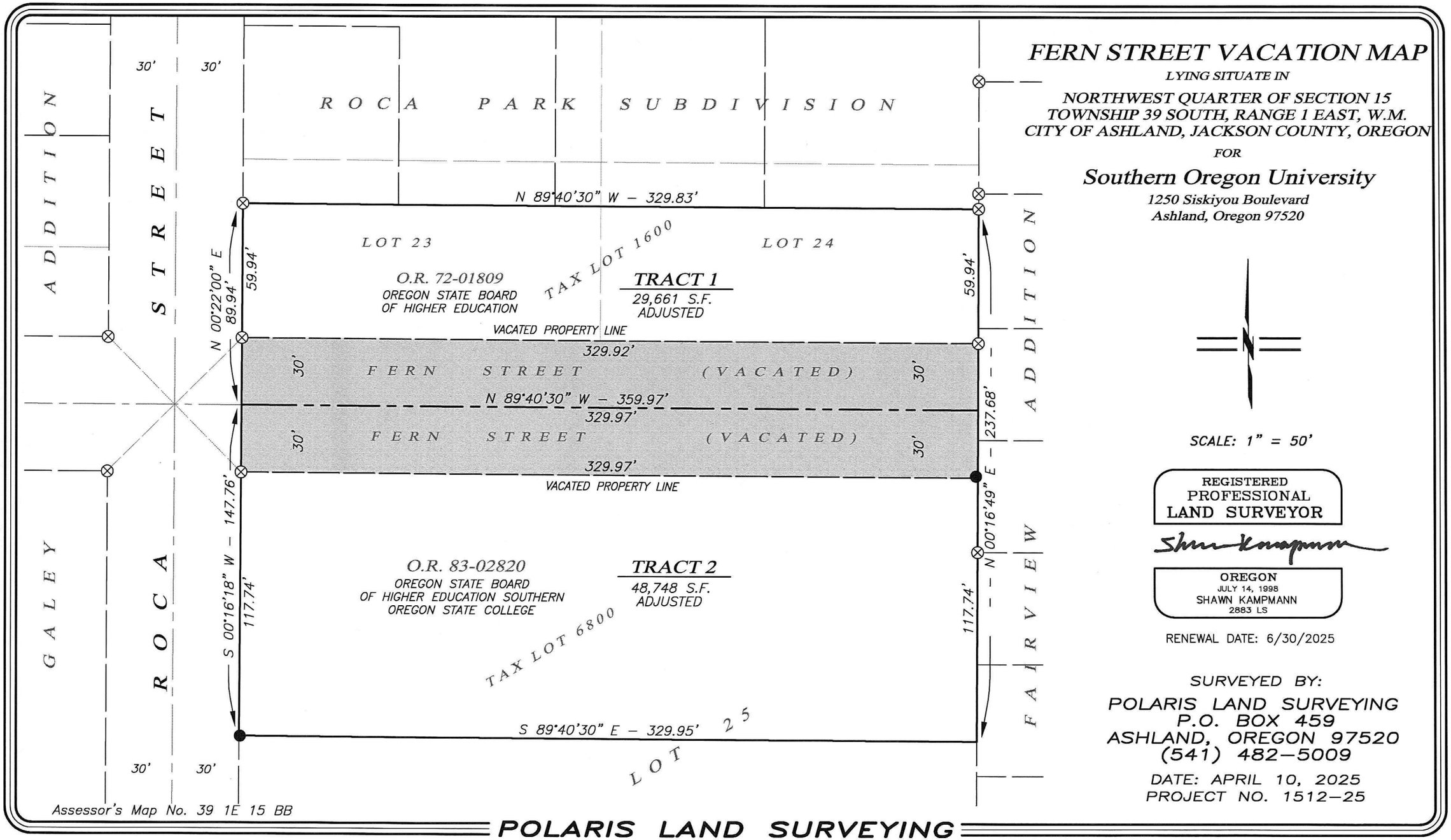
RENEWAL DATE: 6/30/25

Prepared by:

Shawn Kampmann
Professional Land Surveyor

Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520

Date: April 9, 2025
s:\surveys\1512-25\Fern Street Vacation Legal.docx



FERN STREET VACATION MAP

LYING SITUATE IN

NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

Southern Oregon University
1250 Siskiyou Boulevard
Ashland, Oregon 97520

SCALE: 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2025

SURVEYED BY:

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

DATE: APRIL 10, 2025
PROJECT NO. 1512-25

POLARIS LAND SURVEYING

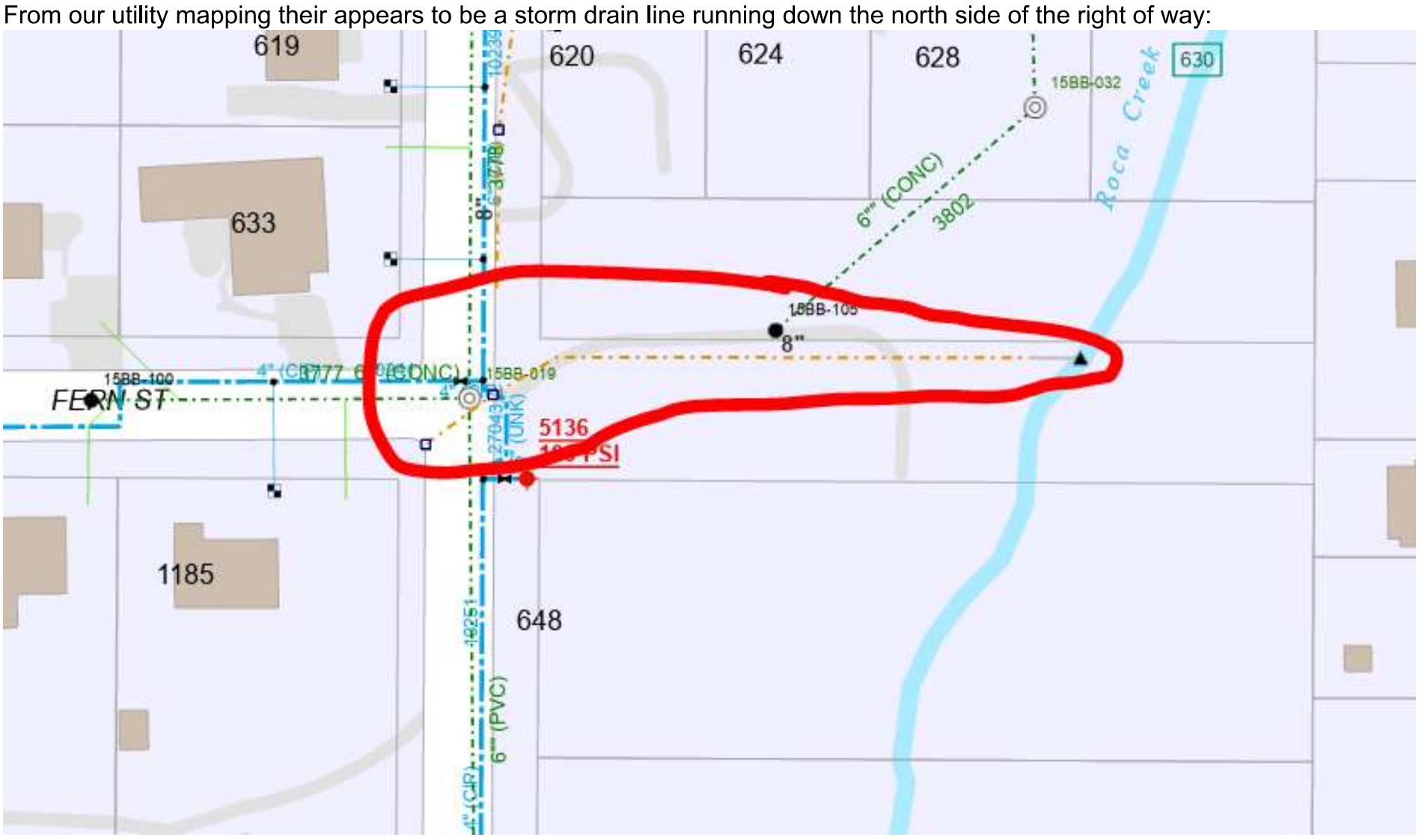
Outlook

RE: Pedestrian connectivity

From Scott Fleury <scott.fleury@ashland.or.us>
Date Wed 2025-07-09 07:33 AM
To Derek Severson <derek.severson@ashland.or.us>

Derek,

From our utility mapping their appears to be a storm drain line running down the north side of the right of way:



Scott A. Fleury, P.E. Public Works Director
City of Ashland, Public Works
20 East Main Street, Ashland OR 97520
(541) 552-2412, TTY 800-735-2900
Fax: (541) 488-6006

This email transmission is official business of the City of Ashland, and it is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at (541) 552-2412. Thank you.

From: Derek Severson <derek.severson@ashland.or.us>
Sent: Tuesday, July 08, 2025 5:16 PM
To: Alan Harper <alandbharper@gmail.com>; Scott Fleury <scott.fleury@ashland.or.us>
Subject: Re: Pedestrian connectivity

Alan,

When you say across the north of the total SOU lots, I'm assuming this means that the easement would extend from Roca all the way to the stub of Madrone r-o-w so that there would be pedestrian connectivity within the street grid. If so, I think that works. I can give you a call to touch bases tomorrow.

I also want to check with Scott. I don't believe there are any utilities in the Fern r-o-w now, but wonder if he anticipates any public utility easement needs in the future and if so, would this cover it.

This placement makes a lot of sense to me (having not gone out and actually walked it). I appreciate you sending it along, and I think it might help address some of the neighbor issues (to the extent they can be helped).

Derek Severson, Planning Manager
Pronouns He/him/his

City of Ashland
Community Development
51 Winburn Way, Ashland, Oregon 97520
541.552.2040 | TTY 800.735.2900
derek.severson@ashlandoregon.gov

Online ashlandoregon.gov; social media (Facebook @CityOfAshlandOregon | Twitter @CityofAshland)
This email transmission is official business of the City of Ashland, and it is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at 541.552.2040.

