

CITY OF ASHLAND

HISTORIC COMMISSION MEETING

AGENDA

September 2, 2015 at 6:00 P.M.

- I. **REGULAR MEETING - CALL TO ORDER:** 6:00 p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way
- II. **APPROVAL OF MINUTES:** Historic Commission regular meeting of August 5, 2015
- III. **PUBLIC FORUM:** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. Speakers are limited to 5 minutes or less, depending on the number of individuals wishing to speak.)
- IV. **COUNCIL LIAISON REPORT:** Carol Voisin
- V. **OLD BUSINESS:**
Update from Parks Department staff in regards to the Butler-Perozzi Fountain.
- VI. **PLANNING ACTION REVIEW:**

PLANNING ACTION: PA-2015-01115

SUBJECT PROPERTY: 34 S Pioneer Street

OWNER/APPLICANT: Oregon Shakespeare Festival

DESCRIPTION: A request for a Conditional Use Permit to operate a temporary food vendor in the Chautauqua Square plaza. The applicant has yet to decide on a vendor and, therefore, signage and design of the food cart is in the conceptual design stages. The location of the proposed food vendor is in a prominent area of the Oregon Shakespeare Grounds and is in the Downtown Historic District.

COMPREHENSIVE PLAN DESIGNATION: Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BC; **TAX LOT:** 1100

PLANNING ACTION: PA-2015-01496

SUBJECT PROPERTY: 35 South Second Street

OWNER/APPLICANT: MPM Investments

AGENT: Kistler, Small & White, Architects

DESCRIPTION: A request for Conditional Use Permit and Site Design Review approvals to allow 3,051 square feet of additions including a new kitchen, new bar, laundry room, two new second floor offices and an accessible lift, and the conversion of the existing kitchen into bussing and storage areas for the Winchester Inn located at 35 S. Second St. Also included are requests for Tree Removal Permits to remove two trees: a six-inch diameter Plum tree located within the footprint of the proposed new bar, and an eight-inch diameter Birch tree within the footprint of the addition at the rear of the main house; and Exception to the Street Standards to retain the existing curbside sidewalk along the perimeter of the property. **COMPREHENSIVE**

PLAN DESIGNATION: Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 5600-5700

PLANNING ACTION: PA-2015-01512

SUBJECT PROPERTY: 198 Hillcrest Street

OWNER/APPLICANT: Britt Pearson

DESCRIPTION: A request for a Conditional Use Permit to alter a non-conforming structure. The applicant proposes to add a second story balcony (6.5' x 20') extending out from the East side of the existing two story dwelling.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09CA; **TAX LOT:** 9900

VII. NEW ITEMS:

Review board schedule.

Project assignments for planning actions.

CLG study session, September 17, 2015 at 11am.

VIII. DISCUSSION ITEMS:

Commissioner Skibby will discuss appointing a Commission Liaison to attend City meetings.

Downtown Plaza project.

IX. COMMISSION ITEMS NOT ON AGENDA:

X. ADJOURNMENT:

ASHLAND HISTORIC COMMISSION

Meeting Minutes

August 5, 2015

Community Development/Engineering Services Building – 51 Winburn Way – Siskiyou Room

REGULAR MEETING - CALL TO ORDER 6:02p.m. – SISKIYOU ROOM in the Community Development/Engineering Services Building, located at 51 Winburn Way

Historic Commissioners Present: Mr. Skibby, Mr. Swink, Ms. Kencairn, Ms. Renwick, Mr. Whitford, Mr. Emery, Mr. Ladygo, Mr. Giordano

Commission Members Absent: Mr. Shostrom (E)

Council Liaison : Carol Voisin

Staff Present: Staff Liaison: Mark Schexnayder & Maria Harris; Clerk: ReganTrapp

APPROVAL OF MINUTES:

Ms. Renwick motioned to approve minutes from July 8, 2015. Mr. Ladygo seconded. Mr. Swink abstained due to absence. No one opposed.

PUBLIC FORUM:

Michael Donovan, owner of the Camps building, residing at 406 Briscoe Place, Ashland, OR 97520 addressed the commission. He spoke about the letter that he submitted regarding the application by Oregon Shakespeare Festival, for the temporary food cart in the Chautauqua Square Plaza. Mr. Donovan expressed his concern that the City would approve another commercial activity in the gateway plaza to the Oregon Shakespeare Festival and the downtown center. He urged the Historic Commission to deny the application and remand the issue back for further study.

COUNCIL LIAISON REPORT:

Ms. Voisin gave the council liaison report. Ms. Voisin reported that the Fire department has had an increased number of emergency calls by EMS. She stated that a conversation was started regarding the possibility of combining with another fire station in the area. Ms. Voisin also noted that the resolution on the Rogue Valley Summit climate change was completed. Ms. Voisin went on to say, that the drought continues and the 86 TID customers that had their water turned off may be able to get their water back on for a month. She pointed out that the reservoir is 96% full and residents are using around 4.5 million gallons of water a day. City council responded to an inquiry from Union Pacific railroad about removing a tank in the railroad district. The proposal states that for 5 weeks, 25 dump trucks per day would use Oak Street to replace contaminated dirt. The City Council wants the Mayor to send a letter to the Department of Environmental Quality stating that they want the contaminated dirt sent by railroad and not by truck. Ms. Voisin directed attention to some changes being made in the Plaza area by the Downtown Beautification Commission. She detailed the changes in her report and did state that the Council could move this decision to the September agenda if the Historic Commission felt it was needed. She recognized that these were part of the original plans that Ms. Kencairn spoke about a few months ago but the plaza plans were excluded from that discussion.

Ms. Kencairn stated for the record that she was only directed to present her pieces of the downtown design per Mr. Fluery's direction. The Plaza plan was in addition to the plans presented by Ms. Kencairn.

After much discussion, the Commission requested that staff write a letter asking the City Council to postpone the decision on the plans for the plaza until the Commission can review it.

Ms. Voisin finished her staff report by saying that Verde Village subdivision has had a second reading by the City Council.

Mr. Skibby read aloud the procedures for public hearings.

PLANNING ACTION REVIEW:

PLANNING ACTION: PA-2015-01115

SUBJECT PROPERTY: 34 S Pioneer Street

OWNER/APPLICANT: Oregon Shakespeare Festival

DESCRIPTION: A request for a Conditional Use Permit to operate a temporary food vendor in the Chautauqua Square plaza. The applicant has yet to decide on a vendor and, therefore, signage and design of the food cart is in the conceptual design stages. The location of the proposed food vendor is in a prominent area of the Oregon Shakespeare Grounds and is in the Downtown Historic District. **COMPREHENSIVE PLAN DESIGNATION:** Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BC; **TAX LOT:** 1100

Mr. Schexnayder gave the staff report for PA-2015-01115.

Mr. Skibby opened the public hearing to the applicant.

Ted DeLong general manager of Oregon Shakespeare Festival at 30 S. First Street, had no formal presentation but was happy to answer questions from the Commission. Mr. DeLong clarified that Oregon Shakespeare festival would be responsible for picking the applicants and they would be looking to pick someone that would not try to compete, but also fit in well with other restaurants in the area. He wanted to clarify that Oregon Shakespeare Festival is not being descriptive as of yet in their decision but would like it to compliment what is already existing in the downtown area. Mr. DeLong went on to say that this is bringing positive use to downtown and about bringing life into an empty and unused space. Mr. DeLong added that this application is experimental in nature and won't necessarily be a magnet for transients or homeless.

Dylan Kistler, of 557 N. Mountain, Ashland addressed the Commission. He asked the Commission about the table space in front of Mix being public or private. The Commission answered that they were public. He then stated that if tables drive the use of the space then they should be removed. In his experience, he has never seen a food truck that has provided tables so why now?

Mr. Skibby opened to the Commission for comments and questions.

The Commission asked Mr. DeLong if the footprint was sized for a food truck. The applicant said "he could guarantee that it would be a food cart." He mentioned the cart being pushed by hand and a dimension of 8' x 3'. The Commission made it clear that they thought a cart was appropriate, but a truck was not an appropriate scale for the plaza space.

Issues raised by the Commission were color, scale and design of the food cart, feasibility of a food cart in the downtown area and possible review of the Conditional Use Permit after a year. The Commission said that the concept is good to consider but would like clearer parameters on the cart itself and review time after a year. The Commission discussed whether the number of tables

and chairs may be excessive. In particular, they discussed that the space is a public plaza and that there needs to be enough space to “coexist with the general public.” Some items discussed were that pedestrian ingress/egress/flow needs to work as well as having enough room for people who aren’t food cart patrons to use the public space.

Mr. Giordano motioned to continue PA-2015-01115 until a later date, when items such as scale and color of the food cart can be addressed. Ms. Renwick seconded. No one opposed.

NEW ITEMS:

- A. Kistler, Small & White presenting 209 Oak
- B. Review board schedule
- C. Project assignments for planning actions

Ray Kistler and Leslie Gore of Kistler, Small, and White, 66 Water Street Ashland presented the “Bricks on B Street project” to the Commission. Mr. Kistler and Ms. Gore gave the general site overview of the project. Mr. Kistler shared that The Mickelson-Chapman and the Smith-Elliott houses will be restored to historic integrity. He went on to say that the new brownstones and cottages they will build (in addition to restoring the homes) will look urban in nature. Ms. Gore showed examples of urban neighborhoods in Oregon that would share this feel.

Mr. Shostrom submitted his comments in an email due to his absence. Mr. Kistler addressed Mr. Shostrom’s comments and agreed with adding a park row at the curb and adding porch width on the brownstones.

OLD BUSINESS:

A. Mr. Giordano- discussion on who will attend Rotary meeting in September regarding historic preservation.

Mr. Giordano stated that he still needs someone to speak at the Rotary meeting in September. Ms. Renwick said she would be happy to speak, but at a later date. Ms. Renwick went on to say that she will speak to Mr. Hilton in regards to this issue.

DISCUSSION ITEMS:

A. Staff follow up from July meeting:

- 1. **Butler-Perozzi fountain-**Ms. Harris reported that Parks staff will give an update to the commission at the September meeting.
- 2. **37 N. Main permit status** – Ms. Harris reported that no permit has been submitted.

B. Exterior alteration standards project update and discussion –Ms. Harris stated that staff has been working with Matt Davis of the CLG and they have been studying several cities in the area and how they approach submittals in their Historic Districts. Ms Harris went on to say that she would like to take some good and bad examples of work done in the Historic District to the CLG study. Ms. Harris requested that the Commission email her specifically if they can think of any projects that may stand out either good or bad. Ms. Harris stated that she would need the emails by August 14, 2015. Ms. Harris would like the Commission to consider a short study session during the day over lunch, sometime before September 20, 2015. She will put together some dates and get the process started.

COMMISSION ITEMS NOT ON AGENDA:

Mr. Swink spoke in regards to window replacement at 60 Granite.

Review Board Schedule

| | |
|----------------------------|------------------------|
| August 6th | Terry, Bill, Keith |
| August 13th | Terry, Tom, Andrew |
| August 20th | Terry, Sam, Dale |
| August 27th | Terry, Kerry, Bill |
| September 3 rd | Terry, Allison, Andrew |
| September 10 th | Terry, Keith, Dale |

Project Assignments for Planning Actions

| | | |
|-------------------|------------------------|--------------------|
| PA-2014-01956 | Lithia & First | All |
| PA-2014-00710/711 | 143/135 Nutley | Swink & Whitford |
| PA-2014-01283 | 172 Skidmore | Shostrom |
| PA-2014-00251 | 30 S. First St | Whitford |
| BD-2013-00813 | 374 Hargadine | Swink |
| PA-2013-01828 | 310 Oak St. (Thompson) | Shostrom |
| PA-2014-02206 | 485 A Street | Renwick |
| PA-2015-00178 | 156 Van Ness Ave | Kencairn |
| PA -2015-00374 | 160 Lithia Way | Emery |
| PA-2015-00541 | 345 Lithia Way | Giordano & Renwick |
| PA-2015-00493 | 37 N. Main | Skibby |
| PA-2015-00878 | 35 S. Pioneer | Ladygo |
| PA-2015-01163 | 868 A' Street | Kencairn |
| PA-2015-00980 | 637 B' Street | Shostrom |
| PA-2015-00797 | 266 Third | Ladygo |

ANNOUNCEMENTS & INFORMATIONAL ITEMS:

Next meeting is scheduled for September 9, 2015, 6:00 pm.

There being no other items to discuss, the meeting adjourned at 8:00 pm

Respectfully submitted by Regan Trapp



NOTICE OF APPLICATION

PLANNING ACTION: PA-2015-01115

SUBJECT PROPERTY: 34 S Pioneer Street

OWNER/APPLICANT: Oregon Shakespeare Festival

DESCRIPTION: A request for a Conditional Use Permit to operate a temporary food vendor in the Chautauqua Square plaza. The applicant has yet to decide on a vendor and, therefore, signage and design of the food cart is in the conceptual design stages. The location of the proposed food vendor is in a prominent area of the Oregon Shakespeare Grounds and is in the Downtown Historic District. **COMPREHENSIVE PLAN DESIGNATION:** Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BC; **TAX LOT:** 1100.

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, August 5, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: July 20, 2015

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: August 3, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

CONDITIONAL USE PERMITS
18.5.4.050.A. Approval Criteria

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
 - h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
 - i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
 - k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # 2015-01115

DESCRIPTION OF PROJECT CHAUTAQUA SQUARE FOOD CART - CUP

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address 34 S. PIONEER ST.

Assessor's Map No. 39 1E 09 BC Tax Lot(s) 1100

Zoning C-1-D

Comp Plan Designation _____

APPLICANT

Name Oregon Shakespeare Festival Phone 541-482-2111 E-Mail tedd@osfashland.org

Address 15 S. PIONEER ST. City ASHLAND Zip 97520

PROPERTY OWNER

Name CITY OF ASHLAND Phone 488-6002 E-Mail _____

Address 20 EAST MAIN ST. City ASHLAND Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title ATTORNEY Name ALAN HARPER Phone 659-9401 E-Mail alanhharper@gmail.com

Address 130 A. ST. STE 6 City ASHLAND Zip 97520

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

[Signature]
Applicant's Signature

6/10/15
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.
[Signature]

Property Owner's Signature (required)

6/10/15
Date

[To be completed by City Staff]

Date Received 6-10-15 Zoning Permit Type 1 Filing Fee \$ 1012.00

OVER >>

OSF - Chautauqua Square Food Cart

Applicant: Oregon Shakespeare Festival Association

Application for Conditional Use Permit

Project Site: 34 S. Pioneer St.

