



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

March 21, 2008



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Ashland Plan Amendment
DLCD File Number 002-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: April 3, 2008

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Matthew Crall, DLCD Transportation Planner
Amy Anderson, City of Ashland

<paa> ya/

DLCD

Notice of Adoption

**THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18**

In person electronic mailed

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DEPT OF

MAR 17 2008

LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: City of Ashland Local file number: 2006-00366
 Date of Adoption: December 13, 2007 Date Mailed: March 13, 2007
 Date original Notice of Proposed Amendment was mailed to DLCD: n/a

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Annexation, Comp plan & zoning map change from RR-5 (County Rural Residential) to City of Ashland zoning M-1 (Industrial) & E-1 (Employment) for a 8.43 ac parcel located on Jefferson Ave.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

n/a

Plan Map Changed from: RR-5 AD1 to: M-1 & E-1 AD1
 Zone Map Changed from: RR-5 to: M-1 & E-1
 Location: 39 E 14A Taxlot # 1104 Acres Involved: 8.43
 Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 2, 9, 12 & 14

Was and Exception Adopted? YES NO

DLCD File No.: 002-06 (15084)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Amy Anderson Phone: (541) 552-2044 Extension: -
Address: 20 E. Main St. City: Ashland,
Zip Code + 4: 97520 - Email Address: andersona@ashland.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to **8-1/2x11 green paper only**; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 2946

AN ORDINANCE ANNEXING PROPERTY AND WITHDRAWING AN ANNEXED
AREA FROM JACKSON COUNTY FIRE DISTRICT NO.5
(Jefferson Ave. Annexation - # 2006-00366)

Recitals:

A. The owner of the property described in the attached Exhibit "A" has consented to the annexation of this property to the City of Ashland. There are no electors residing in the tract to be annexed.

B. Pursuant to ORS 222.120 and ORS 222.524 a public hearing was held on May 16, 2006, on the question of annexation as well as the question of withdrawal of the property from Jackson County Fire District No. 5. The hearing was held in the Council Chambers, Civic Center, 1175 East Main Street, Ashland, Oregon,


THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

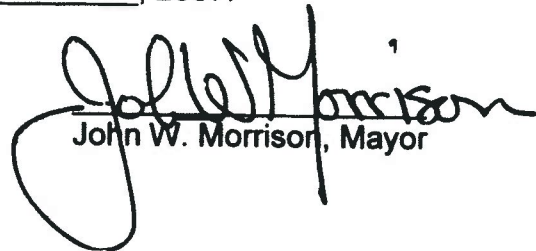
SECTION 2. The land described in the attached Exhibit "A" is declared to be annexed to the City of Ashland.

SECTION 2. The land described in the attached Exhibit "A" is declared to be withdrawn from Jackson County Fire District No 5, pursuant to the provisions of ORS 222.111.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the 6 day of November, 2007, and PASSED and ADOPTED the 18 day of December, 2007.


Barbara Christensen, City Recorder

SIGNED and APPROVED the 19 day of December, 2007.


John W. Morrison, Mayor

Approved as to form:

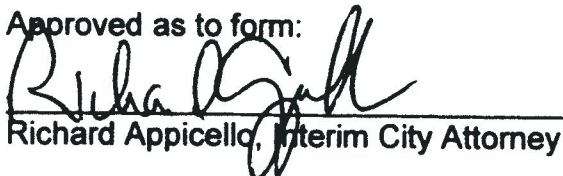

Richard Appicello, Interim City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION
 BRAMMO MOTORSPORTS ANNEXATION TRACT
 ASSESSOR'S MAP NO. 39 1E 14 A, Tax Lot 1104

That tract of land described within Instrument No. 2005-032764 of the Official Records of Jackson County, Oregon, along with that portion of the Central Oregon & Pacific Railroad right of way (formerly Southern Pacific Company) as shown on Survey No. 19703, on file in the office of the Jackson County Surveyor, said tract lying situate within the Northeast Quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, more particularly described and bounded as follows, to wit;