From: Alan Harper <alandbharper@gmail.com>
Sent: Tuesday, July 8, 2025 12:26 PM
To: Derek Severson <derek.severson@ashland.or.us>; Scott Fleury <scott.fleury@ashland.or.us>
Subject: Pedestrian connectivity

[EXTERNAL SENDER]

Scott and Derek,

One topic that I have heard in relation to the Fern St. vacation is retaining some sort of public pedestrian access. I believe Brandon has mentioned several times that pedestrian access to the Roca Canyon trails was preserved when vacation or planning actions on the other side of the Canyon took place, but I don't know where that access is really.

SOU recognizes the public benefit to maintaining this access and would request that a condition of the street vacation be placing a non-exclusive easement on the north of the total SOU lots, as shown roughly below.

As you know, SOU is seeking the rezoning of some of those lots as part of the Facility Master Plan process. I expect that those lots might be purchased together and reconfigured, which is just a hunch and not guaranteed, But, should that be the case, it makes much more sense for a viable housing configuration to not have the pedestrian access in the middle of SOU properties, but instead situate it to the northern boundary.

We wanted to get this to you in advance of the staff report on the Fern Street vacation hearing.

Please let me know your thoughts on this and if you have any questions.

Alan

Public Comments

Outlook

Maintain Roca Canyon trails!

From Kate Hurster <khurster@gmail.com>
Date Wed 2025-07-09 09:18 PM
To Planning Commission - Public Testimony <PC-public-testimony@ashland.or.us>

[EXTERNAL SENDER]

To whom it may concern,
Regarding the sale of Roca Park from SOU to a developer, my young family and I implore you to maintain an easement for public access to the trails and creek. Our family depends on it for much needed reprieves in nature. Please do the right thing, and keep land accessible to the people who need it most.
Best,
Kathryn Espinosa
--
Kate Hurster
she/her
610-213-5723
www.katehurster.com

A Proposal by Neighbors of SOU and Roca Canyon

Preserve Roca Canyon Trails

Presented by Amy Swan
July 11th, 2025

Dear Ashland City Council Members,

We, the neighbors of Roca Canyon, bring to your attention an important issue ahead of the July 15th meeting: the future of Roca Canyon. The trails in this **Linear Park** are heavily used by disc golfers, SOU students, neighborhood kids, residents, and wildlife. Our goal as neighbors to the campus – our beloved University woven into the very fabric of our city – is to present creative, collaborative solutions that benefit all parties.

Beyond its ecological and recreational value, **Roca Canyon is a place of connection and joy**, especially for our neighborhood's children. In spring, it's common to see kids from Leonard Street and Roca Street meeting at the bottom of the canyon, digging in the sand, splashing in the creek, and learning from nature in the most organic way. These spontaneous moments of play, wonder, and community (unstructured and screen-free) are increasingly rare in today's world. This trail system doesn't just link streets; it links childhoods, neighbors, recreational enthusiasts, and generations. Losing access would mean losing a shared, living classroom and backyard that has quietly shaped the rhythms of our lives.

We understand that SOU is selling the Roca Canyon property out of necessity and we empathize with their financial situation. SOU has been a generous neighbor and a **dedicated steward** of the land, maintaining both Roca Canyon and the disc golf course while providing **Public Access** to this **Natural Park**, which includes **Riparian Habitat**, **Open Space**, **Environmentally Constrained Lands**, and a vital **Wildlife Corridor**. The area supports **Passive Recreation** such as walking, hiking, bird watching, and **Visual and Auditory Solitude**. Unlike other neighborhood parks like Glenwood and Garden Way, **Roca Canyon** offers a unique opportunity to experience wilderness right in the heart of Ashland. We are grateful for SOU's long-standing commitment to keeping this space accessible.

Much of the land west of the creek has a 25% grade and could potentially be developed with city approval. The creek itself is protected by a **Conservation Zone**, which restricts development 40 feet in either direction. However, a future owner could still choose to block access. Trails on the east side, which fall on land with a 35% grade or greater, are effectively **Non-developable**. Our request is simple: we ask SOU and the City of Ashland to work with us to create a **recreational easement** that would preserve access to these trails for future generations.

We also request the preservation of a version of the **Fern Street Right-of-Way** as a **public footpath**, enhancing **Neighborhood Connectivity**, **Walkability**, and **Multi-Modal Transportation**. Although originally intended as a paved connection

between Roca Street and Leonard Street, the steep terrain makes this infeasible for vehicles. However, preserving this route for pedestrian use aligns directly with Ashland's **Comprehensive Plan** goals, including **Transportation Demand Management** and the creation of **Linking Trails** that support **Neighborhood Connections**.

Many residents use this route to walk from Roca Street through the canyon to Leonard Street, then loop around Pinecrest Terrace and back. We understand SOU's desire to vacate the Right-of-Way, but maintaining a **pedestrian Right-of-Way** (at least from Roca Street to the Conservation Zone) would be a reasonable compromise and would tie directly into the proposed recreational easement around the creek.

We recognize that trail maintenance will be essential. We've reached out to the **Ashland Woodlands & Trails Association**, who are reviewing our proposal, and we're also in touch with the **Southern Oregon Land Conservancy**, who may offer support or guidance.

This trail easement and Fern Street footpath would benefit **future developers and residents** alike. Public access to **parks, trails, and wildlife corridors** increases quality of life and **property values**. According to the article *How Open Spaces Impact Property Values* (Michael Scisco, 2024), homes within ¼ mile of protected open space have enjoyed increase in value. A recent National Association of Home Builders survey (May 2024) found that **65% of homebuyers** rank access to **trails** among the top five desired community features, and **66%** ranked proximity to **parks** in the same tier. For developers, this means **higher demand**, and a community identity grounded in **sustainability**, **health,** and **connection**.

Furthermore, Oregon's **Recreational Immunity Law** (ORS 105.682) protects landowners who allow public recreational use, stating:

> *"An owner of land is not liable in contract or tort for any personal injury, death or property damage that arises out of the use of the land for recreational purposes."*

This law reassures both SOU and any future developers that trail access does not increase liability risk.

It's also worth noting that these trails have been used annually by the **SOU Science Department** for field studies, so much so that the University intended on turning this land into an Arboretum in their 2010-2020 Master Plan (see pages 15, 26, 34, and 80). We've also seen **Ashland Fire & Rescue** conduct training here, along with **SOU ROTC** practice drills. These uses represent valuable opportunities for education and **risk preparedness**, especially in the face of intensifying wildfire seasons.

We would welcome the opportunity to participate in a **working group or exploratory session** with SOU, City Planners, and community representatives to shape a solution that honors all interests and preserves public value.

🔍 Quick Summary: What We're Asking For & Why It Matters

What we're asking for:

- A **recreational easement** to protect trail access along Roca Creek
- Preservation of the **Fern Street Right-of-Way** as a **pedestrian footpath**

Why this benefits everyone:

- **Supports Ashland's Comprehensive Plan** goals for walkability, connectivity, and multi-modal access
- **Protects natural habitat**, open space, scenic beauty, and wildlife corridor
- **Encourages outdoor recreation** and non-motorized transportation
- **Respects SOU's legacy of stewardship** and community engagement
- **Enhances neighborhood value** for future developers and residents

---

Preserving the Roca Canyon trail system, as well as maintaining a public trail that connects Roca Street to the Madrone and Leonard Street neighborhoods, is a win for everyone: SOU, neighborhood residents, future developers, wildlife, and visitors to our city. This modest request reflects the values our University and City stand for: **Multi-Modal Transportation**, **Environmental Stewardship**, and protecting **natural Open Space** for future generations.

Enclosed with this letter are maps of the proposed **recreational easement**, photos and descriptions, and a petition currently circulating in support. The petition includes brief public testimony from signees and will be formally submitted on July 15th.

Thank you for considering our proposal.