Ashland, Oregon

June 10, 2015

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City Of Ashland

Prepared By:

Alan Harper
130 A St., Ste. 6F
Ashland, OR 97520

Application Project Narrative

OSF – Chautauqua Square Food Cart

June 10, 2015

Procedure Type: Type I
Project Type: Conditional Use Permit – Temporary Food Cart
Owner: City of Ashland
Applicant: Oregon Shakespeare Festival Association, Lessee
Representative: Alan Harper, Attorney at Law
Property Address: 34 S. Pioneer St., Ashland Oregon
Property Zoning: C-1-D

I. PROPOSAL

A. BACKGROUND:

The applicant is proposing a temporary food vendor use, to be located in the Chautauqua Square plaza in front of the Black Swan Theater. As of 1939 this was the location of the Kay-Selby Chevrolet Showroom and the building has been determined to be Non-Historic and Non-Contributing (OMB Approval No. 1024-0018(8-86)).

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When the Chevrolet dealership moved north of town the City acquired the property and leased it to the applicant. Beginning in 1969 it was a production and rehearsal space for OSF. In 1976 the applicant announced plans to turn a portion of the building into what is currently the Black Swan Theater, providing the Festival with a third stage.

Unlike many of the buildings along Main Street, which are built to the front property line, the subject property has the Chautauqua Square front entry plaza. As outlined in the City's development code, public spaces are enhanced by certain amenities such as food vendors and outdoor seating. The applicant, through this proposal, will reactivate this space and create an area more vibrant and open for use by the general public.

B. SITE INFORMATION:

The proposed temporary use is located on tax lot 1100 (391E09BC). The property is leased by the applicant from the City of Ashland under a Lease Agreement dated June 20, 2000. Under the terms of this Lease, the applicant has sole and exclusive possession and use of the property and all improvements. The proposal will not alter the building or permanently install a new structure on the site. The proposal will not diminish the value of the property nor substantially alter the current use of the building as a theater.

As shown on the attached site plan, the site is relatively level and almost entirely improved currently. The City of Ashland recently removed a marble fountain which had fallen into disrepair and was no longer operating. The proposed location of the temporary use is almost entirely encompassing the footprint of this former plaza feature.

C. PROPOSAL DETAILS:

The applicant proposes to have a temporary food vendor in the 8' x 14' area identified in the site plan. The food vendor has not been selected at this time. The use of restaurant with outdoor seating is generally permitted in the C-1-D zoning. This use of outdoor cafe seating is found to successfully serve the public at many venues within blocks of the site (Ruby's, Lark's, Water Street Outdoor Cafe, Mix, Pasta Piatti, etc). The applicant will make the Black Swan

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JUN 10 2015

Page | 3

City Of Ashland

theater available to the operator to meet health standards for restroom use and storage, as needed. The duration use is proposed to generally match the applicant's theater season of March / April through October / November. The applicant's goal is that this plaza be a space that welcomes the public by creating these new amenities.

Signage has yet to be determined but will be limited to the front of the food cart and awning and will comply with AMC 18.4.7.070. No signage for the food cart will be attached to the buildings on site, no signage will be placed in the public right-of-way and no umbrella signage will be installed. The applicant has no objection to a condition reflecting this portion of the proposal.

The proposed location of the temporary use is central to the plaza space, adjacent to utilities currently located in the central planter (a tree protection plan for landscaping within the planter is included in this application) and pedestrian ingress and egress through the plaza is maintained, as shown on the site plan. The site plan identifies up to 28 seats with bistro tables may be located on the plaza, outside of the public right-of-way. The applicant will install and maintain two trash cans on site, which will serve the patrons of the temporary use. The on-going presence of a food vendor, maintenance of the seating and trash facilities will increase the vibrancy of the area as a community hub and improve the space for gathering of tourists and residents alike.

II. SCOPE OF REVIEW APPLICABLE TO THIS REQUEST

A. 18.5.4 Conditional Use Permit

III. CONFORMANCE WITH APPLICABLE CRITERIA - FINDINGS AND CONCLUSION OF LAW

A. Conditional Use Permit

Applicability: 18.5.4.030(A)(2) requires that temporary uses be reviewed pursuant to a Type I process and under the CUP criteria.

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JUN 10 2015

City of Ashland Page | 4

Section 18.5.4.040(A) state, “ A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.”

Criterion: 18.5.4.040(A)(1):

(1) That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive Plan policies that are not implemented by any City, State, or Federal law or program.

Finding: The proposed use is retail restaurant with outdoor seating and permitted within the zoning and overlay districts. The site design is consistent with the large scale standards (which are referenced by analogy only) which encourage plazas open to the public and list as a positive element the establishment of food vendors.

(2) That adequate capacity of City facilities for water sewer, electricity and urban storm drainage , paved access to and through the development, and adequate transportation can and will be provided to the subject property.

Finding: The current site is almost entirely hardscape plaza currently serving pedestrian ingress and egress. The proposed temporary use will be located in the center of the plaza space, where there had been a fountain until recently removed by the City. This location has City water, sewer clean out, electrical service currently located in the landscape planter located at the center of the plaza. The installation of the temporary use will not alter the storm drain impacts from how the plaza is currently served by city storm drainage collection and disbursement. The applicant will obtain the necessary plumbing, electrical and sanitary sewer connection permits prior to operating the temporary use.

(3) That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050(A)(5), below. When evaluate the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.

- a. Similarity in scale, bulk and coverage.*
- b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit are considered beneficial regardless of capacity of facilities.*
- c. Architectural compatibility with the impact area.*
- d. Air quality, including the generation of dust, odors, or other environmental pollutants.*
- e. Generation of noise, light and glare.*
- f. The development of adjacent properties as envisioned by the Comprehensive Plan.*
- g. Other factors found to be relevant by the approval authority for review of the proposed use.*

Finding: a. Similarity in scale, bulk and coverage.

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JUN 10 2015

City Of Ashland

The proposed temporary use is consistent with the uses permitted on the subject lot and within the overlay districts applicable to this lot. The proposed use will be located within a 14' x 8' area. It is anticipated that for food safety and operator comfort, an awning or built cover of some sort will shade this use area but no taller than 9-12'. Within this portion of downtown Ashland this feature will still be small in relation to the surrounding buildings, most of which are at least two story masonry structures built to the right of way. Lot coverage in this downtown district and along Main Street is often 100% but where open space exists it should create a positive place for pedestrians to gather or seek shelter. The temporary use will add some lot coverage (slight net coverage compared to the recently removed fountain) consistent with the design standards. Its small footprint and scale of the use will not negatively impact the scale or design of the plaza or surrounding existing buildings.

b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit are considered beneficial regardless of capacity of facilities.

The Urban Vitality Group produced a study on the food cart phenomena in Portland in 2013, called Food Cartology - Rethinking Urban Spaces as People Places and in it identified key findings and recommendations which focus on the impact to pedestrian traffic and the surrounding areas. Similar to the Water Street Cafe near the town Plaza, this temporary use would serve pedestrian traffic only. While it may become a destination, it is anticipated that most customers will be drawn from existing foot traffic walking along Main Street or heading to the Green Show or OSF plays up Pioneer Street.

For those pedestrian users, Food Cartology identifies key amenities that can improve the experience for patrons and minimize any of the impacts on surrounding businesses and facilities; "such amenities could included seating, shelter, landscaping and pedestrian friendly sidewalks.... Work with stakeholders to ensure an adequate supply of trash cans" at page 39. The applicant has proposed to install and maintain two trash cans in addition to the city trash can all at this plaza. The applicant will install seating both in the open area near the corner of Main and Pioneer and in the sheltered alcove area near the entrance to the Black Swan theater. The lay out of the seating should provide patrons with a variety of options while maintaining the existing pedestrian flow through the site, in and around the proposed temporary use.

c. Architectural compatibility with the impact area.

The operator of the temporary use has not been selected but the small scale of this use and its distance from any existing structures make it clear that it will have little or no impact on the architectural features of the area. The use will not mimic the existing masonry structures but will be made of materials that can be moved on and off the site. The Black Swan theater is not generally considered a historic structure. When adding features that will be in front of any architectural feature one of the considerations often recommended by the State Historic Preservation Office is that the new feature NOT but similar to the historic or existing buildings because modern construction and materials that are made to be faux historic or mimic historic buildings detract rather than allow them to stand out distinctly.

As discussed in Food Cartology, cities should allow these uses to reflect design diversity rather than dictate one set of design standards or seek to have these uses match existing permanent structures which surround them.

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d. *Air quality, including the generation of dust, odors, or other environmental pollutants.*

While the operator of the temporary use has not been decided, it can be anticipated that the outdoor operation of a food vendor will generate some odor. One of the findings in Food Cartology is that "65% of respondents in the public survey stated that there is a noticeable smell from food carts and 86% say the smell is pleasant." at page 28. As shown on the site plan, the location of the temporary use is central to the plaza area. The use is buffered from any neighboring businesses by Main and Pioneer streets, existing landscaping to be maintained and the distance to the adjoining property lines. The proposed use is a permitted use within this zone and the odor and noise will not be material greater than a permitted use in a permanent structure at this location.

e. *Generation of noise, light and glare.*

The applicant is not proposing any new lighting beyond the pedestrian and street lighting current on site for the plaza. The temporary use may install downward casting lighting within the use area for operations and service of customers but no additional lighting of the seating area is proposed. A finding in Food Cartology in relation to noise is that, "90% of respondents in the public survey and 74% in the business survey indicated that there was no noticeable noise from food carts." at page 28.

The subject site is currently a pedestrian gathering place and generates noise consistent with an urban open space. The applicant does not anticipate any greater noise than that created by other outside dining and seating found along Main Street and the Ashland City Plaza.

f. and g. The applicant is not aware that this temporary use would hinder any intended development as anticipated under the City's Comprehensive Plan nor through discussions with staff, is the applicant aware of any other impacts or concerns that should be addressed.

(4) A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

Finding: The proposed temporary use and amenities to the subject site are permitted within the zoning and overlay districts.

(5) For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows:.... (e) C-1-D The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.

Finding: The proposed temporary is a permitted use in the C-1-D zone and the use does not reduce the existing FAR ratio of the lot but increases the use of the lot while also maintaining an space open to the public providing positive pedestrian amenities.

18.5.4.060 Expiration. *Unless a longer period is specifically allowed by the approval authority, Conditional Use Permits are subject to sections 18.1.6.030 Permit Expiration and 18.1.6.040 Permit Extension. A conditional use deemed void if discontinued or abandoned for a period of six consecutive months.*

Finding: The applicant has requested that this temporary use be seasonal in nature. The food vendor is a plaza and public space amenity which

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Page | 7

City of Ashland

is intended to approximately match the applicants theater season of March / April to October / November. In light of the intended seasonal nature of the temporary use the conditional use shall not expire or be deemed void unless it has been discontinued for 14 consecutive months. The applicant will likely be contracting with a local food vendor but should that agreement be discontinued it is possible an entire season of this temporary use could be interrupted but should 14 months pass without the use in place, the applicant would be going through a second season of disuse and a new application will be required.

B. Tree Protection Plan

Section 18.4.5.030 of the of the City of Ashland Development Ordinance states In order to obtain approval of a tree protection plan; an applicant shall submit a plan to the City, which clearly depicts all trees to be preserved and/or removed on the site. The plan must be drawn to scale and include the following:

Criterion: 18.4.5.030 (B) (1): *Location, species, and diameter of each tree on site and within 15 feet of the site.*

Finding: The location, species and diameter of the tree within the site are shown on the applicant's site plan map.

Criterion: 18.4.5.030 (B) (2): *Location of the drip line of each tree.*

Finding: See attached tree inventory from Tom Myers dated June 8, 2015.

Criterion: 18.4.5.030 (B) (3): *An inventory of the health and hazard of each tree on site, and recommendations for treatment for each tree.*

Finding: See attached tree inventory from Tom Myers dated June 8, 2015.

Criterion: 18.4.5.030 (B) (4): *Location of existing and proposed roads, water, sanitary and storm sewer, irrigation, and other utility lines/facilities and easements.*

Finding: See applicants proposed site plan map.

Criterion: 18.4.5.030 (B) (5): *Location of dry wells, drain lines and soakage trenches.*

Finding: None found on the subject site.

Criterion: 18.4.5.030 (B) (6): *Location of proposed and existing structures.*

Finding: Applicant has provided the necessary information. See applicant's site plan map.

Criterion: 18.4.5.030 (B) (7): *Grade change or cut and fill during or after construction.*

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Finding: The applicant is not proposing any grade change, cut or fill on the subject site.

Criterion: 18.4.5.030 (B) (8): *Existing and proposed impervious surfaces.*

Finding: Applicant has provided the necessary information. See applicant's site plan map.

Criterion: 18.4.5.030 (B) (9): *Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan.*

Finding: Applicant has provided an arborist report from Tom Myers, Certified Arborist; 2040 Ashland Mine Road, Ashland OR 97520; 541-601-2069. The applicant will use this arborist as the responsible person for the tree protection plan and he will monitor

Criterion: 18.4.5.030 (B) (10): *Location and type of tree protection measures to be installed per section 18.4.5.030.C.*

Finding: The applicant's tree protection plan, prepared by Tom Myers and set forth in his cover letter and tree inventory will be followed as a condition of this CUP approval.

IV. **CONCLUSION** The applicant has demonstrated compliance with the applicable standards as set forth above.

The applicant believes that this temporary use will have a significant benefit to the community bringing a new small business opportunity to this site and increasing the pedestrian friendly atmosphere of the plaza. This proposal will provide not only a food option but add seating, pedestrian shelter and trash cans to this key corner of our community. This temporary use is small in scale and will not negatively impact the surrounding buildings or the similar uses in this zone.