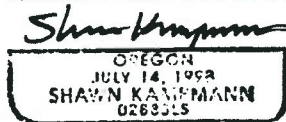
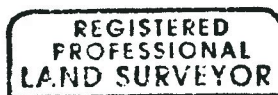
Commencing at the northeast corner of the Southwest Quarter of the Northeast Quarter of Section 14, Township 39 South, Range 1 East, of the Willamette Meridian in Jackson County, Oregon; thence South 89°44'33" West (Deed Record South 89°45'16" West), along the northerly boundary of those parcels set forth in Volume 309, Page 375, and Volume 335, Page 321 of the Deed Records of said County, 126.28 feet to a 5/8 inch iron pin along the southwesterly right of way of Interstate Highway No. 5, for the True Point of Beginning; thence continuing South 89°44'33" West, along said described parcel, 311.74 feet (Deed Record South 89°45'16" West, 311.72 feet) to a 5/8 inch iron pin at the northwest corner thereof; thence South 00°02'07" West, along the west line of said parcels, 692.15 feet (Deed Record South 00°02'16" West, 692.15 feet), to a 5/8 inch iron pin; thence continuing South 00°02'07" West, 66.41 feet to a 5/8 inch iron pin on the northeasterly line of the 100 foot wide deeded right of way of the Central Oregon and Pacific Railroad (formerly Southern Pacific Railroad), as described within Volume 16, Page 205 of the Deed Records in said County; thence continuing South 00°02'07" West, 135.63 feet to the southwesterly deed record right of way of said Railroad; thence following said southwesterly right of way the following courses: 380.24 feet along the arc of a 2814.93 foot radius curve to the left, having a delta angle of 07°44'22" (Chord bearing North 50°24'48" West, 379.95 feet) to a point of spiral curvature; thence along the arc of a spiral curve to the left (Chord bearing North 54°50'53" West, 90.38 feet), to a point of tangency; thence North 55°11'53" West, 643.09 feet to the north-south centerline of said Section 14; thence North 00°02'32" East, leaving said southwesterly right of way and along said Section centerline, 182.58 feet to the southwesterly line of Ashland Business Park Subdivision; thence South 55°11'53" East, along said southwesterly line, being parallel with and 100.00 feet at right angles to said Railroad centerline, 169.90 feet to a 5/8 inch iron pin at the most southerly corner thereof; thence along the southeasterly lines of said Subdivision the following courses: North 60°02'16" East, 298.88 feet to a 5/8 inch iron pin (Deed Record North 60°02'33" East, 298.64 feet); thence North 89°58'49" East, 159.15 feet to a 5/8 inch iron pin (Deed Record East, 159.24 feet); thence North 06°41'00" East, 42.30 feet to a 5/8 inch iron pin (Deed Record North 06°50'20" East, 42.30 feet); thence North 89°59'37" East, leaving said southeasterly subdivision line, 623.10 feet to a 5/8 inch iron pin on the southwesterly line of Interstate 5 (Deed Record North 89°59'51" East, 622.96 feet); thence South 26°36'56" East, 47.56 feet (Deed Record South 26°41'00" East, 47.61 feet) to the Point of Beginning.

Prepared by:

Shawn Kampmann
 Professional Land Surveyor

Polaris Land Surveying LLC
 P.O. Box 459
 Ashland, Oregon 97520
 (541) 482-5009

Date: June 18, 2007
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Renewal Date: 6/30/09

CITY OF ASHLAND

July 24, 2006

Craig Bramscher
7118 Highway 66
Ashland, OR 97520

RE: Planning Action #2006-00366

Dear Mr. Bramscher:

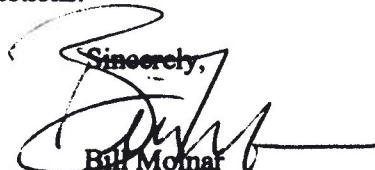
At its meeting of May 16, 2006, the Ashland City Council approved your request for an Annexation, Comprehensive Plan and Zoning Map change, for the property located on Jefferson Avenue, Assessor's Map # 39 1E 14 A, Tax Lot 1104.

The Findings, Conclusions and Orders document, adopted by the Council on July 19, 2006, is enclosed.

Please note the following circled items:

1. A final map prepared by a registered surveyor must be submitted within one year of the date of preliminary approval; otherwise, approval becomes invalid.
2. A final plan must be submitted within 18 months of the date of preliminary approval; otherwise, approval becomes invalid.
3. All of the conditions imposed by the Ashland City Council must be fully met.
4. Ashland City Council approval is valid for a period of one year only, after which time a new application would have to be submitted.

Please feel free to call me at 488-5305 if you have any questions.