Neighbors of SOU and Roca Canyon
Represented by Amy Swan

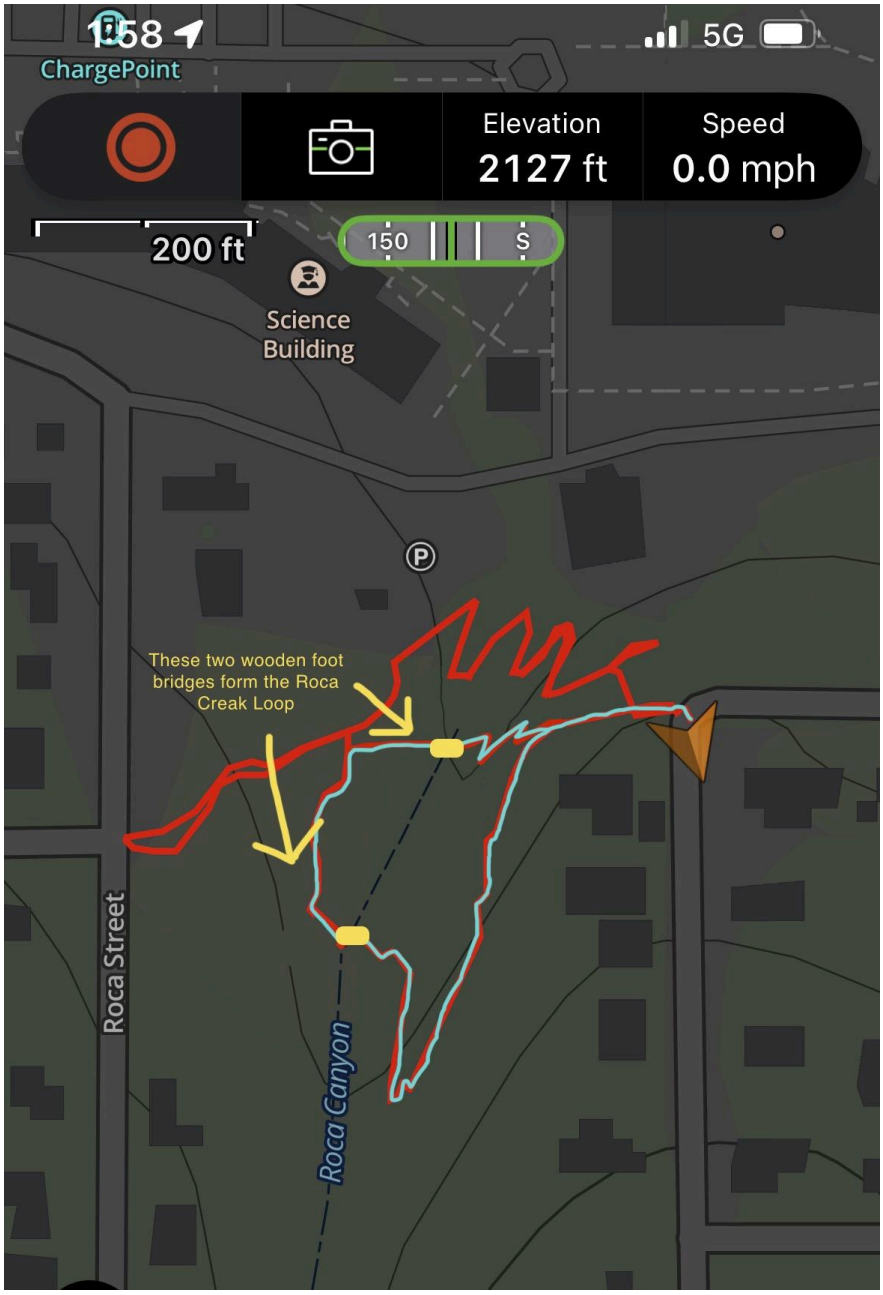


Figure 1.
This figure illustrates the main Roca Creek loop where we are proposing a recreational easement for Ashland Residents. The trail is on Non-Developable Land through a Riparian Habitat and Conservation Zone. The trail allows for Passive Recreation and Visual Auditory Solitude. We aim to preserve this loop in its current state.

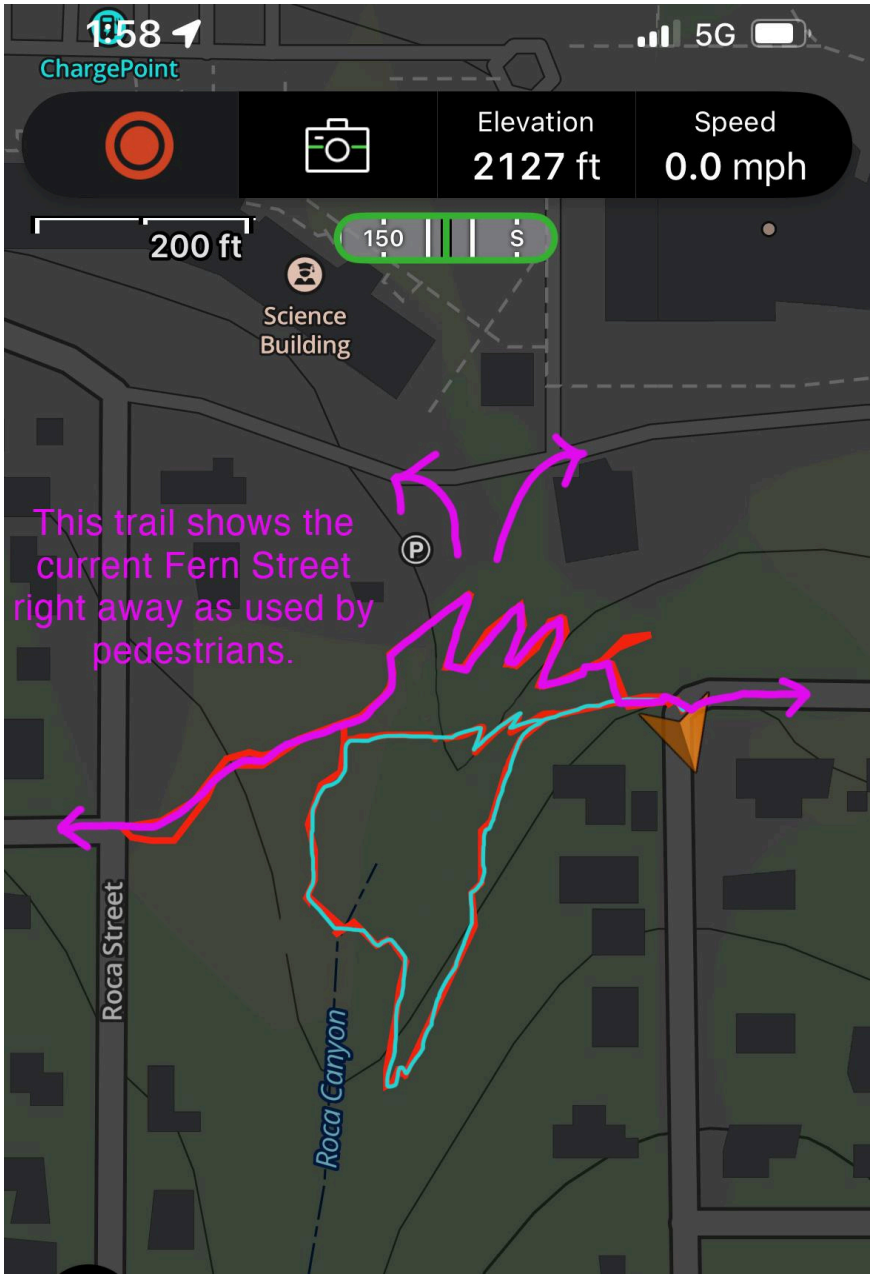


Figure 2.
This figure illustrates how the Fern Street Right Away has functioned for many decades, as a walking right away to connect two neighborhoods and the University. Preserving a version of this Right Away for pedestrian traffic would help the City of Ashland meet several goals identified in the Comprehensive Plan'sTransportation Systems Plan including, Connectivity, Walkability, and Multi-Modal transportation.

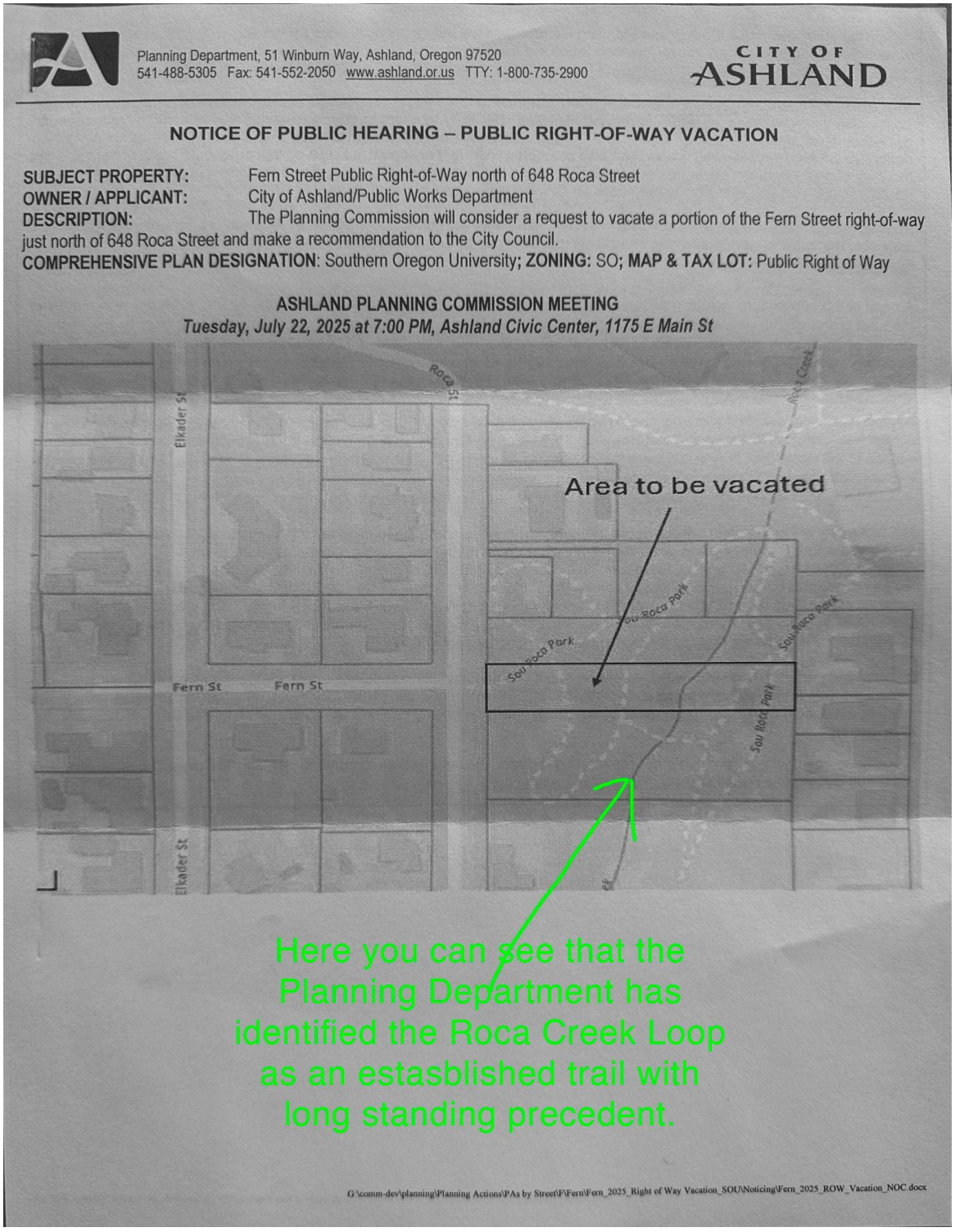


Figure 3.
This map was sent to the neighbors of Roca Park in a mailing that addresses the Fern St. Right-of-Way vacation request. The map identifies the trail system labeled “SOU Roca Park”, acknowledging that (although not public) these existing trails are used by pedestrians.