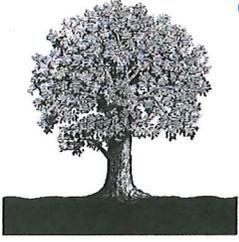
This use will be a positive addition to the downtown core of pedestrian amenities. As found in Food Cartology, "food carts have positive impacts on street vitality and neighborhood life in lower density residential neighborhoods as well as in the high density downtown area." at 24.

The applicant has shown that the impacts of the proposed temporary use will not have any greater material impact than the other permitted uses intended within this zone and overlay districts.

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City Of Ashland



Tom Myers
Certified Arborist

2040 Ashland Mine Rd
Ashland, OR 97520
Phone: 541-601-2069

6/08/2015

Alan Harper

Tree inventory and consultation for OSFA Blackswan Courtyard

The installation of a food cart in the courtyard of the Black Swan Theatre will have no significant impact on the health or structure of the trees within the Black Swan courtyard. I have included a tree inventory of all adjacent trees with this report. Tree # 5 in the enclosed inventory, a Paper Barked Maple, will need to have an arborist supervise any digging required to hook up the service utilities within the raised bed. The six other trees listed in the enclosed tree inventory will not require any protective measures in order to install a food cart in the courtyard.. An arborist must supervise any work done within the tree protection zones of the listed trees.

If you have any questions please call me at 541-601-2069

Sincerely, Tom Myers,

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Thomas M Myers
TreeConsultation
 2040 Ashland Mine Rd
 Ashland, OR 97520
 Phone 541-601-2069

Tree Inventory for OSFA black swan courtyard

6/8/15

| Tree # | Species | DBH in inches | Height in feet | Crown Radius in feet | Tree protection zone radius in feet | relative tolerance to construction | Condition |
|--------|--------------------------|---------------|----------------|----------------------|-------------------------------------|------------------------------------|-----------|
| 1 | <i>Paperbark Maple</i> | 6 | 18 | 6 | 4.5 | moderate | poor |
| 2 | <i>Japanese Maple</i> | 4 | 8 | 4 | 3 | moderate | fair |
| 3 | <i>Chinese Stewartia</i> | 4 | 12 | 4 | 2 | good | poor |
| 4 | <i>Raywood Ash</i> | 7 | 20 | 5 | 3.5 | good | poor |
| 5 | <i>Paperbark Maple</i> | 6 | 20 | 9 | 4.5 | moderate | good |
| 6 | <i>palm</i> | 5 | 5 | 3 | 3.75 | good | fair |
| 7 | <i>Bradford Pear</i> | 8 | 15 | 11 | 6 | moderate | fair |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
| 12 | | | | | | | |

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Real Estate, Land Use & Development Law

130 A Street, Suite 6F
Ashland, Or 97520
(541) 659-9401
alandbharper@gmail.com

July 13, 2015

OSF - Food Cart CUP sign standards

Bill Molnar

Via email: molnarb@ashland.or.us

Bill,

After discussions with OSF, we understand and appreciate your interest in addressing the architectural impacts that might be called into play under the CUP standards. We had thought to discuss signage at a later date but OSF agrees that establishing some parameters will provide everyone, including future vendors, a clear road map as to signage in relation to the food cart.

OSF will agree that the materials of the food cart will be subject to certain parameters, as you mentioned in your June 29, 2015 note, "Bright or neon colors used extensively to attract attention to the building or use are prohibited". Similarly, other materials that are bright or produce a glare, such as polished metal, should be avoided."

OSF proposes slightly different signage limitations than you had outlined. We believe the following is in keeping with the surroundings and limits the impact, while still being in line with the sign code and opportunities offered other merchants:

- The signage related to the food cart will be limited to that on the cart and awning, up to 15 feet square for total signage area.
- The use may have exempt incidental signs as allowed by Code, including "A" frame signs or pedestal signs as allowed other businesses, to be located in compliance with the sign code.
- No umbrella signs, as previously discussed.

- We are open to limitations on materials and colors and would appreciate your input, similar to the comments on the materials allowable for the food cart itself you outlined.

The goal is to have signage and a facility that works well with the surrounding merchants from the Water Street Cafe to the Home State BBQ in regards to materials, seating, awnings and dining options.

If OSF follows the standards for placement of signs outlined in the sign code I believe that the signage, as limited above, will not create the impacts that would be grounds for a denial of the CUP application.

Let me know if you would like to meet to further discuss. I think this is a good idea to head off any bad presumptions or fears. I think it is true more in land use than most things - that if you do not establish the facts from the start, people's fears of the worst can really damage the process.

Best regards,

Alan Harper

The applicant, OSF, has requested that this e-mail supplement their original application materials.

August 19, 2015

RE: PA-2015-01115 / Request for a CUP to operate a temporary food vendor location at 34 S Pioneer St.

Dear Mr. Heck,

Please let this letter supplement the Applicant's materials in this matter. This correspondence is to address comments and questions raised at the recent Historic Commission consideration of this application and comments from the email from Mark Schexnader of August 10, 2015.

The Applicant is striving to revitalize this portion of its leased property to create a fun, well maintained, inviting place for Ashland residents and visitors to gather and use the services of a food vendor during the OSF season. As the Downtown Plan of July 19, 1988 states on page 36 in regard to this area, "The public space in front of the Black Swan Theatre and the Chamber of Commerce building is so poorly designed that it is rarely used. ... The space has little of interest to draw people although located on an excellent corner where pedestrian traffic from the Oregon Shakespeare Festival intersects East Main Street's heavily trafficked sidewalks." It is high time to try something that will provide energy and focus to this area. Ashland's development code for Large Scale buildings specifically contemplates the creating of space open to the public and the creation of pedestrian amenities such as "outdoor seating or food vendors". Although not applicable to this application, the principle of creating vibrant open commercial space using these enumerated tools seems logical to pursue here.

The foot print of the proposed use is as shown in the materials, 8' x 14'. This includes not only the actual food cart (likely to be approximately 8'-10' long and 3' wide) but the working space for employees behind it and to the side of it (between the existing planter and the proposed cart). The Applicant has also proposed a shade cover for this area that will be between 9' - 12'. The final materials and colors for the awning / cover have not been chosen thinking that, like many businesses, the selected vendor may want some say in this decision. The Applicant has no objections to following the same guidelines for awnings and signage as every other business along Main Street.

The Applicant does believe that addressing the materials is positive and constructive to addressing the criteria. Identifying or limiting certain materials that could create negative impacts will be helpful in addressing certain approval standards. Therefore,

the Applicant has previously agreed that no bright or neon colors are to be used and that the cart shall not have reflective surfaces. The cart materials are anticipated to be primarily wood, matte-finish metals, glass and fabric. Certain working surfaces will need to be other materials to meet health code but the primary elements will be natural materials - see attached examples that illustrate the Applicant's project. While the Applicant believes that these guidelines would in themselves adequately address the CUP standards, they are open to further discussions as the materials may directly impact or be addressed by an approval standard.

This will not be a food truck. It is proposed to be a mobile cart which is non-motorized and Applicant has no objection to such a condition being imposed on an approval.

The application states that the plaza with this use could accommodate **up to** 28 seats around small bistro style tables while maintaining pedestrian flow, as currently shown. The point of this use is to create a vibrant open commercial space drawing and serving pedestrian traffic. Provided that the seating meets health and safety codes allowing necessary access through the site, the number of seats will be driven by the use of the space by patrons. The Applicant included in its application the potential **maximum** number of seats that could be made available but does not see that number as an impact that must be mitigated under the CUP standards.

The application for the temporary use, to track with the OSF season, will be revocable and subject to all the oversight and compliance requirements of every CUP permitted by the City. Should the Applicant fail to follow the permitted use or conditions of approval the normal course of ADC 18.1.6.060 will certainly be followed by the City through the normal enforcement process. As with any applicant seeking a use approval or CUP, the Applicant will be making an investment of time and money in bringing this proposed use into operation, if approved. An annual review of this approval is overly burdensome and not strictly following the guidelines for a Condition of Approval as set forth in ADC 18.1.6.050.

We look forward to a discussion with the Historic Commission in September in regard to the approval standards. Please feel free to contact me with any further concerns we can address before that meeting or anything else you feel we could prepare to address so that this time is as productive as possible. Please confirm when and where that appearance is scheduled. Please also consider this letter a request by the Applicant to continue the application for the amount of time specific from the initial Historic Commission meeting held to this next regularly scheduled meeting in September.

Best regards,

Alan Harper
Attorney at Law
541-659-9401



PLANNING ACTION: 2015-01496

SUBJECT PROPERTY: 35 South Second Street

OWNER: MPM Investments

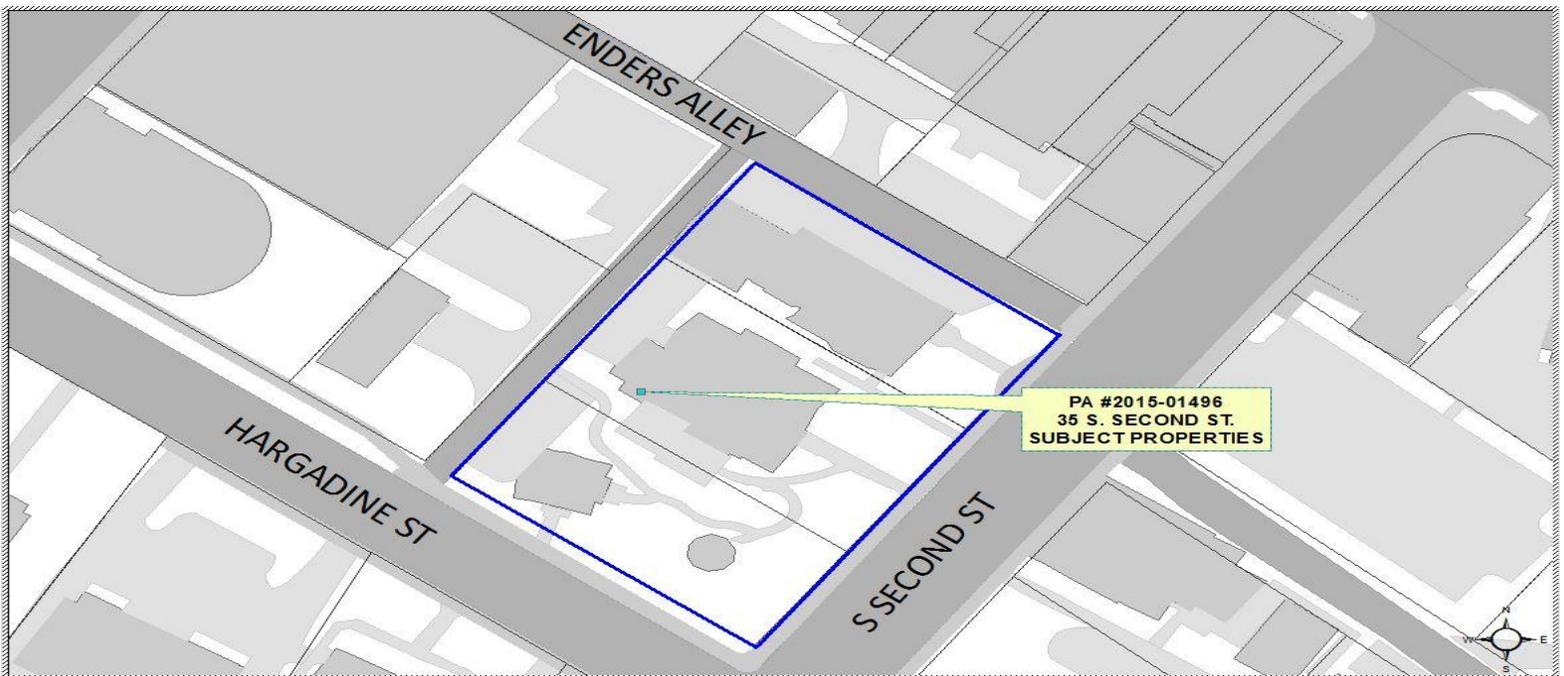
APPLICANT: Kistler, Small & White, Architects

DESCRIPTION: A request for Conditional Use Permit and Site Design Review approvals to allow 3,051 square feet of additions including a new kitchen, new bar, laundry room, two new second floor offices and an accessible lift, and the conversion of the existing kitchen into bussing and storage areas for the Winchester Inn located at 35 S. Second St. Also included are requests for Tree Removal Permits to remove two trees: a six-inch diameter Plum tree located within the footprint of the proposed new bar, and an eight-inch diameter Birch tree within the footprint of the addition at the rear of the main house; and Exception to the Street Standards to retain the existing curbside sidewalks along the perimeter of the property. **COMPREHENSIVE PLAN DESIGNATION:** Commercial Downtown; **ZONING:** C-1-D; **ASSESSOR'S MAP:** 39 1E 09BD; **TAX LOTS:** 5600-5700.

NOTE: The Ashland Historic Commission will also review this Planning Action on Wednesday, September 2, 2015 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTE: The Ashland Tree Commission will also review this Planning Action on Thursday, September 3, 2015 at 6:00 PM in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *September 8, 2015 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

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 the Ashland Planning Division, 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050 Approval Criteria

The following criteria shall be used to approve or deny an application:

- 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 or 2, 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.; or
 - 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.

CONDITIONAL USE PERMITS

18.5.4.050.A. Approval Criteria

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- 1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
- 2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
- 3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
- 4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
- 5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.

- g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
- h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
- i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
- k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
- l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

TREE REMOVAL PERMIT FROM THE UNIFIED LAND USE ORDINANCE

18.5.7.040.B Criteria for Issuance of Tree Removal Permit

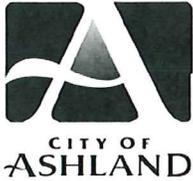
B. Tree Removal Permit.