Sincerely,

Bill Molnar
Interim Planning Director

Enclosure

cc: Gary Caperna, Batzer Construction, 190 N. Ross Lane, Medford, OR 97501
Aaron Benjamin, 740 Emigrant Creek Road, Ashland, OR 97520
Paul Kay, 1234 Strawberry Lane, Ashland, OR 97520



**BEFORE THE ASHLAND CITY COUNCIL
Jackson County, Oregon**

May 16, 2006

IN THE MATTER OF PLANNING ACTION #2006-00366, Request for Annexation, Comprehensive Plan and Zoning Map change from Jackson County zoning RR-5 (Rural Residential) to City of Ashland zoning M-1 (Industrial) and E-1 (Employment) for an approximately 8.43-acre parcel located on **Jefferson Ave.** The application is to develop a specialty automobile design, research and fabrication and assembly campus in phases.

FINDINGS,
CONCLUSIONS
AND ORDERS

APPLICANT: Craig Bramscher

RECITALS:

- 1) Tax lot 1104 of 391E 14A is located at the southern terminus of Jefferson Avenue, immediately north or adjacent to the railroad tracks and west of Interstate 5.
- 2) The applicant is requesting Annexation, Comprehensive Plan and Zoning Map change from Jackson County zoning RR-5 (Rural Residential) to City of Ashland zoning M-1 (Industrial) and E-1 (Employment) for an approximately 8.43-acre parcel. The application is to develop a specialty automobile design, research and fabrication and assembly campus in phases.
- 3) **An annexation may be approved if the proposed request for annexation conforms, or can be made to conform through the imposition of conditions, with the following approval criteria described in 18.106.030 – Approval Standards.**
 - A. The land is within the City's Urban Growth Boundary.
 - B. The proposed zoning for the annexed area is in conformance with the designation indicated on the Comprehensive Plan Map, and the project, if proposed concurrently with the annexation, is an allowed use within the proposed zoning.
 - C. The land is currently contiguous with the present City limits.
 - D. Adequate City facilities for the provision of water to the site as determined by the Public Works Department; the transport of sewage from the site to the waste water treatment plant as determined by the Public Works Department; the provision of electricity to the site as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided to and through the subject property. 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.

E. Adequate transportation can and will be provided to and through the subject property. 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 20' wide paved access exists, or can and will be constructed, along the full frontage of the project site to the nearest fully improved collector or arterial street. All streets adjacent to the annexed area shall be improved, at a minimum, to a half-street standard with a minimum 20' driving surface. The City may, after assessing the impact of the development, require the full improvement of streets adjacent to the annexed area. All streets located within annexed areas shall be fully improved to city standards. Where future street dedications are indicated on the City's 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 exist, or can and will be constructed. Should the annexation be adjacent to an arterial street, bike lanes shall be provided on or adjacent to the arterial street. Likely bicycle destinations from the project site shall be determined and safe and accessible bicycle facilities serving those destinations shall be indicated.

3. For pedestrian transportation safe and accessible pedestrian facilities exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side adjacent to the annexation for all streets adjacent to the proposed annexed area. Sidewalks shall be provided as required by ordinance on all streets within the annexed area. Where the project site is within a quarter of a mile of an existing sidewalk system, the sidewalks from the project site shall be constructed to extend and connect to the existing system. Likely pedestrian destinations from the project site shall be determined and the safe and accessible pedestrian facilities serving those destinations shall be indicated.

4. For transit transportation, should transit service be available to the site, or be likely to be extended to the site in the future based on information from the local public transit provider, provisions shall be made for the construction of adequate transit facilities, such as bus shelters and bus turn-out lanes. All required transportation improvements shall be constructed and installed prior to the issuance of a certificate of occupancy for any new structures on the annexed property.

F. For all residential annexations, a plan shall be provided demonstrating that the development of the entire property will ultimately occur at a minimum density of 90% of the base density for the zone, unless reductions in the total number of units is necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints. The owner or owners of the property 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 undevelopable areas such as wetlands, floodplain corridor lands, or slopes greater than 35%, shall not be included.