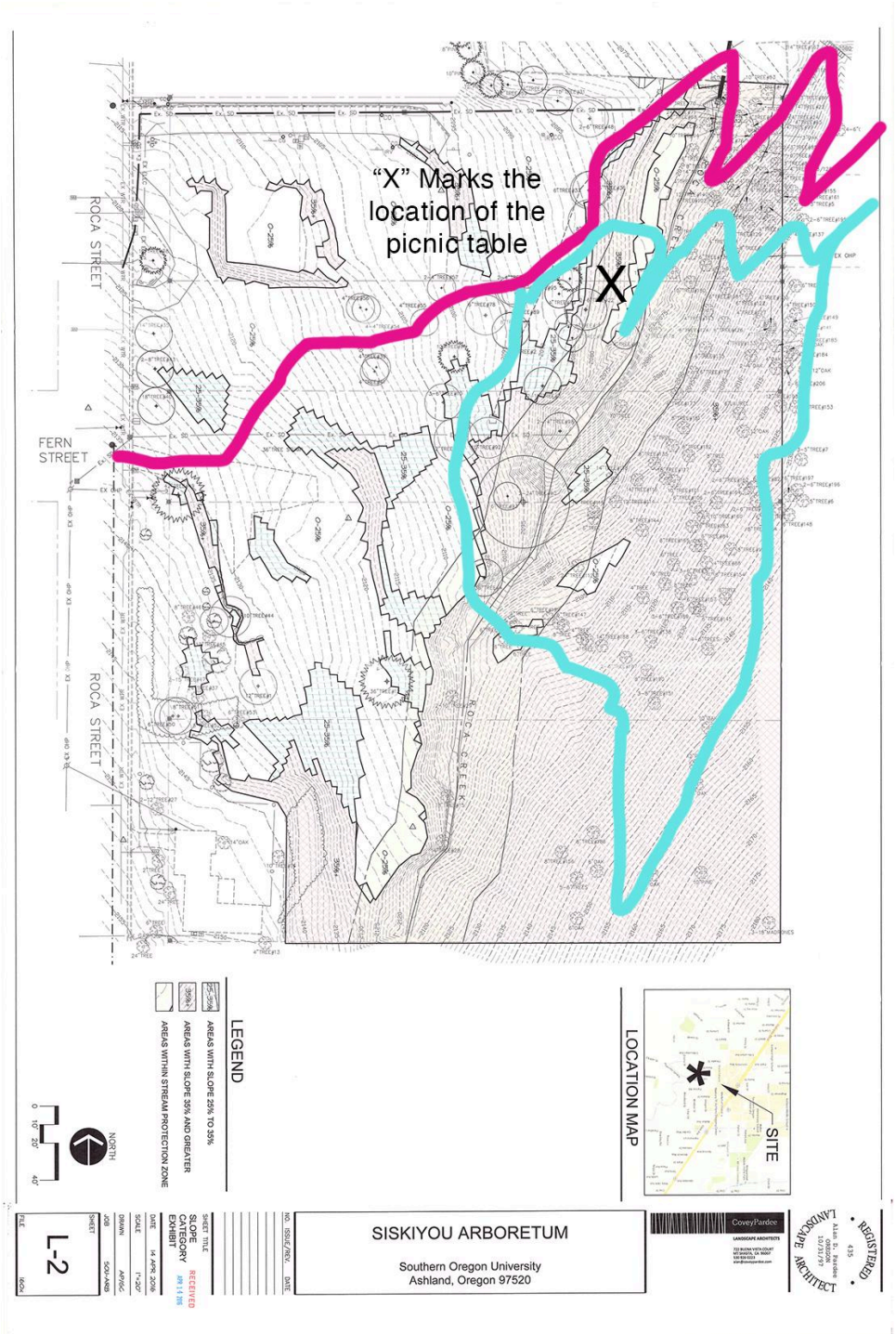


Figure 4.
This map illustrates the topography of the Roca Park property, with slope percentages and GPS-tracked trails overlaid. It highlights how much of the main trail system lies within the **Conservation Area** along Roca Creek and on land with slopes of 35% or greater. It also shows the existing **Fern Street footpath** connecting Roca Street (left) to Madrone and Leonard Streets (right).

Figure 5

This illustration shows the Roca Creek Loop Trail looking North. It is a well tread and clearly defined trail on the East side of Roca Creek on steep Non-Developable Land.

Figure 6

This illustration shows the Roca Creek Loop Trail looking South. It is a well tread and clearly defined trail on the East side of Roca Creek on steep Non-Developable Land.

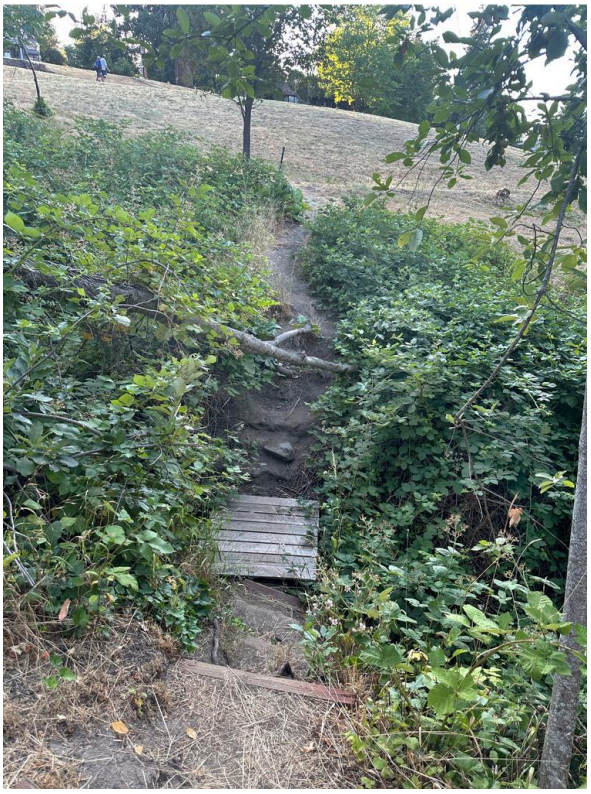


Figure 7
This illustration shows the upper foot bridge

Figure 8
This illustration shows the lower foot bridge

Figure 9
This illustration shows Roca Creek in July 2025

Figure 10
This illustration shows the recreational picnic table close to the Roca Creek waterway in July 2025

Figure 11
This illustration shows the route from the Fern Street Right Away to the SOU Parking lot.

Petition

Link to the petition:
https://docs.google.com/forms/d/e/1FAIpQLSeVsXkmfV0Mjusuz4zrJhl4TcB-xFEYWi7GBqb5IZTuHlFmnA/viewform

We are currently at 55 e-signatures and counting. 81.8% of them are Ashland residents. 34 people so far have submitted comments on what Roca Canyon means to them, to be read in-person at the upcoming meeting on Tuesday, July 15th. Here are a few we've received:

"The world. I take my dogs there and play disc golf often."

"After important science classes at the SOU science building I would walk and meditate here. It's important for the community."

"I've lived by Roca Canyon for 20 years and it's been a part of my kids' life. We love to see it used by people being active and all the wildlife that we are privileged to see!"

"I love Roca Park! I play disc golf there 3 times a week. The Roca park side is the best part of the disc golf course!!!"

"I come to Ashland every year to see the plays. I play disc golf at your beautiful little course. I would like to see it preserved and not developed."

"Public spaces are dwindling everywhere and Ashland's protection of them is what makes it so special. Once the public loses access to a shared treasure it becomes nearly impossible to get back"