1. **Hazard Tree.** A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
 - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. **Tree That is Not a Hazard.** A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 1. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
 3. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 4. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
 5. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

EXCEPTION TO STREET STANDARDS

18.4.6.020.B.1. Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances 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.
- b. 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 safety and efficiency crossing roadway.
- c. The exception is the minimum necessary to alleviate the difficulty.
- d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # PA-2015-01496

DESCRIPTION OF PROJECT

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address 35 South Second Street

Assessor's Map No. 39 1E 09BD Tax Lot(s) 5600, 5700

Zoning C-1D Comp Plan Designation _____

APPLICANT

Name MPM Investments Phone 800-972-4991 E-Mail _____

Address 35 South Second Street City Ashland Zip 97520

PROPERTY OWNER

Name MPM Investments Phone _____ E-Mail _____

Address 35 South Second Street City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Architect Name Kistler, Small & White Phone 541-488-8200 E-Mail matt@kistlersmallwhite.com

Address 66 Water Street City Ashland Zip 97520

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

[Signature]
Applicant's Signature

8/4/15
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature]
Property Owner's Signature (required)

8/4/15
Date

[To be completed by City Staff]

Date Received 8/5/15 Zoning Permit Type Type II Filing Fee \$ 5,294.00

OVER ►►

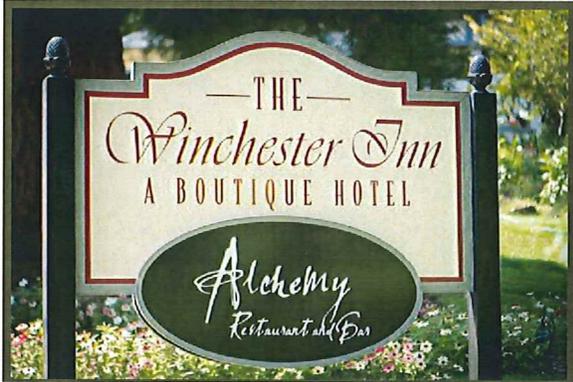
ZONING PERMIT SUBMITTAL REQUIREMENTS

- APPLICATION FORM must be completed and signed by both applicant and property owner.
- FINDINGS OF FACT – Respond to the appropriate zoning requirements in the form of factual statements or findings of fact and supported by evidence. List the findings criteria and the evidence that supports it. Include information necessary to address all issues detailed in the Pre-Application Comment document.
- 2 SETS OF SCALED PLANS no larger than 11"x17". Include site plan, building elevations, parking and landscape details. (Optional – 1 additional large set of plans, 2'x3', to use in meetings)
- FEE (Check, Charge or Cash)
- LEED® CERTIFICATION (*optional*) – Applicant's wishing to receive priority planning action processing shall provide the following documentation with the application demonstrating the completion of the following steps:
 - Hiring and retaining a LEED® Accredited Professional as part of the project team throughout design and construction of the project; and
 - The LEED® checklist indicating the credits that will be pursued.

NOTE:

- Applications are accepted on a first come, first served basis.
- Applications will not be accepted without a complete application form signed by the applicant(s) AND property owner(s), all required materials and full payment.
- All applications received are reviewed for completeness by staff within 30 days from application date in accordance with ORS 227.178.
- The first fifteen COMPLETE applications submitted are processed at the next available Planning Commission meeting. (Planning Commission meetings include the Hearings Board, which meets at 1:30 pm, or the full Planning Commission, which meets at 7:00 pm on the second Tuesday of each month. Meetings are held at the City Council Chambers at 1175 East Main St).
- A notice of the project request will be sent to neighboring properties for their comments or concerns.
- If applicable, the application will also be reviewed by the Tree and/or Historic Commissions.

August 5, 2015



Site Review

THE WINCHESTER INN REMODEL & ADDITION

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table of contents

- PROJECT INFORMATION 3
- PROJECT DESCRIPTION 5
- FINDING OF FACT 7
- DOWNTOWN HISTORIC DISTRICT 7
- DOWNTOWN ASHLAND 11
- CONDITIONAL USE PERMIT 13
- EXCEPTION TO STREET STANDARDS 16
- TREE PRESERVATION AND PROTECTION 18
- OTHER ISSUES PER PRE-APPLICATION 20

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PROJECT INFORMATION

PLANNING ACTION:

The proposed project includes a new bar on the first floor, two (2) new second floor offices, a new kitchen, a new laundry room and the remodel of the existing kitchen into the bussing station and storage areas. The site will require a Type II Site Design Review because the combined new square footage exceeds 2,500 square feet. The applicant will be requesting a Conditional Use Permit for Hotel use within the C-1-D district, and an Exception to Frontage Improvements

ADDRESS & LEGAL DESCRIPTION:

OWNER:

MPM Investments
35 Second Street
Ashland, OR 97520

ARCHITECTS:

Kistler Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

LAND USE PLANNING:

Kistler, Small & White
66 Water Street
Ashland, OR 97520
541.4883.8200

PROJECT LANDSCAPE:

Kistler Small & White
66 Water Street
Ashland, OR 97520
541.488.8200

COMPREHENSIVE PLAN DESIGNATION: Commercial-Downtown

ZONING DESIGNATION: C-1-D

ADDRESS: Winchester Inn, 35 South Second Street

MAP AND TAX LOT: 39 1e 09BD, Tax Lots 5600, 5700

ACREAGE: .32 Acres

CURRENT OCCUPANCY TYPE: R-1, B

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PROPOSED OCCUPANCY TYPE: R-1, A-2, B, S-2

BUILDING CONSTRUCTION TYPE: Type VB

FIRE SPRINKLER SYSTEM: Yes

EXISTING PARKING: Nineteen (19) on site. The additions do not require more parking to be added, existing parking count to remain unchanged.

MAIN FACILITY SQUARE FOOTAGE:

| Floor: | Existing: | Proposed: | Total: |
|---------------|-------------------|-------------------|-------------------|
| Basement | 2,450 s.f. | 360 s.f. | 2,810 s.f. |
| First Floor | 2,252 s.f. | 1,601 s.f. | 3,853 s.f. |
| Second Floor | 1,962 s.f. | 1,090 s.f. | 3,052 s.f. |
| TOTAL | 6,664 s.f. | 3,051 s.f. | 9,715 s.f. |

APPLICABLE ORDINANCES

- C-1-D, Commercial Downtown
- Site Design & Use Standards, Chapter 18.4.2
 - Basic Site Review, Section 18.4.2.040
 - Historic District Design Standards, 18.4.2.050
 - Downtown Design Standards, 18.4.2.060
- Conditional-Use for Hotel/Restaurant/Bar use in the C-1-D district
- Street Standard Exception, Chapter 18.4.6.040
- Tree Preservation and Protection, Chapter 18.5.7

ADJACENT ZONING/USE

| | |
|---------------|-------|
| NORTH: | C-1-D |
| EAST: | C-1-D |
| SOUTH: | R2 |
| WEST: | C-1-D |
| SUBJECT SITE: | C-1-D |

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PROJECT DESCRIPTION

INTRODUCTION: The Winchester Inn was open in July of 1983 by Laurie and Michael Gibbs, and ranks among Ashland's top Bed and Breakfasts, with nationally acclaimed restaurant and award winning gardens. The applicant, MPM Investments, is requesting approval for a Site Review to build a new bar, a new kitchen, two (2) offices, a laundry room, provided a new accessible lift, new accessible entries and remodel the existing kitchen into a bussing station and storage areas. These improvements will greatly improve the guest experience and improve overall conditions and safety for the Inn's staff.

The site consists of two adjoining tax lots that will be consolidated into one to accommodate the new addition.

A written narrative and finding of fact as well as a Site Plan and Building Elevations are enclosed. This information is provided in the application materials and addresses the submittal requirements of Chapter 18.3.9

ADDITIONS: There are two proposed additions, the bar addition to the south and the kitchen addition to the west. The "west" addition would include a new kitchen, laundry room and offices and provide cover for the existing parking at ground level. This addition will extend to the westerly property line with a two (2) foot setback. The second addition, to the south, is a bar adjoining *Alchemy*. The proposed total additional square footage is 3,051 s.f.. The additions are the style of the existing Victorian and designed to look as cohesive as possible.

SOUTH ADDITION:

NEW BAR: The proposed +/-360 s.f. bar is designed as a Victorian Conservatory. It is to be located to the south side of the existing main building adjacent to the existing dining area. The new addition will be physically attached to the main building with stairs and an accessible lift connecting the two levels. The bar will include an outdoor patio area located to the east of the new bar, interior seating for roughly twenty (20), a bar seating roughly five (5) and a serving area for preparing drinks.

WEST ADDITION:

KITCHEN: The new kitchen will occupy the first floor of the new addition proposed for the west side of the main facility. The new kitchen will replace the outdated, inefficient and undersized existing kitchen. It will be a full service kitchen including, but not limited, to a new walk-in cooler, range hood, grille, range, dishwashing equipment and storage. The kitchen will vastly improve the service provided to customers and safety of

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those working in the kitchen. The proposed new square footage for the kitchen is +/- 869 s.f.

NEW LAUNDRY ROOM: The proposed new laundry room will replace the existing one located in the basement. The new laundry room will be located at the current grade elevation and below the new kitchen. The proposed new square footage is +/- 193 s.f.

NEW OFFICES: The two (2) new offices will be part of the new addition above the new kitchen. It is hoped, at some future time, these offices may be converted into suites. The applicant understands that all the additional conditions of the conversion would have to comply with code at that time. In the mean time, the applicant have off-site offices that can be moved on-site.

REMODEL: The remodeled area consists of converting the existing kitchen into a new bus station and storage. Remodel of existing laundry room will create a new accessible route to the basement utilizing the accessible lift.

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FINDING OF FACT

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors better understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the Site Design & Use Standards as outlined in the Ashland Municipal Code (AMC), 18.4.2, Site Design & Use Standards

*For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in **BOLD** font and the applicant's response in regular font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete. Where appropriate numbering follows the sited AMC.*

CHAPTER 18.4.2.040 -.060, DOWNTOWN HISTORIC DISTRICT.

18.4.2.040.B NON-RESIDENTIAL DEVELOPMENT/BASIC SITE REVIEW STANDARDS:

1. Orientation and Scale:

- a. The existing orientation faces the street and will not be altered. The existing parking and vehicular circulation will not be altered.
- b. The existing facade arrangement will not be altered
- c. The existing building will not be altered and remains oriented towards 2nd Street.
- d. The existing setback at the front is already established and will not be altered.
- e. The building entrance faces 2nd Street, the primary street
- f. It is the intent of the Applicant to use the existing sidewalk.
- g. N/A

2. Streetscape: The site has significant mature trees which are in compliance with the streetscape standard of one tree per 30 ft. A Parkrow frontage improvement would be undesirable because of the significant trees that exist on the site. The applicant is requesting an exception, see page 16.

3. Buffering and Screening:

- a. Existing mature landscaping buffers the site on 2nd Street and Hargadine Street. The other two sides of the site are boarded by alleys.

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- b. Parking areas will remain unchanged and are buffered by existing landscaping where boarding the residential zoned area to the South.

4. Building Material:

- a. Building materials will be similar to the existing Inn including, wood siding, wood trim and wood shingle roofing. The exception to the matching materials will be in the bar addition which will have a metal roof, exposed concrete base and wood windows with aluminum cladding. The overall building will not have glass as a majority of the skin, but glass will be used to create a conservatory feel in the bar addition.
- b. The west addition will be painted to match the existing historic Inn.

18.4.2.050.B HISTORIC DISTRICT/HISTORIC DISTRICT DESIGN STANDARDS:

1. **Transitional Areas:** The location of the existing building may be considered occupying a transitional zone between the downtown commercial area and the adjacent residential area to the south of the site.
2. **Height:** The existing height of the building is unchanged.
3. **Scale:** The bar addition is located on the East face of the existing building. This addition is set well back from the front of the building facing 2nd street, the existing main entrance will remain prominent, also the new addition will be set back from the original house bay window. In addition, it will provide a single story "step up" to the existing two story building. The most impacted view is from Hargadine Street, which is at a higher elevation, reducing the perceived scale. Larkspur cottage is between the new construction and Hargadine, also reducing the impact of the new addition.
4. **Massing:** The massing of the building will continue to be appropriate to the existing Victorian architecture, and smaller than the other commercial buildings in the immediate neighborhood.
5. **Setback:** The setback of the existing building will not be altered.
6. **Roof:** The roof of the additions will be consistent with the existing building.
7. **Rhythms of Openings:** The rhythms of the primary facade will remain unchanged.

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8. **Base of Platforms:** The bar addition will have a base as desired by the historic design standards.
9. **Form:** The form of the building will remain unchanged.
10. **Entrances:** The primary entrance will remain unchanged. Note; new handicapped entrances will be added to the building at the bar and the kitchen additions.
11. **Imitation of Historic Features:** The applicants believe that it is important that the addition be as cohesive as possible with the existing building. Architectural interest will be added with the bar designed as a conservatory. The bar will complement the existing Victorian but also be contemporary.
12. **Additions:** The additions have been placed as not to obscure the original facade.
13. **Garage Placement:** N/A

18.4.2.050.C HISTORIC DISTRICT DEVELOPMENT/REHABILITATION STANDARDS OR EXISTING BUILDINGS AND ADDITIONS:

1. **Restore vs Remodel:** N/A
2. **Rehabilitation Standards:**
 - a. **Historic architectural styles:** The addition has been designed by Kistler, Small & White. It has been designed to closely match the existing building for a cohesive overall style without creating a trite mimic of the historic period.
 - b. **Original architectural features:** When the applicants purchased the building in 1983 they took great pains to restore the house to historical integrity. It is equally important to them with this addition and the addition will include important upgrades to the kitchen and laundry facility.
 - c. **Replacement finishes:** The kitchen addition exterior finishes will be consistent with the historic building.
 - d. **Diagonal and vertical siding:** Vertical siding will be used at the bar providing a more contemporary appearance.
 - e. **Exterior wall colors:** Exterior wall colors on the new "west" addition will match those of the historic building, The bar addition will have new colors that will give

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this addition a more modern feel and designation its use as different.