G. For all 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):

1. 35% of the base density to qualifying buyers or renters with incomes at or below 120% of median income; or
2. 25% of the base density to qualifying buyers or renters with incomes at or below 100% of median income; or
3. 20% of the base density to qualifying buyers or renters with incomes at or below 80% of median income; or
4. 15% of the base density to qualifying buyers or renters with incomes at or below 60% of median income; or
5. Title to a sufficient amount of buildable land for development is transferred to a non-profit (IRC 501(3)(c)) affordable housing developer or comparable Development Corporation for the purpose of complying with subsection 2 above. The land shall be located within the project and all needed public facilities shall be extended to the area or areas proposed for transfer. Ownership of the land shall be transferred to the affordable housing developer or Development Corporation prior to commencement of the project.

The total number of affordable units described in this section G shall be determined by rounding down 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. Properties providing affordable units as part of the annexation process shall qualify for a maximum density bonus of 25 percent.

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

1. The proposed area for annexation is to be residentially zoned, and there is less than a five-year supply of vacant and redevelopable land in the proposed land use classification within the current city limits. "Redevelopable land" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the likelihood that existing development will be converted to more intensive residential uses during the planning period. The five-year supply shall be determined from vacant and redevelopable land inventories and by the methodology for land need projections from the Housing Element of the Comprehensive Plan; or
2. The proposed lot or lots will be zoned E-1 or C-1 under the Comprehensive Plan, and that the applicant will obtain Site Review approval for an outright permitted use, or special permitted use concurrent with the annexation request; or
3. A current or probable public health hazard exists due to lack of full City sanitary sewer or water services; or
4. Existing development in the proposed annexation has inadequate water or sanitary sewer service; or the service will become inadequate within one year; or
5. The area proposed for annexation has existing City of Ashland 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 of Ashland; or
6. The lot or lots proposed for annexation are an "island" completely surrounded by lands within the city limits. (ORD 2792, 1997; ORD 2895, 2003)

4) The Ashland City Council, following proper public notice, held a Public Hearing on May 16, 2006, at which time testimony was received and exhibits were presented. The Council approved the application for Annexation subject to conditions pertaining to the appropriate development of the site.

Now, therefore, City Council 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

2.1 The City Council finds that it has received all information necessary to make a decision based on the Staff Report, public hearing testimony and the exhibits received.

2.2 The City Council finds that the proposed Annexation, Comprehensive Plan and Zoning Map change from Jackson County zoning RR-5 (Rural Residential) to City of Ashland zoning M-1 (Industrial) and E-1 (Employment) for an approximately 8.43-acre parcel meets the approval criteria for an Annexation as described 18.108.

The property is contiguous to Ashland's city limits as the site is bounded by Ashland's city limits on its west, east and south sides. The proposed zoning is consistent with the adopted Comprehensive Plan Designations. Specifically, the portion of the property north of the railroad tracks and south of the Jefferson Avenue street extension will be included within the M-1, Industrial Zoning District, while the portion of the property north of Jefferson Avenue will be included within the E-1, Employment Zoning District.

2.3 The City Council finds that adequate City facilities for the provision of water to the site as determined by the Public Works Department; the transport of sewage from the site to the waste water treatment plant as determined by the Public Works Department; the provision of electricity to the site as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided to and through the subject property.

Specifically, the preliminary utility plan identifies finds that provisions have been made to adequately serve the project by public facilities. Such public facilities and utilities have been identified on a site plan and discussed in the application's written findings of fact. Specifically, water, sewer, electric and storm drain utilities are currently available in Jefferson Avenue and will be extended in conjunction with the improvements to Jefferson Avenue. Jefferson Avenue will be extended through the property and constructed to City Street Standards, ultimately linking the two existing, improved City Street sections

abutting the east and west boundaries of the project site. Full street improvements are proposed, including two travel lanes, on-street parking, curb and gutter, storm drains and public sidewalks. Additionally, a bridge or box culvert will be constructed to span the seasonal creek that bisects to property.

The final segment of Jefferson Avenue will be constructed to City street standards and extended through the property. This represents the logical routing and completion of the street, ultimately providing a continuous link between its intersections with Washington Street both north and east of the project. The

The Council finds that the preliminary bridge or box culvert crossing design will handle flows resulting from a 100-year flood event. Further, the crossing and roadway design will reduce disturbance to the creek and adjacent riparian areas through minimizing the need for large fill slopes normally associated with a standard culvert crossing. The road width at the crossing has been narrowed in order to minimize the overall area of disturbance to the riparian area. The proposed width will comprise two travel lanes and public sidewalks, but curbside, on-street parking will be omitted from this segment of street.