Number	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Are you an Ashland resident	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
1	7/8/2025 1	Amy Swan	665 Leonard St			Yes		"I affirm that the information I've provided is accurate and I support this petition."
2	7/8/2025 2	Christopher Stuart Mento	1654 Ashland St Ashland, OR 97520	Chrismentore90@gmail.co	6074310718	Yes		"I affirm that the information I've provided is accurate and I support this petition."
3	7/8/2025 2	Alyse Emdur	1280 Madrone street	a.emdur@gmail.com	6462630096	Yes		"I affirm that the information I've provided is accurate and I support this petition."
4	7/8/2025 2	Christopher swan	665 Leonard St ashland Or 97520			Yes		"I affirm that the information I've provided is accurate and I support this petition."
5	7/8/2025 2	Timothy M Getman	183 Harrison St Ashland OR 97520	timgetman@gmail.com	2022765038	Yes		"I affirm that the information I've provided is accurate and I support this petition."
6	7/9/2025 7	Nelson Peter Wedin	2365 Morada Ln	nels@parheliabio.com	5414156394	Yes	After important science classes at the SOU science building I would walk and meditate here. It's important for the community.	"I affirm that the information I've provided is accurate and I support this petition."
7	7/9/2025 8	Monika Zarako-Dobrowne	1301 Evan Ln	Monika.zarako@gmail.com	3234476556	Yes		"I affirm that the information I've provided is accurate and I support this petition."
8	7/9/2025 8	Sara Weese	1001 Cove Rd	sara.d.weese@gmail.com	5412916634	Yes		"I affirm that the information I've provided is accurate and I support this petition."
9	7/9/2025 1	Wendy Fine	643 Leonard Street	pinkdiner@gmail.com	310-466-9797	Yes	Green space, waterway, and green views	"I affirm that the information I've provided is accurate and I support this petition."
10	7/9/2025 1	Mindi Morgan	625 South Mountain Avenue	mindimorgan@gmail.com	5419446439	Yes		"I affirm that the information I've provided is accurate and I support this petition."
11	7/9/2025 1	Vanessa Jo Bahr	475 Beach St	vanessajo.studio@gmail.co		Yes	Land should be accessible to all!	"I affirm that the information I've provided is accurate and I support this petition."
12	7/9/2025 1	NaTasha Fleming	8711 Yank Gulch Dr	natasharaefleming@gmail.	5302066470	No	This area provides safe family friendly outdoor recreation in natural spaces not manicured parks. Impeccable views and a beautiful stream my family has enjoyed for years. I hope to be able to keep using the space for our family time!	"I affirm that the information I've provided is accurate and I support this petition."
13	7/9/2025 1	Charlie Henry	1366 E Main St.	skyhawkhenry@gmail.com	5419685120	Yes	Public access to trails in space that cannot be developed is an important part of what makes our community great!	"I affirm that the information I've provided is accurate and I support this petition."
14	7/9/2025 1	Lily Fleming	8711 yank gulch	Lily.Fleming15@gmail.com	4582252423	No		"I affirm that the information I've provided is accurate and I support this petition."
15	7/9/2025 1	Hillary Rufi	704 Elkader St. Ashland	Davis.hillary16@gmail.com	5418409625	Yes	The precious green space must be protected!	"I affirm that the information I've provided is accurate and I support this petition."
16	7/9/2025 1	Darci Mason	460 Liberty St			Yes	We visit Roca park weekly to sit by the creek and enjoy nature. Please don't sell this land too! We're already reeling from the development coming near Henry and Mountain.	"I affirm that the information I've provided is accurate and I support this petition."
17	7/9/2025 1	Elise Pfrommer	1366 E Main St Ashland OR	elisepfrommer98@gmail.c	7814244245	Yes		"I affirm that the information I've provided is accurate and I support this petition."
18	7/9/2025 1	Daniel Golden	886 Oak Street Ashland OR 97520			Yes	Public spaces are dwindling everywhere and Ashland's protection of them is what makes it so special. Once the public loses access to a shared treasure it becomes nearly impossible to get back	"I affirm that the information I've provided is accurate and I support this petition."
19	7/9/2025 1	Élan Chardin Gombart	2978 Diane St	elangombart@gmail.com	5413011031	Yes		"I affirm that the information I've provided is accurate and I support this petition."
20	7/9/2025 1	Brian L Conrad	630 Leonard St	blconrad@gmail.com	5418906853	Yes	Community Park for all!	"I affirm that the information I've provided is accurate and I support this petition."
21	7/9/2025 1	Mary Chapman	680 elkader st	ms.maryjchapman@gmail.	5416104349	Yes	It's valuable gathering place for children and students and families. And provides a sanctuary for wildlife and natural flora	"I affirm that the information I've provided is accurate and I support this petition."
22	7/9/2025 1	Russell Chapman	715 Elkader St	rcam@ashlandhome.net	5418909551	Yes	Kids love sliding on the snow in winter	"I affirm that the information I've provided is accurate and I support this petition."
23	7/9/2025 1	Mary Candice Chapman	715 Elkader Street	dramamama@ashlandhom		Yes	Roca Park is a quiet green spot within walking distance of many homes.	"I affirm that the information I've provided is accurate and I support this petition."
24	7/9/2025 1	Aushna Shepherd	650 Leonard Street, Ashland Oregon 97520	Aushna@icloud.com	541-941-8094	Yes	I've lived by Roca canyon for 20 years and it's been a part of my kids life. We love to see it used by people being active and all the wildlife that we are privileged to see!	"I affirm that the information I've provided is accurate and I support this petition."
25	7/9/2025 2	ILENE GREGORIAN	733 Elkader Street Ashland OR 97520	igregorian@gmail.com		Yes		"I affirm that the information I've provided is accurate and I support this petition."
26	7/9/2025 2	Megan Hilfiker	1361 Quincy St Apt 9G	mhilfiker7@gmail.com	9712098968	Yes	The small little parks tucked into Ashland neighbors are crucial to keeping this town unique. Please do not remove that! Let us keep Roca Park!	"I affirm that the information I've provided is accurate and I support this petition."
27	7/9/2025 2	Elijah Gonzalez	1361 Quincy St	paracord6599@gmail.com	5594716363	Yes	Hands off public lands!! We need these areas for future generations to experience the beauty these places hold. Save this area! These trails are crucial to the residents of Ashland, both physical and mental. Outdoor spaces create a sense of belonging for folks, who can be themselves and be connected to nature. Save public lands!!!	"I affirm that the information I've provided is accurate and I support this petition."
28	7/9/2025 2	Susan Nunes	2385 Table Rock Rd. Space 43, Medford, OR 97501			No		"I affirm that the information I've provided is accurate and I support this petition."
29	7/9/2025 2	Jonah Clare Worthington	622 Drager St, Ashland, OR			Yes	It's everything to me. The discs, the trails, the creek... home	"I affirm that the information I've provided is accurate and I support this petition."

Number	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Are you an Ashland resident	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
30	7/9/2025 2	Karen Ann Larson	20208 Archie briggs rd	karenlarson42@gmail.com	541 948 6861	No	I was born in Medford and have gone back and forth living in Ashland and Bend my whole life and believe easements are very important to have to keep access to trails . This is beneficial for people's mental health to have access to natural areas	"I affirm that the information I've provided is accurate and I support this petition."
31	7/9/2025 2	Marshall Wolf	54 N Mountain Ave	marshallthewolf@gmail.co	7034023122	Yes	Roca Park is a fantastic hidden gem within the Ashland community. The disk golf course is the only one in town that I'm aware of!	"I affirm that the information I've provided is accurate and I support this petition."
32	7/9/2025 2	Kolya Schubert	1150 Ashland Street	kschubert@gmail.com	4049555361	Yes	The world. I take my dogs there and play disc golf often.	"I affirm that the information I've provided is accurate and I support this petition."
33	7/9/2025 2	Ashley Rad	952 b st	Ashleylrad@gmail.com	9252065718	Yes		"I affirm that the information I've provided is accurate and I support this petition."
34	7/9/2025 2	Raegan Prawitz	591 Fairview st Ashland, Or	rpisa0709@gmail.com	5415808181	Yes		"I affirm that the information I've provided is accurate and I support this petition."
35	7/10/2025	Andrew Wallis	800 Elkader St	ahwallis@gmail.com	5628812145	Yes	Trails are part of Ashlands critical infrastructure. They promote health, community and overall well-being for a minimal price. Please keep the Roca Canyon trails open!	"I affirm that the information I've provided is accurate and I support this petition."
36	7/10/2025	Alaya Ketani	965 Siskiyou Blvd, Ashland, Or 97520	Hotai23@hmail.com		Yes		"I affirm that the information I've provided is accurate and I support this petition."
37	7/10/2025	Kimberly Wagner	1035 Eureka St	kwagner68@gmail.com	541 613 2426	Yes	I support access for SOU to this trail	"I affirm that the information I've provided is accurate and I support this petition."
38	7/10/2025	alexandra holman	644 normal ave, Ashland OR 97520	holman.alexandra@gmail.c		Yes		"I affirm that the information I've provided is accurate and I support this petition."
39	7/10/2025	January Jennings	882 Garden Way Ashland Oregon			Yes	Non-hardscape walking with nature.	"I affirm that the information I've provided is accurate and I support this petition."
40	7/10/2025	Jezra Daniel Fletcher	P.O box 765 Ashland Oregon 97520	Jezrafletcher@gmail.com	5416212123	Yes	I love the disc golf course and would be heart broken if it's taken away!	"I affirm that the information I've provided is accurate and I support this petition."
41	7/10/2025	Charles Wilson	17020 Railway Road Se Yelm Wa98597	Wilsonch@wave.com	360 789 0159	No	I come to Ashland every year to see the plays. I play disc golf at your beautiful little course. I would like to see it preserved and not developed.	"I affirm that the information I've provided is accurate and I support this petition."
42	7/10/2025	Debra Zaslow	692 Elkader St Ashland OR 97520	Dvorat@aol.com	5414820088	Yes	Great place for kids to Play.	"I affirm that the information I've provided is accurate and I support this petition."
43	7/10/2025	Loren James Bohnett	55 Granite St., Ashland, OR. 97520	Ljbohnett@gmail.com		Yes	We moved to Ashland for the public space and wildlife. Rocca Park is a wonderful shared space. We hope it remains a park going forward.	"I affirm that the information I've provided is accurate and I support this petition."
44	7/10/2025	Cheryl Harden	61 Baum St	cherylharden63@gmail.cor	4083141515	Yes		"I affirm that the information I've provided is accurate and I support this petition."
45	7/10/2025	Richard Owen Baize	462 Liberty St.	Robaize@charter.net	541-261-3981	Yes		"I affirm that the information I've provided is accurate and I support this petition."
46	7/10/2025	Edward Harden	759 N Laurel St	edwardharden@gmail.com	6692736823	Yes		"I affirm that the information I've provided is accurate and I support this petition."
47	7/10/2025	Cynthia Lee Baize	462 Liberty St.	Clbaize&charter.net	541-944-6862	Yes		"I affirm that the information I've provided is accurate and I support this petition."
48	7/10/2025	Derek Hooker	100 eagle mill road Ashland Oregon 97520			Yes	I love Roca Park! I play disc golf there 3 times a week. The the Roca park side is the best part of the disc golf course!!!	"I affirm that the information I've provided is accurate and I support this petition."
49	7/10/2025	Victoria Bohnett	55 Granite Street	tbohnett@gmail.com		Yes		"I affirm that the information I've provided is accurate and I support this petition."
50	7/10/2025	Felicia Betts	207 Van Vorst St , Jersey City NJ	felicia.k.betts@gmail.com	6098923648	No	I fully support everyone raising awareness to preserve access to these beautiful trails. As someone who hopes to visit this area one day, I want to see this land protected and thriving for both locals and visitors to enjoy. I also have friends who care deeply about this place, and I believe public access to these unbuildable areas is important for recreation, nature, and community well-being. Please secure a recreational easement so future generations can experience this special spot.	"I affirm that the information I've provided is accurate and I support this petition."
51	7/10/2025	Carla Bohnett	55 Granite St, Ashland OR	carla.m.bohnett@gmail.cor	4086051158	Yes	All parks should be protected and permanent.	"I affirm that the information I've provided is accurate and I support this petition."
52	7/10/2025	Steven Carter	104 Darlington St, Medford, OR	lion-fullers0x@icloud.com	218-248-0118	No	It means traveling to Ashland for trail running followed by meals and entertainment at local businesses.	"I affirm that the information I've provided is accurate and I support this petition."
53	7/10/2025	Roy Ricky Ray	770 Hill St Jacksonville, Or.	rickray3@gmail.com	541-326-1214	No	It has a long history of being a recreational area open to the general public . It would be a shame to lose public access	"I affirm that the information I've provided is accurate and I support this petition."
54	7/10/2025	Melissa Cellini	Medford, OR	Cellinimelissa@gmail.com	N/a	No	I was an Ashland resident for 6 years and I live at residence 587 Roca Street for 3 years. The Roca trails and nature are essential for wildlife in the area. There is an abundance of black bears, deer, turkeys, and more and they NEED that space. There are already too many homes encroaching in their natural space as it is. Additionally, though I am not a disc golf person, there are also a lot of people who enjoy playing the sport there. This area is already small enough and does not need to be sold or repurposed for any other use. Leave the wildlife WILD!	"I affirm that the information I've provided is accurate and I support this petition."
55	7/11/2025	Seth Thomas	322 Garfield St. Ashland	somastheth@gmail.com	2075920517	Yes	It such a nice green space. I have have many good times playing disk golf there	"I affirm that the information I've provided is acc