- f. **Imitative materials:** N/A
- g. **Replacement windows:** Windows in the new additions shall be compatible in proportion, shape and size, with the exception of the bar addition, where the windows will be specific to the "conservatory" feature.
- h. **Reconstructed Roofs:** The roofs on the west addition will match the pitch and form of the historic building. The roof on the bar addition will be at a different height and pitch.
- i. **Asphalt or composition shingle roofs:** For cohesiveness, the roof will be wood shingle as with the historic building. The bar addition will have a metal roof appropriate to a conservatory or natatorium.
- j. **New porches:** N/A
- k. **New detached buildings:** N/A
- l. **Standards for Rehabilitation:** N/A

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18.4.2.060.C DOWNTOWN ASHLAND/DOWNTOWN DESIGN STANDARDS:

1. **Height:** The height of the additions will be slightly dissimilar to the original building to maintain the traditional staggered streetscape.
2. **Setback:**
 - a. The original setback will not be changed.
 - b. Primary entry will not be changed.
 - c. N/A
3. **Width:**
 - a. N/A, the historic building is not in compliance with this design standard.
 - b. N/A
4. **Openings:** N/A; While in the Downtown area the Winchester Inn is a stand-alone structure and has a residential style as opposed to a commercial building.
5. **Horizontal Rhythms:** N/A; The historic building is a stand-alone structure and has a residential style as opposed to a commercial building.
6. **Vertical Rhythms:** N/A; The historic building is a commercial building structure and has a residential style as opposed to a store front.
7. **Roof Forms:** N/A; The historic building is a stand-alone structure and has a residential style as opposed to a commercial building.
8. **Materials:**
 - a. The exterior of the building additions will be painted wood with a concrete base.
 - b. The building will have Victorian features for visual interest.
9. **Awnings:**
 - a. N/A
 - b. N/A
 - c. N/A
10. **Non-street or alley elevations:**
 - a. The exterior of the building will be painted wood with a concrete base.
 - b. Visual integrity of the original building will be maintained.
 - c. N/A

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- d. The parking will remain unchanged.
- e. The site has existing brick and stamped concrete pathways incorporated into the mature landscaping.
- f. N/A

11. Exceptions to Standards: Many of the Downtown Design Standards do not apply because the Winchester Inn is not a "Store Front" commercial building.

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18.5.4.050.A Conditional Use Permit for Hotel uses within the C-1-D district.

The Winchester Inn has been operating as a hotel since 1983. The additions requested would enhance the facility, guest experience and working environment with minimal impact on the neighborhood. Most of the visual impact of changes are oriented toward the rear of the site on an alley. The buildings bordering the alley are the back of the OSF and Oregon Cabaret buildings, and therefore will have little or no impediment to the neighboring views. See photos below.



Adjacent Buildings Across the Alley to the West

At this point no additional guest suites are being added so there should be no additional impact on parking or traffic. The improvements will allow additional seating capacity in the restaurant and bar but they will still serve primarily guest of the Inn or others that arrive by walking. Also there will be handicapped access to the restaurant and bar that is not currently available.

The applicant and architect believe the conservatory style bar will be a unique and exciting addition to the Inn and to Ashland's downtown.

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18.104.050 Approval Criteria

A conditional use permit shall be granted if the approval authority finds that the proposed use conforms, or can be made to conform through the imposition of conditions, with the following approval criteria.

- 1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.** The proposed Conditional-Use is a permissible use in with C-1-D. Hotel/Motel, as already permitted.

- 2. That adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation can and will be provided to and through the subject property.** An Electric Utility Plan will be developed in consultation with the City's Electric Department, Dave Tygerson, to ensure not only capacities can be accommodated, but to also minimize aesthetic impact to the proposed building. All electrical services will be provided from Second Street where the service currently exist. All electrical work will be completed under the direction of the Ashland Electric and Building Departments. Further, all improvements within the adjacent rights-of-way, including construction detouring, will be completed under the direction of the Ashland Engineering Department

Applicants have addressed or will address at the time of the building permit all code issues relating to the Ashland Fire Department, including an FDC valve along the front of the building. Two fire hydrants are within 150' of the property boundary (on the property, at the corner of 2nd and Hargadine, and on adjacent tax lot at the corner of 2nd Street and Endor's Alley) with adequate pressure to service the building. All work will be completed under the direction of the Ashland Building and/or Fire Departments.

- 3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone: The site is already being used in this capacity.**
 - a. Similarity in scale, bulk, and coverage.** The proposal has been designed to limit the impact of the increase of bulk and are well within the site and location scale.

- b. **Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.** In the applicant's opinion the proposed increase in the will not have adverse material effect on traffic on the surrounding streets.
 - c. **Architectural compatibility with the impact area.** The property is a Contributing historical property and thus architecturally compatible.
 - d. **Air quality, including the generation of dust, odors, or other environmental pollutants.** The proposed conditional use permit will not have any discernible increases of environmental impacts including those related to air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. **Generation of noise, light, and glare.** The addition, with exception of the bar, will not have any material increase of noise, light and glare. The bar, while primarily a glass facade is set back on site, location, landscaping and natural topography of the site will prevent any glare from being distracting. The bar addition will result in an overall noise reduction by reducing the available outside seating and increasing the inside seating.
 - f. **The development of adjacent properties as envisioned in the Comprehensive Plan.** The proposed conditional use permit will not have any material effects on the adjoining properties as envisioned in the Comprehensive Plan.
 - g. **Other factors found to be relevant by the Hearing Authority for review of the proposed use.** The applicants are not aware of any other factors that may be found to be relevant by the hearing authority, but if there are factors found to be relevant, the applicants would like the opportunity to clarify and answer questions of the hearing authority prior to a final decision.
4. **A conditional use permit shall not allow a use that is prohibited or one that is not pursuant to this ordinance.** Hotel/motel is an allowable use that is existing.
5. **For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.**
- a. - I. The proposal will be compliant with all applicable ordinances.

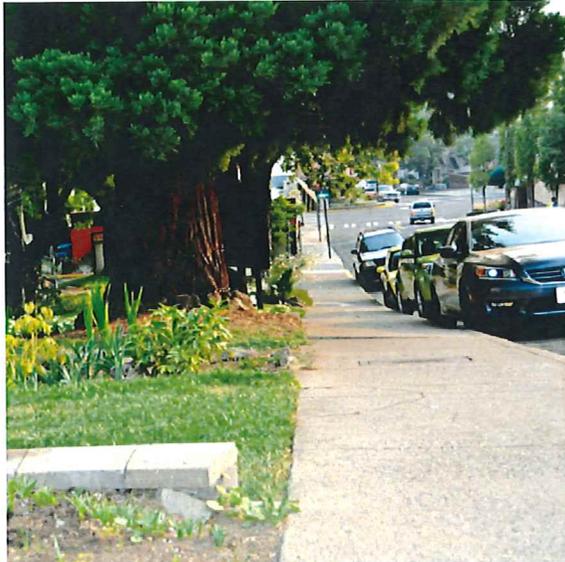
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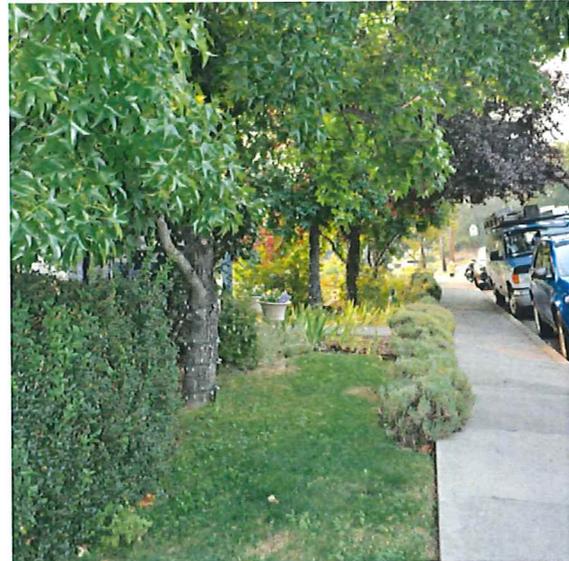
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18.4.6.040 Exception to Street Standards

Frontage Improvements: The applicants request an exception to the required frontage improvement of a parkrow. In this case it would not be desirable to remove existing significant trees in order to create the parkrow.



2nd Street



Hargadine

1. **Exception to the Street Design Standards.**
 - a. **There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site of proposed use of the site.**

The requirement to upgrade to a parkrow would be undesirable because of the significant trees that would be removed making this requirement counter-productive. See photos above.
 - b. **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.**

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- iii. **For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.**
 - i, ii, ii There will be no diminishing effect to transit, safety for bicycles or pedestrians.
- c. **The exception is the minimum necessary to alleviate the difficulty.** The exception would leave in place the current situation.
- d. **The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040 A.** At this site, maintaining the current landscaping is more aligned with the *purpose and intent of the street standards*, than requiring a parkrow.

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TREE PRESERVATION AND PROTECTION

18.4.5 TREE PRESERVATION AND PROTECTION

The applicants will request a tree removal permit for two (2) trees that are within the proposed footprint of the new addition. There are many mature trees on the site and the removal of these effected trees will not change the overall feel of tree coverage on the site.



Overview of Site

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Tree Protection Plan: A plan to identify and protect plan will be submitted. The plan will included a survey of the Trees on site and measures that will be taken for their protection during construction.

18.5.7.040.B Tree Removal Permit

2. Tree That in Not a Hazard:

- a. **The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.**

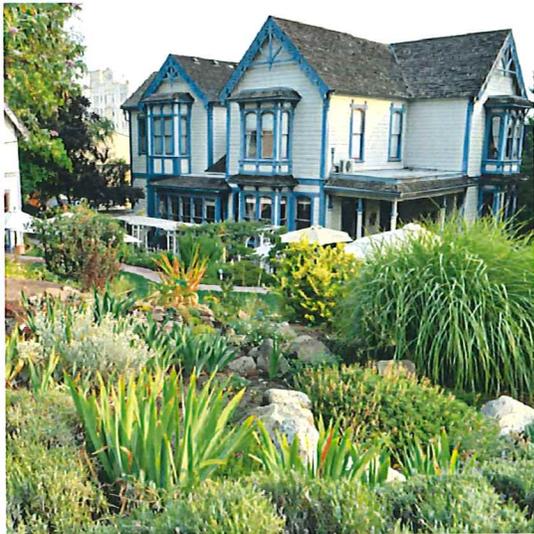
- b. **Removal of the tree will not have a significant negative impact on erosion, soil stability, floor of surface waters, protection of adjacent trees, or existing windbreaks.** The removal of the trees will not have a significant negative impact on erosion, soil stability, surface waters, adjacent trees or existing windbreaks.
- c. **Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.** The site has many mature trees and removal of the subject trees will not significant negatively impact the overall tree canopy. See photo above.
- d. **Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider City of Ashland 5-59 Land Use Ordinance 18.5.7 – Tree Removal Permits alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.** N/A
- e. **The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.**

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ADDITIONAL ISSUES FROM PLANNING STAFF'S COMMENTS:

Property Line Issue: The tax lots will be consolidated in order to resolve the problem of the addition crossing over a property line.

Landscaping: The site has mature park-like landscaping. The proposed plan will have minimal impact on the existing gardens. The landscaping plan post-construction will be to replant any areas that have been disturbed.



Award Winning Gardens

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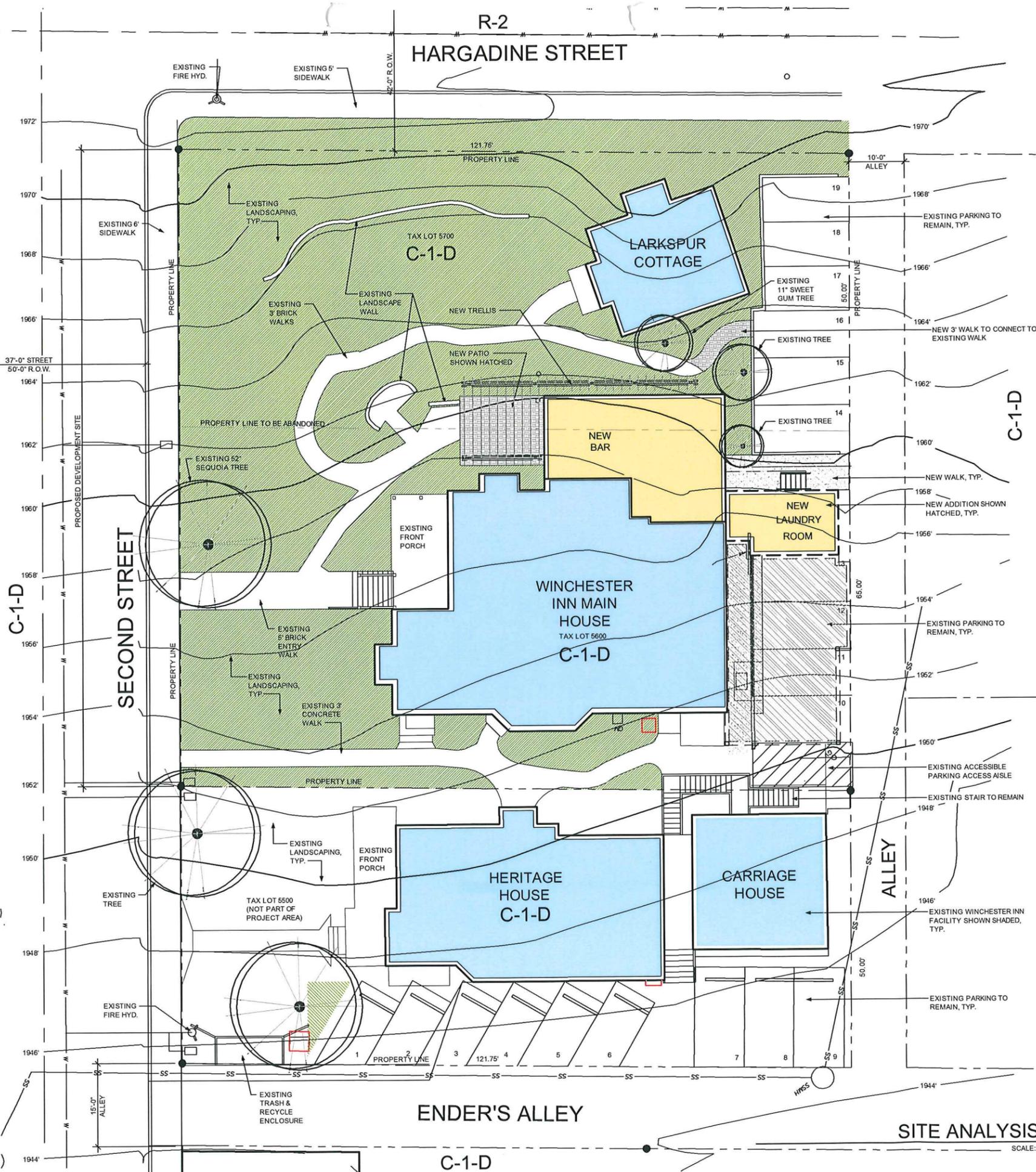
Prepared and Respectfully Submitted by:

Leslie Gore, Planning Consultant
Kistler Small + White, Architect

Date

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kistler+small+white
architects
66 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200



LEGEND:

- LANDSCAPE AREA (PERVIOUS)
- EXISTING BUILDING
- NEW FIRST FLOOR ADDITION ABOVE EXISTING PARKING
- NEW GROUND FLOOR ADDITION
- NEW PAVING
- EXISTING FIRE HYDRANT - (2) PLACES

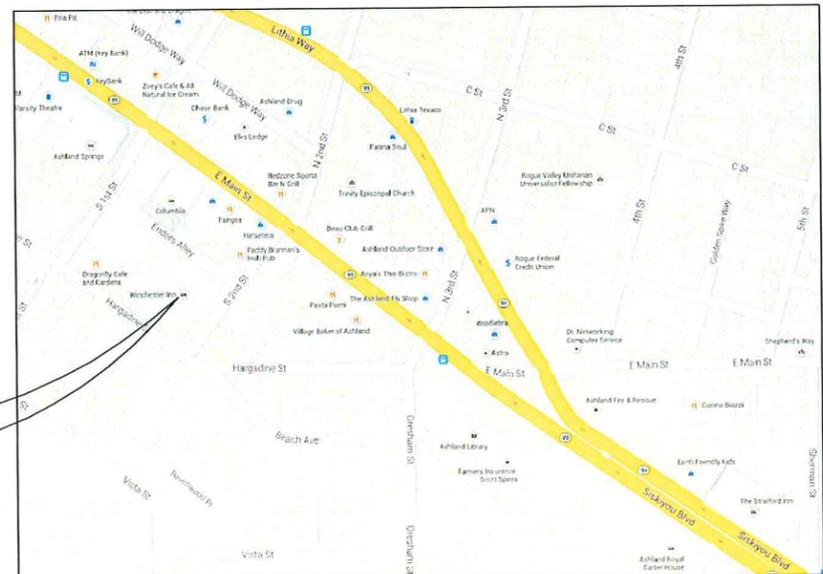
PROJECT AREA = 13965 SQ.FT.
= 0.3206 ACRES

PROJECT AREA CONSISTS OF TAX LOTS 5600 AND 5700 TO BE COMBINED INTO ONE TAX LOT AS PART OF THIS PROJECT

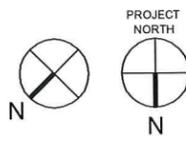
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PROJECT LOCATION



SITE ANALYSIS MAP
SCALE: 1" = 20' 11x17

VICINITY MAP

**WINCHESTER INN
REMODEL AND ADDITION**
35 SOUTH SECOND STREET.
ASHLAND, OREGON

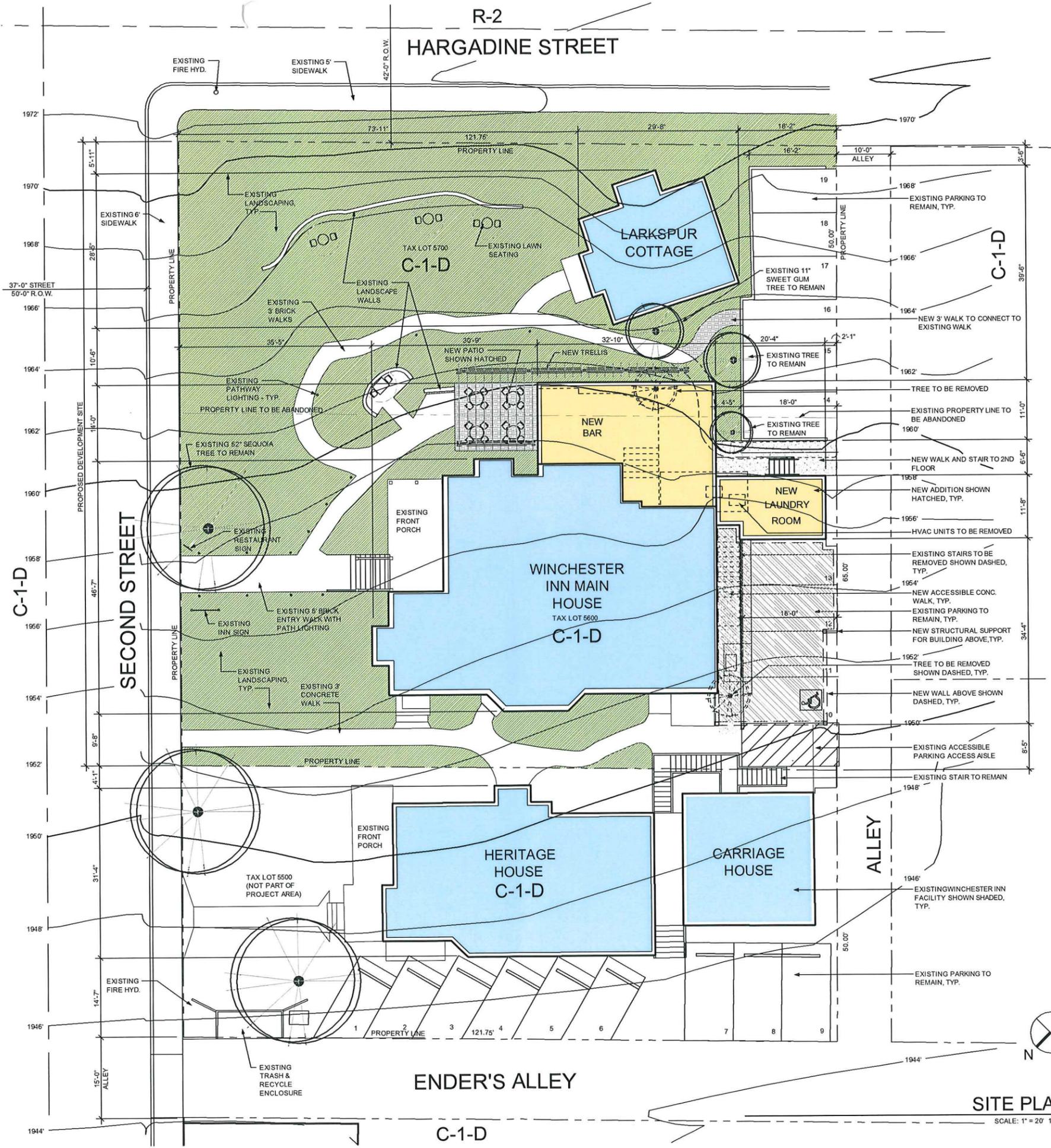
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SITE ANALYSIS MAP

PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:

1

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- LEGEND:**
- LANDSCAPE AREA (PREVIOUS)
 - EXISTING BUILDING
 - NEW FIRST FLOOR ADDITION ABOVE EXISTING PARKING
 - NEW GROUND FLOOR ADDITION
 - NEW PAVING
 - EXISTING FIRE HYDRANT - (2) PLACES

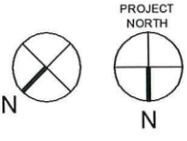
PROJECT AREA = 13965 SQ.FT.
= 0.3206 ACRES

PROJECT AREA CONSISTS OF TAX LOTS 5600 AND 5700 TO BE COMBINED INTO ONE TAX LOT AS PART OF THIS PROJECT

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SITE PLAN

SCALE: 1" = 20' 11x17

1

ASHLAND, OREGON

35 SOUTH SECOND STREET.

WINCHESTER INN
REMODEL AND ADDITION

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SITE PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15
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SUITE 101
ASHLAND, OR
97520
TEL.: 541.488.8200



NORTH ELEVATION



EAST ELEVATION - SECOND ST.

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REMODEL AND ADDITION

35 SOUTH SECOND STREET.

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EXTERIOR
ELEVATIONS

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SOUTH ELEVATION - HARGADINE ST.



WEST ELEVATION - ALLEY

ASHLAND, OREGON

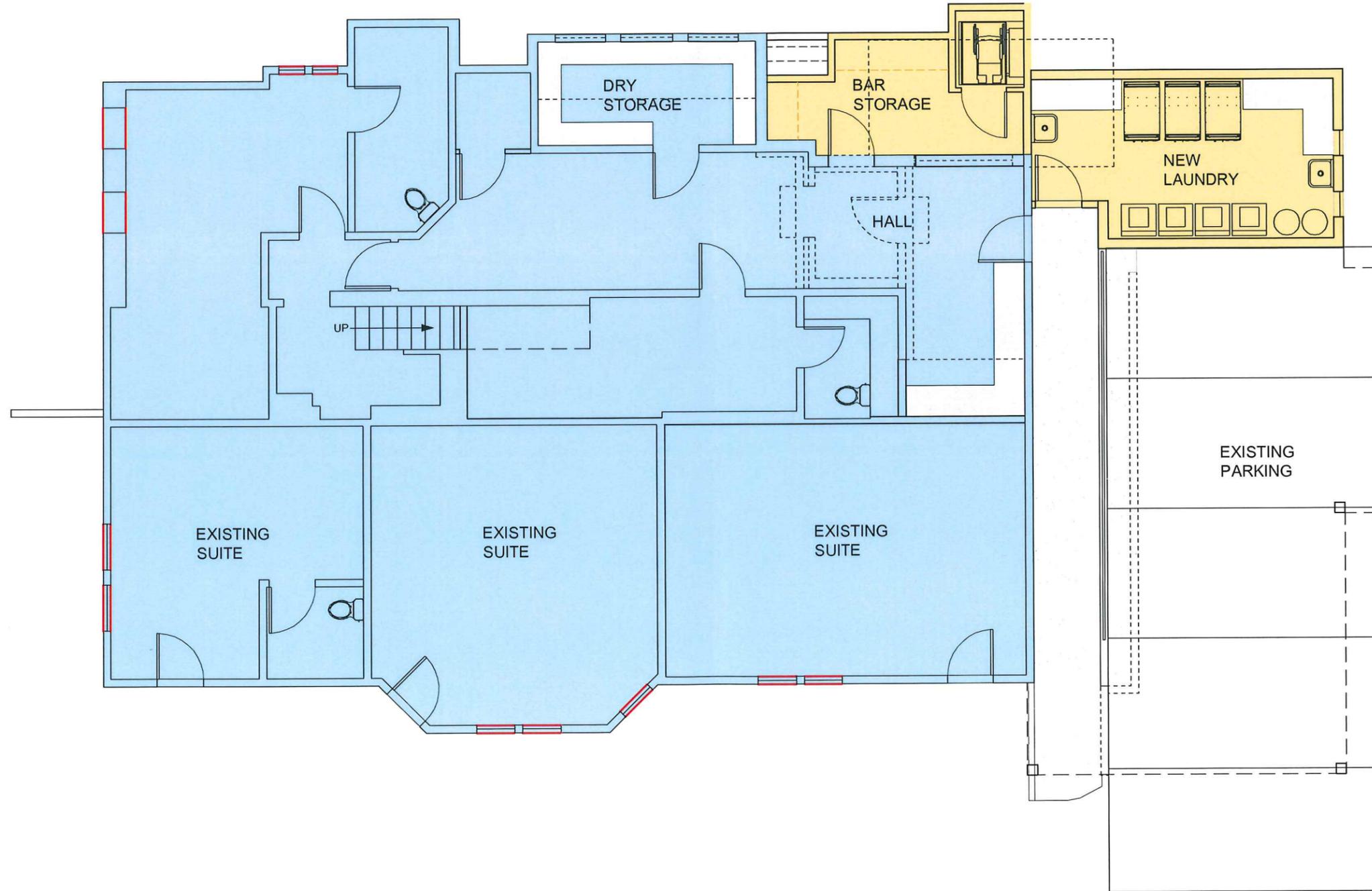
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35 SOUTH SECOND STREET.