2.4 The City Council finds that a the proposed lot or lots will be zoned E-1 or C-1 under the Comprehensive Plan, and that the applicant has obtained Site Review approval for an outright permitted use, or special permitted use concurrent with the annexation request. At its meeting of April 11, 2006, the Planning Commission granted approval of a Site Review, Physical Constraints Review Permit, Tree Removal Permit and an Administrative Variance to the Site Design and Use Standards for the construction of the first phase of the project, which includes construction of an industrial building approximately 41,000 square feet in size, parking areas and landscape installation

SECTION 3. DECISION

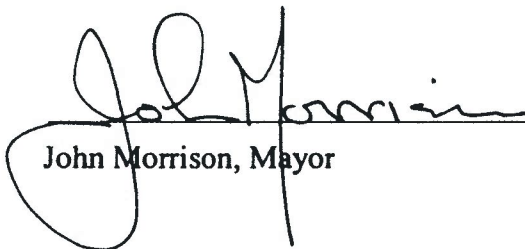
3.1 Based on the record of the Public Hearing on this matter, the City Council concludes that the application for Annexation, Comprehensive Plan and Zoning Map change from Jackson County zoning RR-5 (Rural Residential) to City of Ashland zoning M-1 (Industrial) and E-1 (Employment) for an approximately 8.43-acre parcel is supported by evidence contained within the record.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, the City Council approves Planning Action #2006-00366 with respect to the request for Annexation, Comprehensive Plan and Zoning Map change from Jackson County zoning RR-5 (Rural Residential) to City of Ashland zoning M-1 (Industrial) and E-1 (Employment) for an approximately 8.43-acre parcel. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2006-00366 is denied. The following are the conditions and they are attached to the approval:

1. That all Planning Commission conditions of approval (PA2006-00366) for Site Review, Physical Constraints Review Permit, Tree Removal Permit and an Administrative Variance to the Site Design and

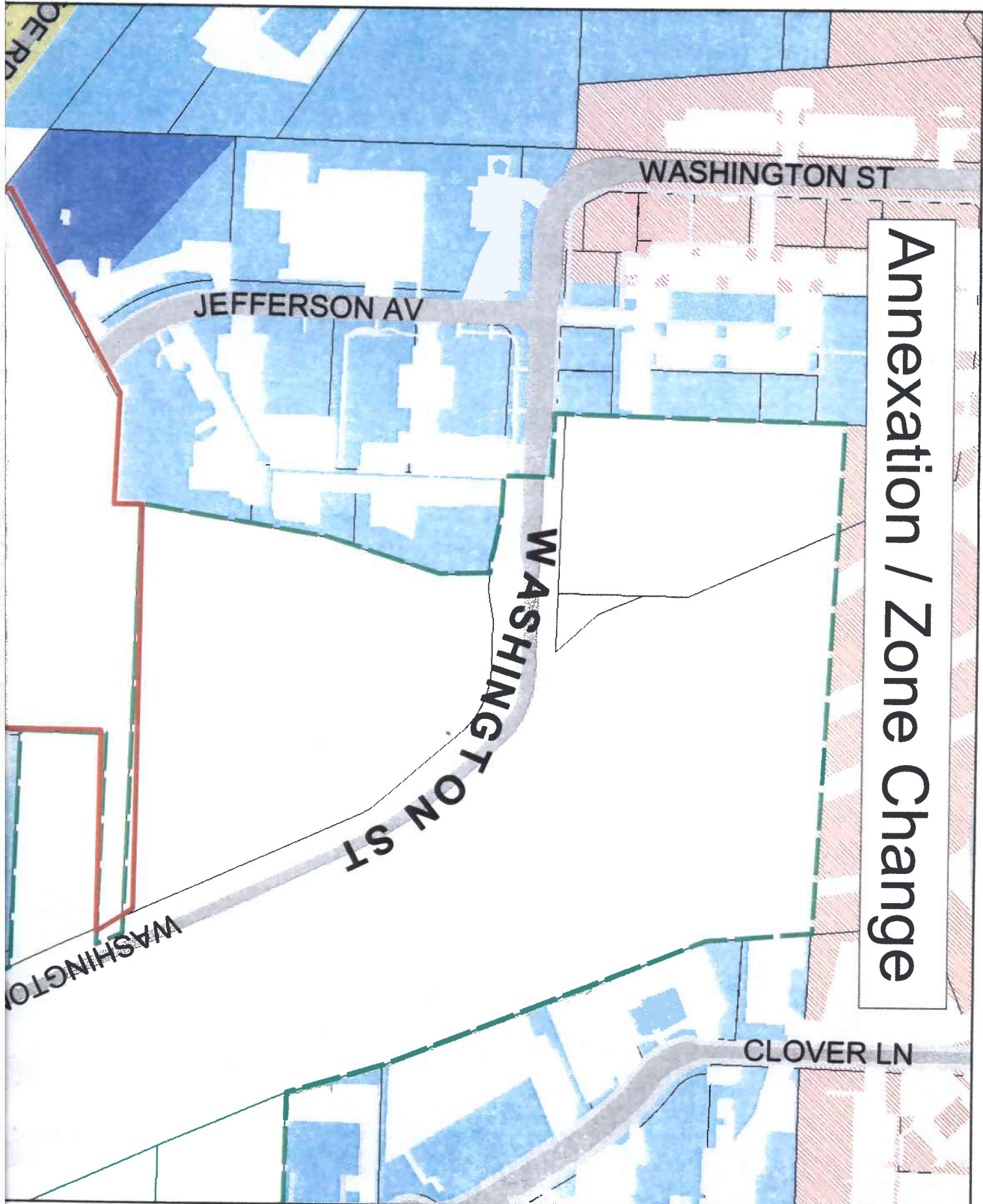
Use Standards for the construction of the first phase of the project apply to this decision unless otherwise modified below.