Outlook

Fwd: Online Form Submittal: Contact City Council

From Brandon Goldman <brandon.goldman@ashland.or.us>
Date Sun 2025-07-13 08:32 AM
To Michael Sullivan <michael.sullivan@ashland.or.us>; Alissa Kolodzinski <alissa.kolodzinski@ashland.or.us>; Derek Severson <derek.severson@ashland.or.us>

This is additional public comment relating to the SOU master plan for the record.

Brandon Goldman, AICP
Director of Community Development
City of Ashland

brandon.goldman@ashland.or.us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, July 13, 2025 6:39:10 AM
To: City Council <council@ashland.or.us>
Subject: Online Form Submittal: Contact City Council

[EXTERNAL SENDER]

Contact City Council

Your submission will be sent to Council and become part of the public record.
Use the Public Testimony Form if you want your submission to be on the record and archived with Agenda Packet.

Full Name	Kathy Uhtoff
Phone	5412273828
Email	Kathyuhtoff@yahoo.com

Subject	Fern Street easement
Are you a City of Ashland resident?	Yes
Message	I strongly oppose removing the Fern Street easement. Though I realize the original purpose of the easement was to continue Fern Street, currently if the easement is kept in place, it would provide open space and public access for the community. Ideally an easement would be obtained from SOU before the sale of the property to provide further community access to current hiking trails. There is a very large fir tree on the easement and though Ashland's tree ordinance might prohibit cutting it down, construction nearby would definitely injure the roots. Please vote no on removing the easement. Thank you— Kathy Uhtoff
Upload Your File	*Field not completed.*

Email not displaying correctly? View it in your browser.

Dear Ashland City Council Members,

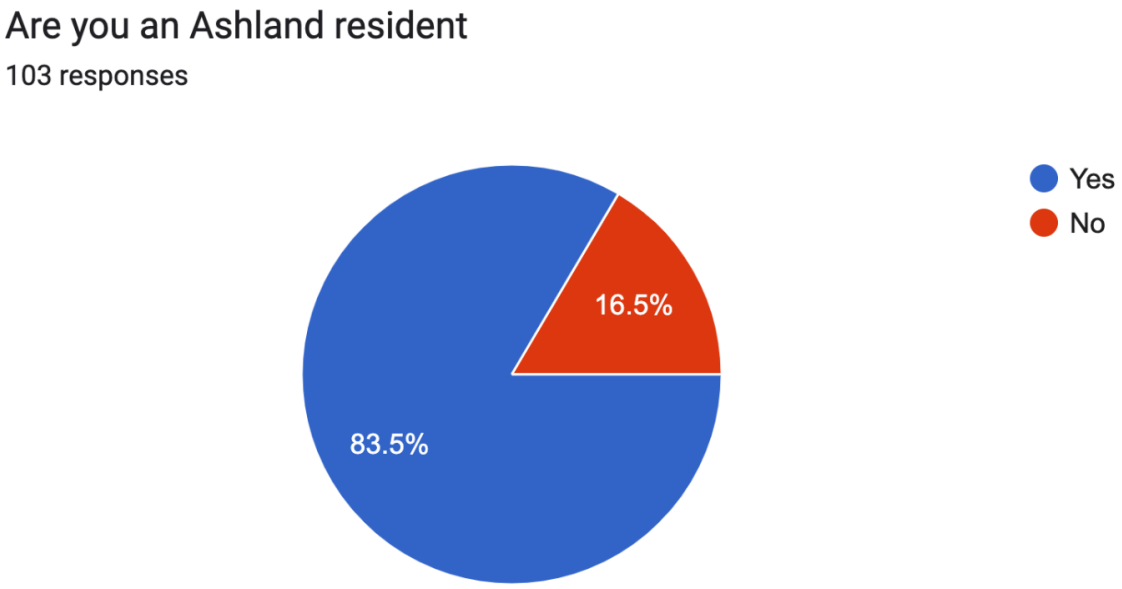
As of today, July 14th at 3:00 PM, **103 people have signed a petition** in support of preserving the **Roca Canyon trail system and Fern St. footpath** and maintaining **public access** to this beloved green space.

Attached, you'll find:

- A full list of petition signers, including names, addresses, and personal comments
- A chart showing the breakdown of **Ashland residents vs. visitors** who signed

Thank you for taking the time to read through these messages. We hope the community's words help illustrate just how deeply **Roca Canyon matters** to your constituents and to those who love and visit Ashland.

With appreciation,
Amy Swan



#	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Ashland resident?	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
1	7/8/2025 1(	Amy Swan	665 Leonard St			Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
2	7/8/2025 2(	Christopher Stuart Mentore	1654 Ashland St Ashland, OR 97520	Chrismentore90@gmail.com	6074310718	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
3	7/8/2025 2:	Alyse Emdur	1280 Madrone street	a.emdur@gmail.com	6462630096	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
4	7/8/2025 2:	Christopher swan	665 Leonard St ashland Or 97520			Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
5	7/8/2025 2:	Timothy M Getman	183 Harrison St Ashland OR 97520	timgetman@gmail.com	2022765038	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
6	7/9/2025 7:	Nelson Peter Wedin	2365 Morada Ln	nels@parheliabio.com	5414156394	Yes	After important science classes at the SOU science building I would walk and meditate here. It’s important for the community.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
7	7/9/2025 8:	Monika Zarako-Dobrowner	1301 Evan Ln	Monika.zarako@gmail.com	3234476556	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
8	7/9/2025 8:	Sara Weese	1001 Cove Rd	sara.d.weese@gmail.com	5412916634	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
9	7/9/2025 1:	Wendy Fine	643 Leonard Street	pinkdiner@gmail.com	310-466-9797	Yes	Green space, waterway, and green views	“I affirm that the information I’ ve provided is accurate and I support this petition.”
10	7/9/2025 1:	Mindi Morgan	625 South Mountain Avenue	mindimorgan@gmail.com	5419446439	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
11	7/9/2025 1:	Vanessa Jo Bahr	475 Beach St	vanessajo.studio@gmail.com		Yes	Land should be accessible to all!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
12	7/9/2025 1:	NaTasha Fleming	8711 Yank Gulch Dr	natasharaefleming@gmail.cc	5302066470	No	This area provides safe family friendly outdoor recreation in natural spaces not manicured parks. Impeccable views and a beautiful stream my family has enjoyed for years. I hope to be able to keep using the space for our family time!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
13	7/9/2025 1:	Charlie Henry	1366 E Main St.	skyhawkhenry@gmail.com	5419685120	Yes	Public access to trails in space that cannot be developed is an important part of what makes our community great!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
14	7/9/2025 1:	Lily Fleming	8711 yank gulch	Lily.Fleming15@gmail.com	4582252423	No		“I affirm that the information I’ ve provided is accurate and I support this petition.”
15	7/9/2025 1-	Hillary Rufi	704 Elkader St. Ashland	Davis.hillary16@gmail.com	5418409625	Yes	The precious green space must be protected!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
16	7/9/2025 1-	Darci Mason	460 Liberty St			Yes	We visit Roca park weekly to sit by the creek and enjoy nature. Please don’t sell this land too! We’re already reeling from the development coming near Henry and Mountain.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
17	7/9/2025 1-	Elise Pfrommer	1366 E Main St Ashland OR	elisepfrommer98@gmail.com	7814244245	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
18	7/9/2025 1:	Daniel Golden	886 Oak Street Ashland OR 97520			Yes	Public spaces are dwindling everywhere and Ashland's protection of them is what makes it so special. Once the public loses access to a shared treasure it becomes nearly impossible to get back	“I affirm that the information I’ ve provided is accurate and I support this petition.”
19	7/9/2025 1(	Élan Chardin Gombart	2978 Diane St	elangombart@gmail.com	5413011031	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”