2. That Talent Irrigation District (TID) facilities be identified on the final civil engineering documents and any changes shall be reviewed by the Talent Irrigation District and approved by the Staff Advisor prior to issuance of a Building Permit..
3. That the engineered construction drawings for Jefferson Avenue shall comply with City of Ashland Street Standards including street lights, pavement width and the installation of public sidewalks. Engineered construction drawings for the Jefferson Avenue improvements shall be submitted for review and approval by Ashland Planning and Public Works Departments prior to issuance of a building permit. The costs associated with the design and installation of street improvements shall be guaranteed through a bond or other means acceptable to the City of Ashland Legal Department. The proposed bridge or box culvert creek crossing shall be engineered and designed to accommodate a 100-year flood flow. All street improvements shall be installed prior to issuance of the certificate of occupancy for a building on the property. That all required street improvements and public utility extensions shall be guaranteed through a bond or other means acceptable to the City of Ashland Legal Department prior to adoption of an ordinance annexing the property.
4. A boundary survey and a written description of the property boundaries shall be submitted for review and approval prior to completion of the annexation.
5. That the applicant agrees to construct the project in accordance with the approved plan and City ordinances and waives the right to file a claim under Oregon Statewide Measure 37. The signed waiver shall be submitted to the City of Ashland Legal Department for review and approval prior to adoption of a ordinance formally annexing the property.


John Morrison, Mayor

Dated: 7/19/06

Annexation / Zone Change






















Subject Property
 Annexation
 Previous Zone: Jackson County
 Rural Residential (RR-5)
 Current Zone: City of Ashland
 Employment (E&1) & Industrial (M-1)

0 45 90 180 Feet

MISTLETOE RD

E JEFFERSON AV

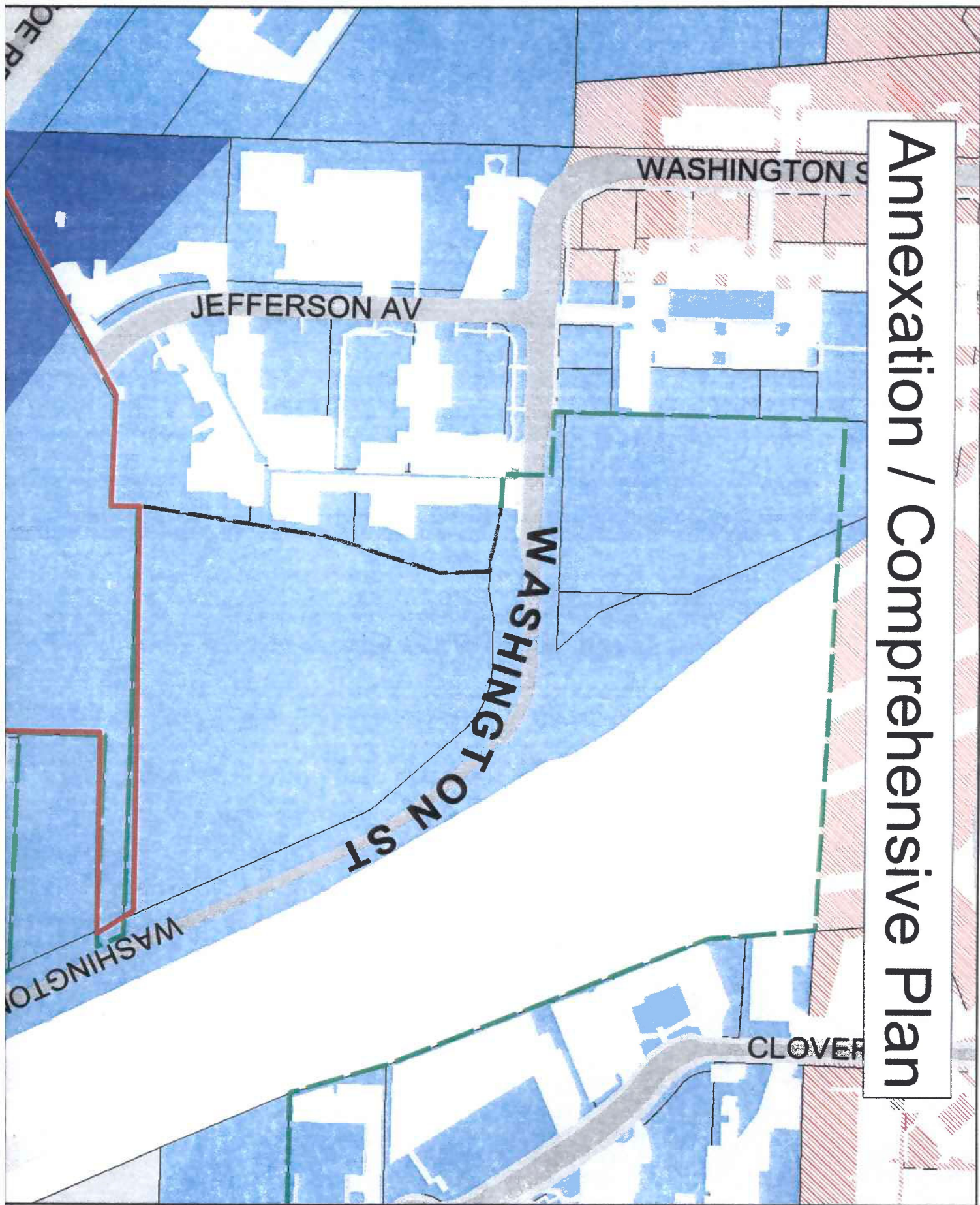
Annexation
 39 1e 14a Tax Lot#1104

-  Taxlots
-  City Limits
- City Zones**
- ZONING**
-  C-1-D
-  C-1
-  E-1
-  HC
-  M-1
-  NM
-  R-1-10
-  R-1-3.5
-  R-1-5
-  R-1-7.5
-  R-2
-  R-3
-  RR-5
-  RR-1
-  SO
-  WR
-  WR-20

Property lines are for reference only, not scalable



Annexation / Comprehensive Plan



Subject Property
Annexation
Comprehensive Plan

Annexation
39 1e 14a Tax Lot#1104

0 45 90 180 Feet

MISTLETOE RD

E JEFFERSON AV

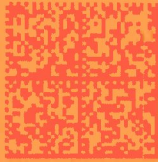
	Taxlots
	City Limits
Comp Plan COMPLAN	
	Commercial
	Downtown
	Employment
	Industrial
	Health Care
	Low Density Residential
	Single Family Residential
	Multi-Family Residential
	High Density Residential
	Suburban Residential
	Single Family Residential Reserve
	North Mountain Plan
	Airport
	Southern Oregon University
	Woodland

Property lines are for reference only, not scaleable





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MAR 13 2008
MAILED FROM ZIP CODE 97504



**CITY OF
ASHLAND**

CITY HALL
20 EAST MAIN STREET
ASHLAND, OR 97520

Attn: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