#	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Ashland resident?	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
20	7/9/2025 1(	Brian L Conrad	630 Leonard St	blconrad@gmail.com	5418906853	Yes	Community Park for all!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
21	7/9/2025 1(	Mary Chapman	680 elkader st	ms.maryjchapman@gmail.co	5416104349	Yes	It’s valuable gathering place for children and students and families. And provides a sanctuary for wildlife and natural flora	“I affirm that the information I’ ve provided is accurate and I support this petition.”
22	7/9/2025 1(	Russell Chapman	715 Elkader St	rcam@ashlandhome.net	5418909551	Yes	Kids love sliding on the snow in winter	“I affirm that the information I’ ve provided is accurate and I support this petition.”
23	7/9/2025 1(	Mary Candice Chapman	715 Elkader Street	dramamama@ashlandhome.		Yes	Roca Park is a quiet green spot within walking distance of many homes.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
24	7/9/2025 1(	Aushna Shepherd	650 Leonard Street, Ashland Oregon 97520	Aushna@icloud.com	541-941-8094	Yes	I’ve lived by Roca canyon for 20 years and it’s been a part of my kids life. We love to see it used by people being active and all the wildlife that we are privileged to see!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
25	7/9/2025 2(	ILENE GREGORIAN	733 Elkader Street Ashland OR 97520	igregorian@gmail.com		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
26	7/9/2025 2:	Megan Hilfiker	1361 Quincy St Apt 9G	mhilfiker7@gmail.com	9712098968	Yes	The small little parks tucked into Ashland neighbors are crucial to keeping this town unique. Please do not remove that! Let us keep Roca Park!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
27	7/9/2025 2:	Elijah Gonzalez	1361 Quincy St	paracord6599@gmail.com	5594716363	Yes	Hands off public lands!! We need these areas for future generations to experience the beauty these places hold. Save this area! These trails are crucial to the residents of Ashland, both physical and mental. Outdoor spaces create a sense of belonging for folks, who can be themselves and be connected to nature. Save public lands!!!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
28	7/9/2025 2:	Susan Nunes	2385 Table Rock Rd.Space 43, Medford, OR 97501			No		“I affirm that the information I’ ve provided is accurate and I support this petition.”
29	7/9/2025 2:	Jonah Clare Worthington	622 Drager St, Ashland, OR			Yes	It's everything to me. The discs, the trails, the creek... home	“I affirm that the information I’ ve provided is accurate and I support this petition.”
30	7/9/2025 2:	Karen Ann Larson	20208 Archie briggs rd	karenlarson42@gmail.com	541 948 6861	No	I was born in Medford and have gone back and forth living in Ashland and Bend my whole life and believe easements are very important to have to keep access to trails . This is beneficial for people's mental health to have access to natural areas	“I affirm that the information I’ ve provided is accurate and I support this petition.”
31	7/9/2025 2:	Marshall Wolf	54 N Mountain Ave	marshallthewolf@gmail.com	7034023122	Yes	Roca Park is a fantastic hidden gem within the Ashland community. The disk golf course is the only one in town that I'm aware of!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
32	7/9/2025 2:	Kolya Schubert	1150 Ashland Street	kschubert@gmail.com	4049555361	Yes	The world. I take my dogs there and play disc golf often.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
33	7/9/2025 2:	Ashley Rad	952 b st	Ashleylrad@gmail.com	9252065718	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
34	7/9/2025 2:	Raegan Prawitz	591 Fairview st Ashland, Or	rpisa0709@gmail.com	5415808181	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
35	7/10/2025 (	Andrew Wallis	800 Elkader St	ahwallis@gmail.com	5628812145	Yes	Trails are part of Ashlands critical infrastructure. They promote health, community and overall well-being for a minimal price. Please keep the Roca Canyon trails open!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
36	7/10/2025 (	Alaya Ketani	965 Siskiyou Blvd, Ashland, Or 97520	Hotai23@hmail.com		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
37	7/10/2025 (	Kimberly Wagner	1035 Eureka St	kwagner68@gmail.com	541 613 2426	Yes	I support access for SOU to this trail	“I affirm that the information I’ ve provided is accurate and I support this petition.”

#	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Ashland resident?	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
38	7/10/2025 8	alexandra holman	644 normal ave, Ashland OR 97520	holman.alexandra@gmail.co		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
39	7/10/2025 ·	January Jennings	882 Garden Way Ashland Oregon			Yes	Non-hardscape walking with nature.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
40	7/10/2025 ·	Jezra Daniel Fletcher	P.O box 765 Ashland Oregon 97520	Jezrafletcher@gmail.com	5416212123	Yes	I love the disc golf course and would be heart broken if it's taken away!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
41	7/10/2025 ·	Charles Wilson	17020 Railway Road Se Yelm Wa98597	Wilsonch@wave.com	360 789 0159	No	I come to Ashland every year to see the plays. I play disc golf at your beautiful little course. I would like to see it preserved and not developed.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
42	7/10/2025 ·	Debra Zaslow	692 Elkader St Ashland OR 97520	Dvorat@aol.com	5414820088	Yes	Great place for kids to Play.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
43	7/10/2025 ·	Loren James Bohnett	55 Granite St., Ashland, OR. 97520	Ljbohnett@gmail.com		Yes	We moved to Ashland for the public space and wildlife. Rocca Park is a wonderful shared space. We hope it remains a park going forward.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
44	7/10/2025 ·	Cheryl Harden	61 Baum St	cherylharden63@gmail.com	4083141515	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
45	7/10/2025 ·	Richard Owen Baize	462 Liberty St.	Robaize@charter.net	541-261-3981	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
46	7/10/2025 ·	Edward Harden	759 N Laurel St	edwardharden@gmail.com	6692736823	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
47	7/10/2025 ·	Cynthia Lee Baize	462 Liberty St.	Clbaize&charter.net	541-944-6862	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
48	7/10/2025 ·	Derek Hooker	100 eagle mill road Ashland Oregon 97520			Yes	I love Roca Park! I play disc golf there 3 times a week. The the Roca park side is the best part of the disc golf course!!!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
49	7/10/2025 ·	Victoria Bohnett	55 Granite Street	tbohnett@gmail.com		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
50	7/10/2025 ·	Felicia Betts	207 Van Vorst St , Jersey City NJ	felicia.k.betts@gmail.com	6098923648	No	I fully support everyone raising awareness to preserve access to these beautiful trails. As someone who hopes to visit this area one day, I want to see this land protected and thriving for both locals and visitors to enjoy. I also have friends who care deeply about this place, and I believe public access to these unbuildable areas is important for recreation, nature, and community well-being. Please secure a recreational easement so future generations can experience this special spot.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
51	7/10/2025 ·	Carla Bohnett	55 Granite St, Ashland OR	carla.m.bohnett@gmail.com	4086051158	Yes	All parks should be protected and permanent.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
52	7/10/2025 ·	Steven Carter	104 Darlington St, Medford, OR	lion-fullers0x@icloud.com	218-248-0118	No	It means traveling to Ashland for trail running followed by meals and entertainment at local businesses.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
53	7/10/2025 ·	Roy Ricky Ray	770 Hill St Jacksonville, Or.	rickray3@gmail.com	541-326-1214	No	It has a long history of being a recreational area open to the general public . It would be a shame to lose public access	“I affirm that the information I’ ve provided is accurate and I support this petition.”

#	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Ashland resident?	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
54	7/10/2025 2	Melissa Cellini	Medford, OR	Cellinimelissa@gmail.com	N/a	No	I was an Ashland resident for 6 years and I live at residence 587 Roca Street for 3 years. The Roca trails and nature are essential for wildlife in the area. There is an abundance of black bears, deer, turkeys, and more and they NEED that space. There are already too many homes encroaching in their natural space as it is. Additionally, though I am not a disc golf person, there are also a lot of people who enjoy playing the sport there. This area is already small enough and does not need to be sold or repurposed for any other use. Leave the wildlife WILD!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
55	7/11/2025 7	Seth Thomas	322 Garfield St. Ashland OR	somastheth@gmail.com	2075920517	Yes	It such a nice green space. I have have many good times playing disk golf there	“I affirm that the information I’ ve provided is accurate and I support this petition.”
56	7/11/2025 9	Helen Lee Eckard	857 BlackBerry Lane, Ashland, OR 97520	quilternyc@gmail.com		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
57	7/11/2025 1	Valeria Breiten	1185 Fern st	valeriabreiten@gmail.com	4806887442	Yes	It is nature, animals, walking access to stores, view of trees and mountains, quiet.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
58	7/11/2025 1	Lily Shepherd	650 Leonard Street	nalaeve@yahoo.com		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
59	7/12/2025 9	Diane K. Vaillancourt	223 John Street, Santa Cruz, CA 95060	vaillancourt@cruzio.com	8313322303	No	Ashland is a place where retirees like myself look to relocate. It is a friendly, indeed open-hearted, city that offers closeness to nature, many cultural opportunities, and a top-flight university. I had the pleasure of walking Roca Park’s trails last month. That park is a jewel in Ashland‘s heart. It speaks to the City’s and University’s commitment to preserving quality of life for its inhabitants, people and nature alike. In these anxious times, preserving closeness to nature is an especially strong value for people like me. It is my hope that the City and University will see the benefit in allowing the requested public easement and right of way. Thank you.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
60	7/12/2025 1	Alison Laughlin	717 Roca St Ashland OR		5414823196	Yes	It is very important.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
61	7/12/2025 1	Dalia Richmond	891 Roca St, Ashland, OR	richmonddalia@gmail.com	5306431848	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
62	7/12/2025 1	Anna Friend	668 Leonard St.	friend.anna@gmail.com	5412509556	Yes	We walk our dog there and use it for recreation. We also live nearby and see it as a critical wildlife corridor that is worth preserving.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
63	7/12/2025 1	Sarah Ross	63259 NW Lavacrest Street Bend, OR	sarahmross00@gmail.com	9709031925	No		“I affirm that the information I’ ve provided is accurate and I support this petition.”
64	7/12/2025 1	Christina Ammon	150 Rocky Knoll Lane	ChristinaAmmonWriter@gma		No		“I affirm that the information I’ ve provided is accurate and I support this petition.”
65	7/12/2025 1	Amy Titus	430 Morton St.	lahondahiker@gmail.com	4158904957	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
66	7/12/2025 1	Robert Sals	5187 E. 149th Place, Thornton, CO 80602	robbsals@icloud.com	7206208004	No	My daughter lives in Ashland. I visit her often, and when I do, walking the trails of Roca Park is one of the things I very much enjoy doing. Ashland's dedication to preserving its beautiful natural environment is one of the things I love about this city. I hope the Roca Park trails are preserved for generations to come.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
67	7/12/2025 1	Alexis Mixter	119 Madison street, Talent OR	alexismixter@gmail.com	2032603783	No	I hike this area frequently and really appreciate the open spaces that remain in the neighborhood. It also allows for safe spaces for deer especially during fawning season. This is so necessary and provides a lot of benefit to the community! Please don’t let this land be developed.	“I affirm that the information I’ ve provided is accurate and I support this petition.”

#	Timestamp	Full Legal Name	Street Address	Email Address	Phone Number	Ashland resident?	Additional comments of support. What does Roca Park mean to you?	Electronic Signature
68	7/12/2025	Chella Foster-Flynn	2521 Verano rd, Irvine, CA	chellafosterflynn@gmail.com	9712766732	No	Many SOU alumni and neighborhood members have very specific memories in this canyon. It is essential to the area that it remain accessible for people to walk, read by the stream, and cross to the other side. It is important to have access to spaces like this so we can build a community that appreciates the specific ecosystem and land that SOU and Ashland is situated in, and Roca canyon's stream and oak grove is a perfect example of this.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
69	7/12/2025	Elaine Hebert	1504 Oregon St	ehebert@igc.org		Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
70	7/12/2025	Maryann short	1025 timberline terrace			Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
71	7/12/2025	Barbara Magee	258 A Street #1-76	barbmagee43912@gmail.cor	5419418426	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
72	7/12/2025	Vanessa Campbell	1183 Prospect St	v.campbell84@yahoo.com	2149490502	Yes	It’s a beautiful park to walk to with my grandkids. They love to go to see all the deer roaming and watch the older kids play frisbee on the disc golf course. There are old beautiful trees that have been there forever too. So many animals depend on that land for their homes.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
73	7/12/2025	Joseph Freedman	655 Leonard St Ashland Oregon 97520	freedman.joseph@gmail.com	4074633789	Yes	Save this green space!	“I affirm that the information I’ ve provided is accurate and I support this petition.”
74	7/12/2025	Hailey Dickson	315 Stoneridge Avenue	haileyrdickson@gmail.com	4088573607	Yes	I walk there all the time. It’s lovely and peaceful and close. Starting going when I first started at SOU in 2019	“I affirm that the information I’ ve provided is accurate and I support this petition.”
75	7/13/2025	Jason Brooks	439 Beach St	grasslandman@gmail.com	5416319406	Yes	This park and others like it within our neighborhood add to the unique open space ethic of our community. It would be ideal if the space was not developed as open places provide homes and safe passage for wildlife as well as recreational opportunities for residents. If the space must be developed, it is crucial that an easement be granted for trail use for not only residents but wildlife as well.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
76	7/13/2025	Deborah Herron Mulligan	606 Ashland st	Dher1@ aol.com	3233656134	Yes	Keeping greenscape , parks and trails with in the residential community is integral for a beautiful atmosphere and outdoor activities . This is why we choose to live here.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
77	7/13/2025	Alicia Diaz	15588 Highway 238	ayurvedawithalicia@gmail.co	6195724372	No		“I affirm that the information I’ ve provided is accurate and I support this petition.”
78	7/13/2025	Kathy Uhtoff	633 Roca Street	Kathyuhtoff@yahoo.com	541-488-0603	Yes	I feel that the quality of life in Ashland is enhanced by the current amount of open space. It is a tragedy to take it away.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
79	7/13/2025	Nancy K Boyer	425 Normal Ave Ashland OR	boyerbeware@yahoo.com	5418412541	Yes	Keep the Rocca Canyon for open space and connected trails.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
80	7/13/2025	Stephen Burns	843 south mountain ave	burnsfish@hotmail.com	5412536147	Yes	A nice open space that we use regularly for walks with our dogs and family.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
81	7/13/2025	Ani Hansen	650 Monroe St. Ashland Oregon, 97520	anisophene@gmail.com	707-477-8187	Yes	Roca canyon is a wild animal refuge. They go their to drink water. It’s extremely important not to sell off and privatize and keep it open for the community and wildlife. I walk there everyday with my dog and enjoy the nature. It’s is a shame the university is trying to privatize open land and cut off a natural resource to the wildlife. It needs to remain open for the whole community and the animals we share this land with. I’m beyond disappointed in the university. All they want is money, and they don’t care about our community. Roca canyon NEEDS to remain open.	“I affirm that the information I’ ve provided is accurate and I support this petition.”

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82	7/13/2025 (	Patricia Ajemian	650 Monroe Street	pajemian@sbcglobal.net	650-619-9424	Yes	Roca Park has been a part of the city since SOU was founded. Ashland is known for its respect for the environment and wildlife, which is one of the reasons people take pride in their city. Please do not privatize a natural resource. The wildlife in the area uses it everyday along with the people in Ashland. Please let Roca Park be preserved as a wildlife corridor.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
83	7/13/2025 (	Robert Rawlings	443 Liberty St	rhrawlings@gmail.com	4154687296	Yes	Ashland residents love the disk course and dog walkers also love it. It’s full of heritage fruit trees, and conifers.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
84	7/13/2025 ·	Laura Burke	1124 , Tolman Creek Road	laurajburke27@gmail.com	5039755072	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
85	7/13/2025 ·	Teresa Coppedge	2927 Barbara St, Ashland, OR 97520			Yes	I love trails, the recreation and access they provide, in this case the U and neighborhood.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
86	7/13/2025 ·	Adam Garrett	368 Bridge Street	Isuninspired@gmail.com	5037500774	Yes	I’m a double majoring pre-med and art student at SOU and this area is one of my favorites to walk around when I need to destress and reconnect after classes. I hope this gains the traction it deserves, SOU (and the federal government imo) needs to do better <3	“I affirm that the information I’ ve provided is accurate and I support this petition.”
87	7/13/2025 ·	Juliane Z Parker	518 Oak St			Yes	Roca park is awesome. I use to walk that all the time in between study breaks. This is a great access for everyone	“I affirm that the information I’ ve provided is accurate and I support this petition.”
88	7/13/2025 ·	Claire F Cross	714 Beach St			Yes	SOU owns many other properties that are suitable for building. Roca Canyon is not. Developing it would be environmentally irresponsible. Leave it alone.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
89	7/13/2025 ·	Shereen Perillat	765 W Pebble Beach Dr	Shereenperillat@gmail.com	435-313-3294	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
90	7/13/2025 ·	Victoria C Leo	350 Mobile Drive	victoria.leo.reiki@gmail.com		Yes	We need to preserve these trails - and without access they are lost. We can't rely on verbal assurances of a new landowner! Verbal contracts are worthless. There must be legally-guaranteed access for well-behaved citizens to hike and recreate. This waterway and land is a PUBLIC resource and we can't allow another affluent new home builder to block our recreation. Thank you.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
91	7/13/2025 ·	Aaron Perillat	765 W Pebble Beach Dr	Barview@gmail.com	541-646-0660	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
92	7/13/2025 ·	Blair Wojcik	1964 Mae St	blairwojcik@gmail.com	7347658233	Yes	The City needs to serve all people who live here, not just the wealthy. Their continued mismanagement of funds needs to end and they need to get engaged on addressing real issues that support our residents.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
93	7/13/2025 ·	Joseph Leigh Laughlin	852 Clay St	Mariculturehawaii@gmail.cor	8082174077	Yes	We walked our dog there, play with our kids and sled when there is snow. We also walk to the store , and the museum from Roca St.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
94	7/13/2025 2	Koren Laughlin	852 Clay St	KorenJoyce@gmail.com	5413248452	Yes	We love it. We play with our kids and used to play with and walk our dog (he died). We sled in winter and throw snow balls. We use the trail to get off the hill.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
95	7/13/2025 2	Jessica Freedman	655 Leonard St			Yes	This park is part of our community! My kids are growing up in it. Let's please protect it.	“I affirm that the information I’ ve provided is accurate and I support this petition.”
96	7/13/2025 2	Alexi McCullough	98 Pine St	alexi.b.mccullough@gmail.cc	5418406777	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”
97	7/14/2025 (	Rory Finney	434 Morton St	Roryfinney@mac.com	5416214421	Yes	Beauty and relief	“I affirm that the information I’ ve provided is accurate and I support this petition.”
98	7/14/2025 1	Lynda S Cue	1155 Fern St	pcue@mind.net	5414829372	Yes		“I affirm that the information I’ ve provided is accurate and I support this petition.”

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99	7/14/2025	Elaine Yates	467 Scenic Dr	cosmic11@att.net	510-506-0724	Yes		“I affirm that the information I’ve
100	7/14/2025	Christopher Blair	828 Roca St	chrismblair@gmail.com	3176178297	Yes	Love the disc golf course. Just moved here and it was a part of the decision to move where we did.	“I affirm that the information I’ve
101	7/14/2025	Rebecca Blair	828 Roca St, Ashlan	Becxas@gmail.com		Yes	Having access to the park important to allow for 3rd space for students and residents, the disc golf course for everyone and habitat for wildlife!	“I affirm that the information I’ve
102	7/14/2025	Melissa Lowry	1160 Prospect St	melissalowry1210@gmail.co	9165296269	Yes	Roca Park is an important piece of our neighborhood and connections to neighboring areas. It's beloved by local wildlife and the community. Please allow this space to continue to be utilized as a recreational space rather than privately owned development.	“I affirm that the information I’ve
103	7/14/2025	Marie Caballero	633 Roca St Ashlanc	Marieuhtoff@gmail.com	5419081013	Yes	The natural creek and peaceful setting of Roca Park could continue to be a beautiful asset to the SOU community. The disc golf course is well used and is a fun activity that builds community. It is a wildlife corridor with many birds and mammals coming to drink in the creek. This area should continue to be a place for recreation and relaxation for SOU students and the community.	“I affirm that the information I’ve