REVISIONS

EXTERIOR
ELEVATIONS

PROJECT: 15-016
ISSUE DATE: 08-07-15
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BASEMENT FLOOR PLAN

1/4" = 1'-0"

1

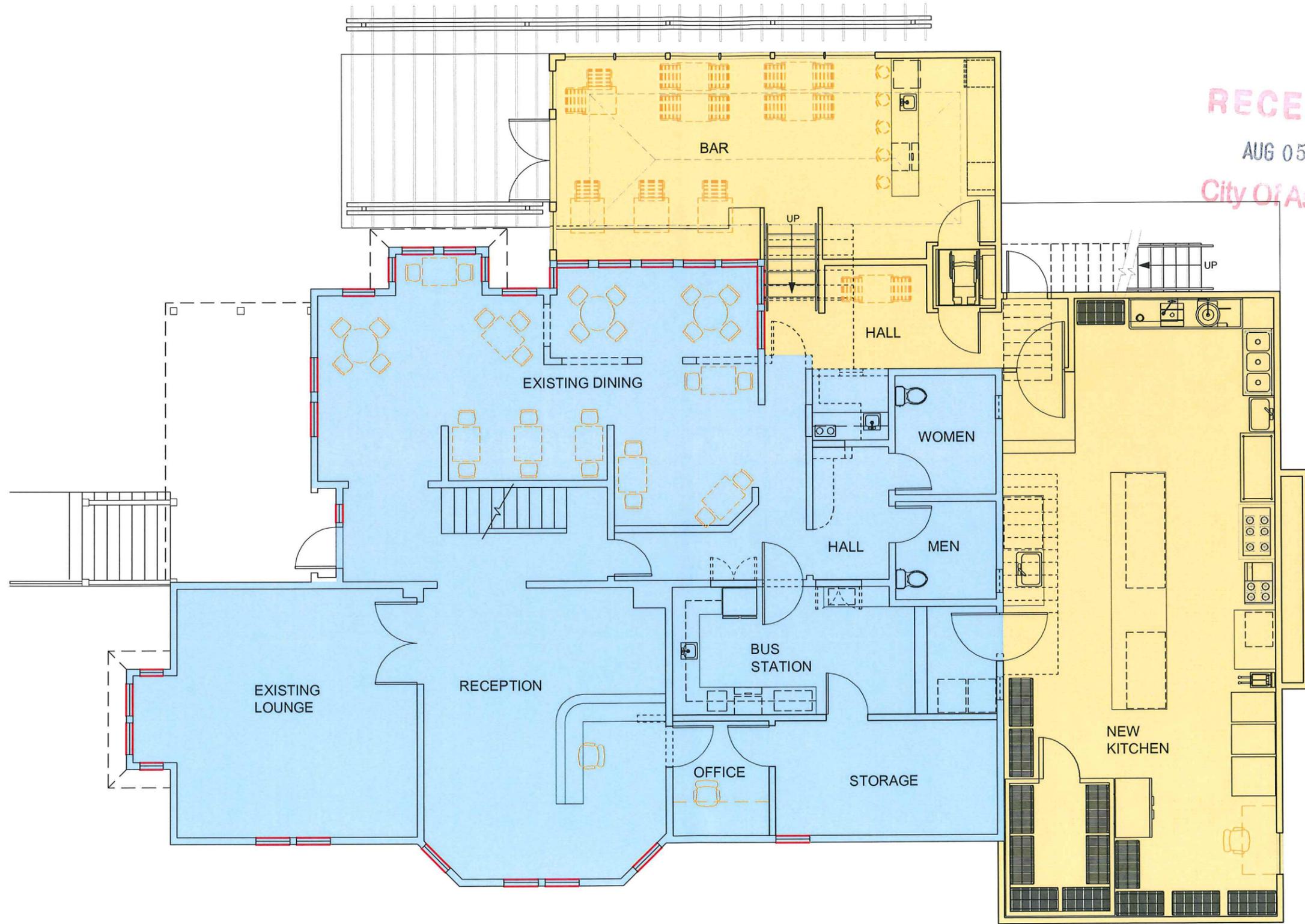
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35 SOUTH SECOND STREET. ASHLAND, OREGON

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FIRST FLOOR PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15

SHEET:



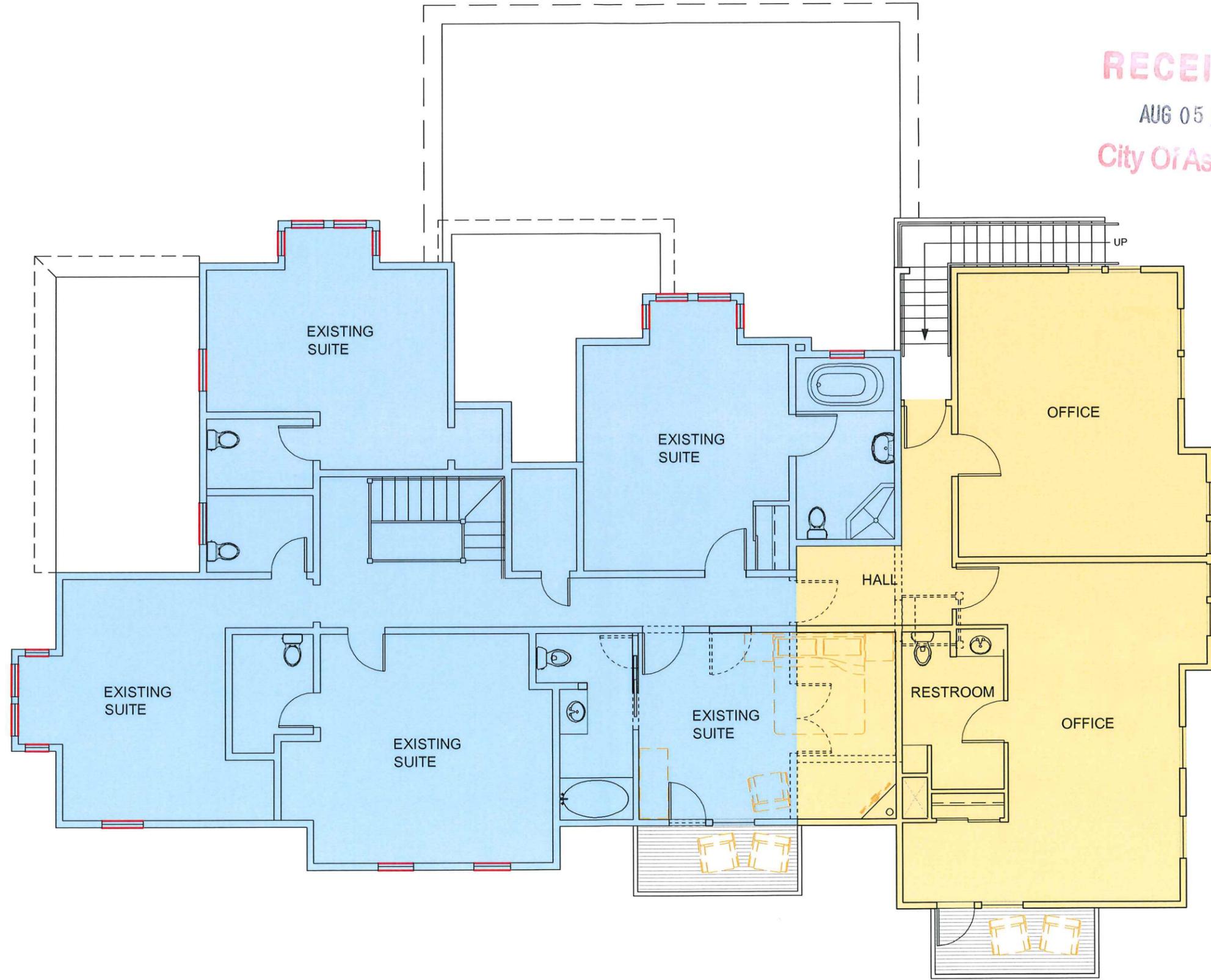
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FIRST FLOOR PLAN

1/4" = 1'-0"

1



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SECOND FLOOR PLAN

1/4" = 1'-0"

1

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ASHLAND, OREGON

35 SOUTH SECOND STREET.

REVISIONS

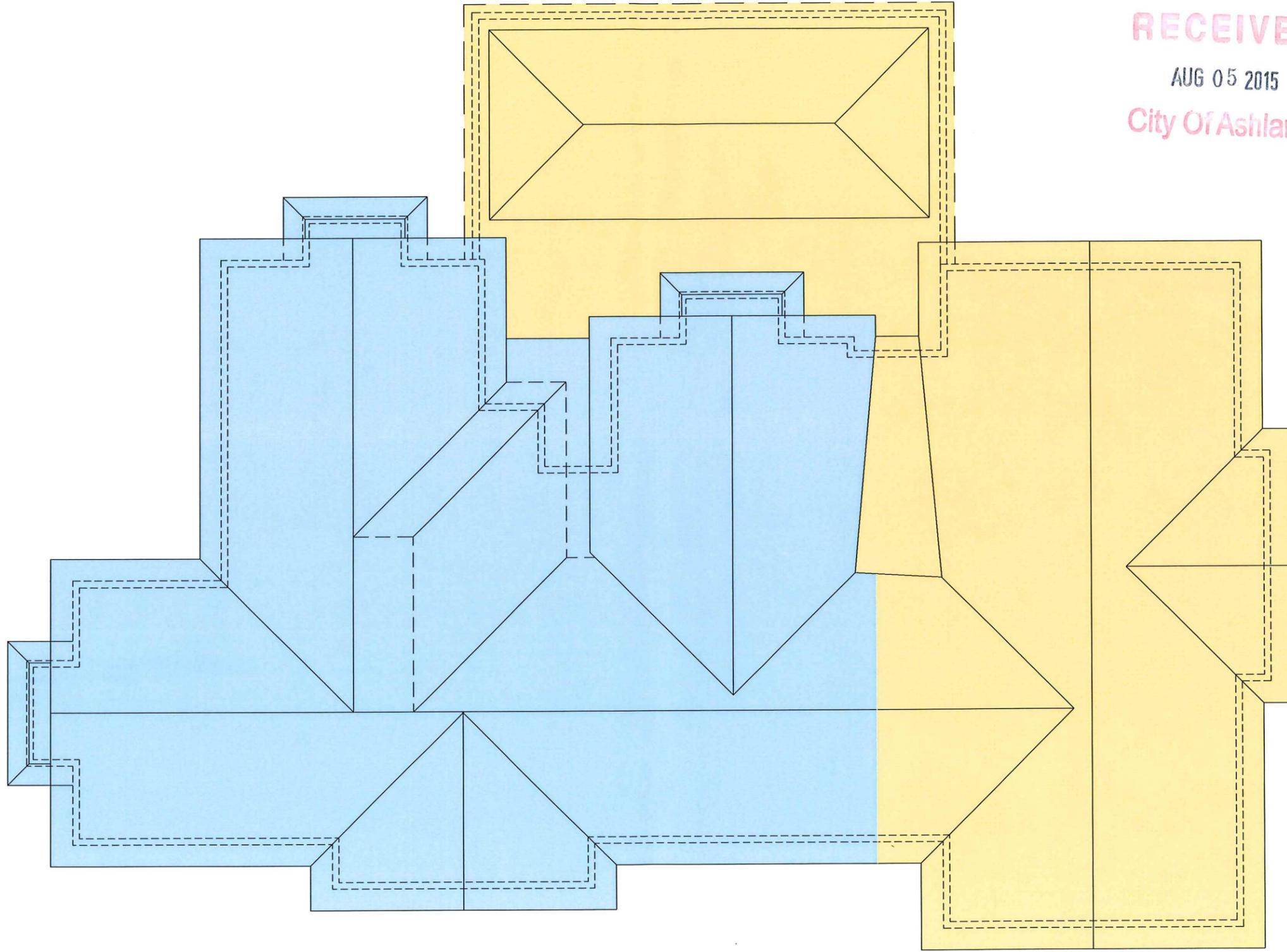
THIRD FLOOR
PLAN

PROJECT: 15-016

ISSUE DATE: 08-07-15

SHEET:

7



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ROOF PLAN
1/4" = 1'-0"

1

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ASHLAND, OREGON

35 SOUTH SECOND STREET.

REVISIONS

ROOF PLAN

PROJECT: 15-016

ISSUE DATE: 08-07-15

SHEET:

8

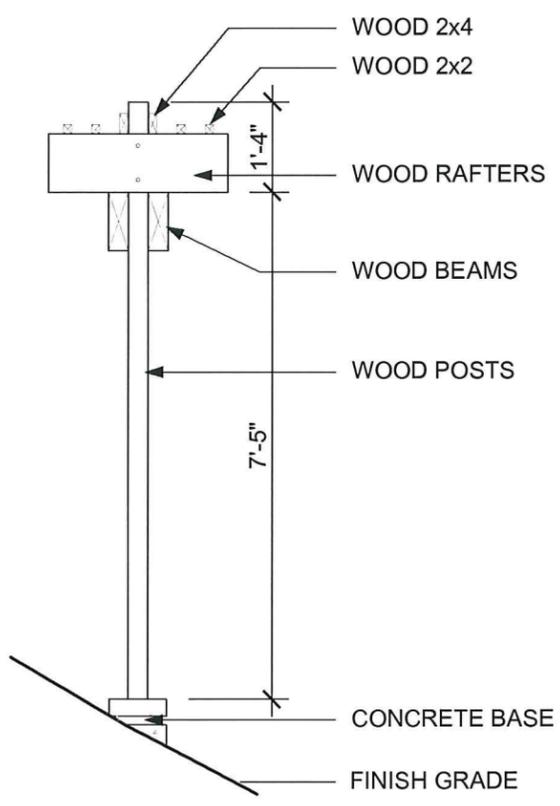
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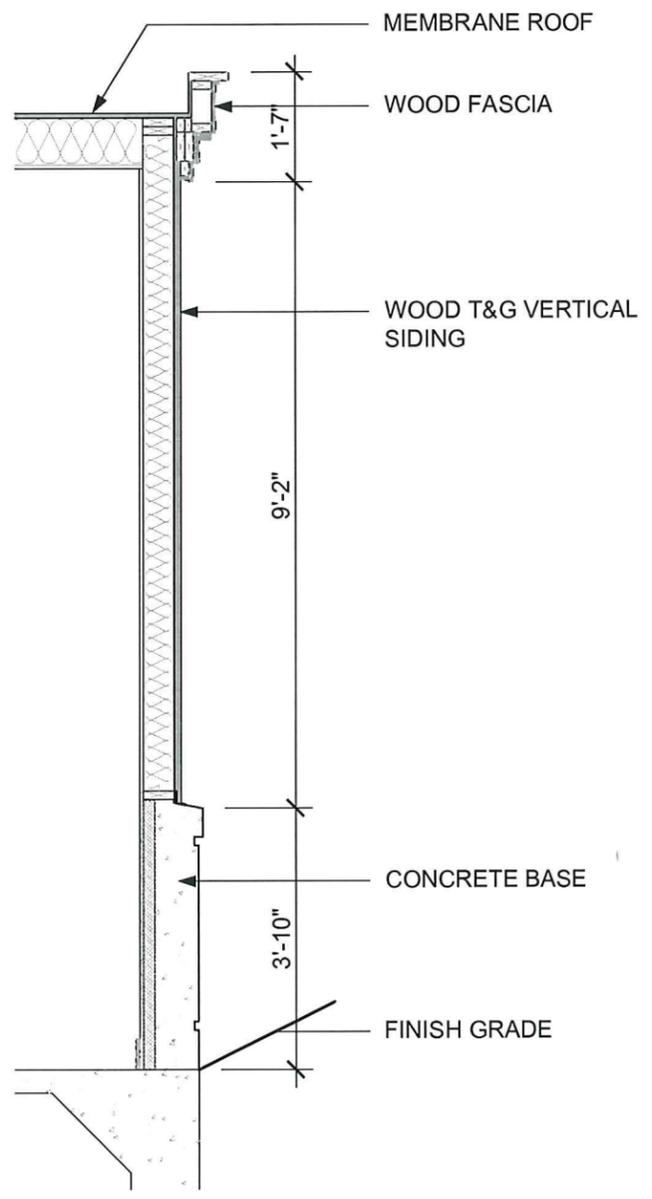
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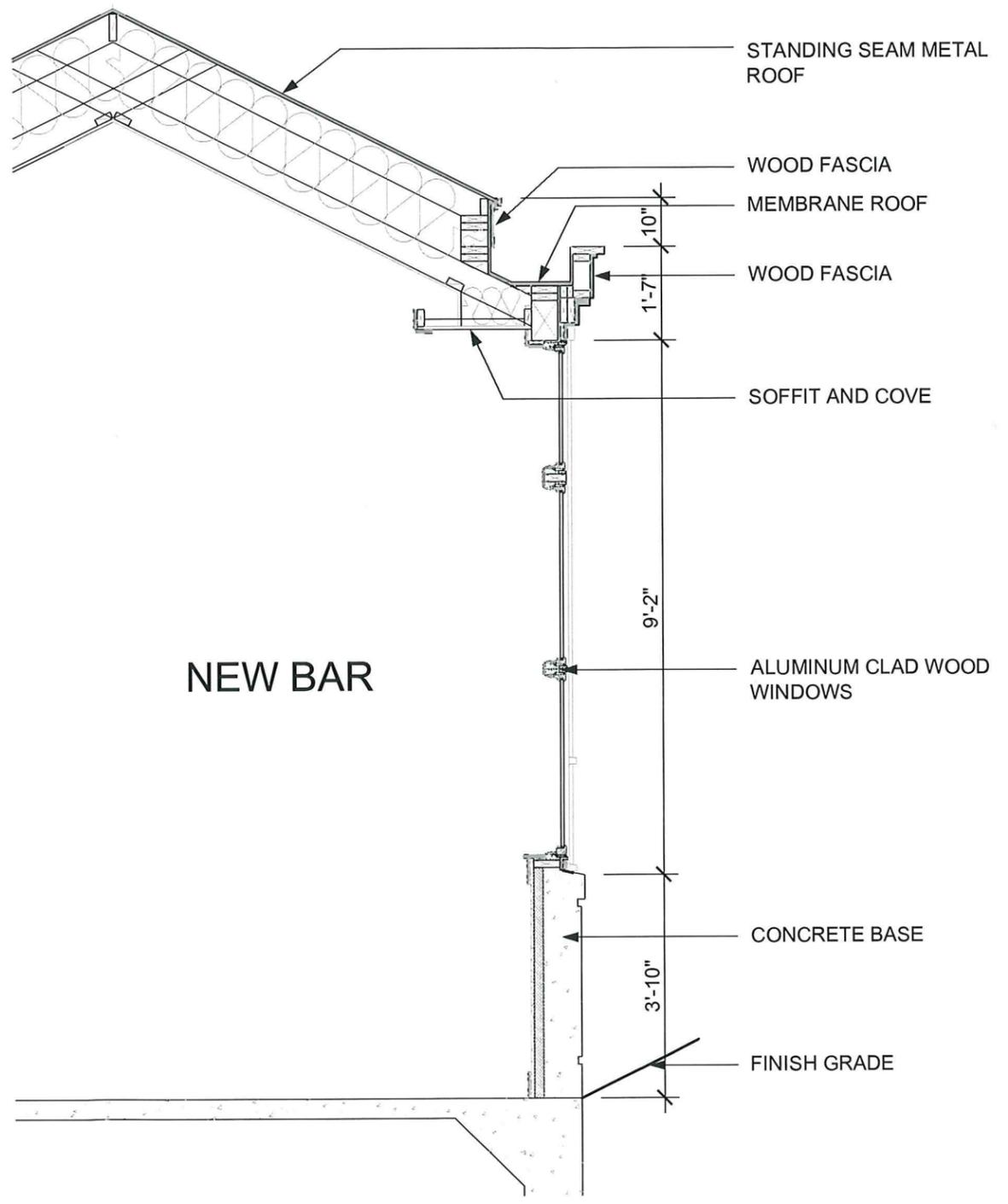
City Of Ashland



TRELLIS SECTION ②
3/4"=1'-0" 24 x 36
3/8"= 1'-0" 11 x 17



WALL SECTION ②
3/4"=1'-0" 24 x 36
3/8"= 1'-0" 11 x 17

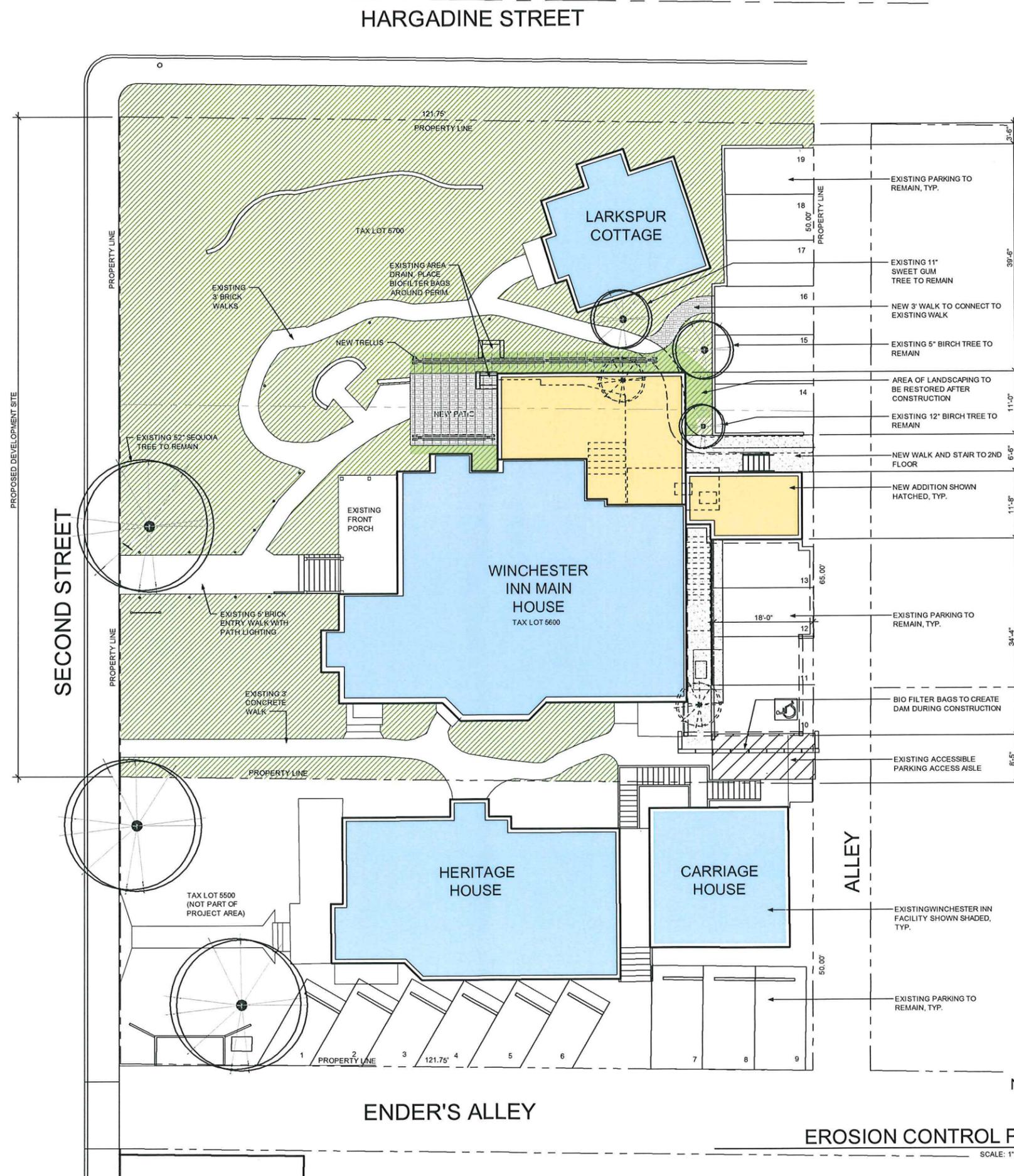


NEW BAR

WALL SECTION ①
3/4"=1'-0" 24 x 36
3/8"= 1'-0" 11 x 17

WINCHESTER INN
REMODEL AND ADDITION
35 SOUTH SECOND STREET.
ASHLAND, OREGON

REVISIONS
WALL SECTIONS
PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:

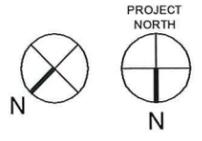


- LEGEND:**
- EXISTING LANDSCAPE AREA (PERVIOUS)
 - EXISTING BUILDING
 - AREA OF LANDSCAPING AND IRRIGATION TO BE RESTORED
 - NEW GROUND FLOOR ADDITION
 - NEW PAVING
- NOTES:**
- PROVIDE BIO FILTER BAGS AS NEEDED TO FILTER RUNOFF DURING CONSTRUCTION. WATER ENTERING STORM DRAIN SYSTEM SHALL BE CLEAN AND FREE OF PARTICULATES.

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EROSION CONTROL PLAN 1

SCALE: 1" = 20' 11x17

ASHLAND, OREGON

35 SOUTH SECOND STREET.

**WINCHESTER INN
REMODEL AND ADDITION**

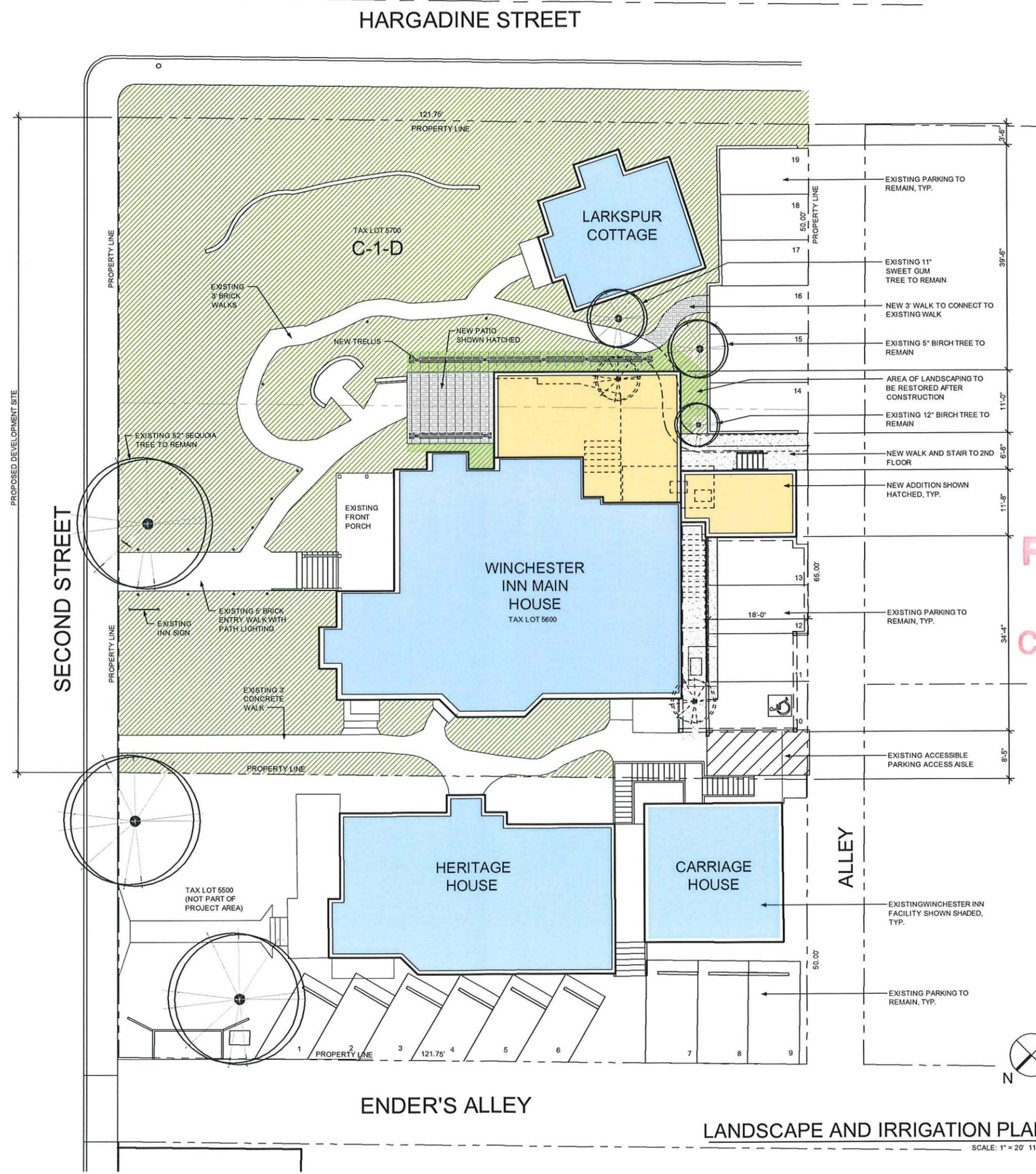
| REVISIONS |
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EROSION CONTROL PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:

C1

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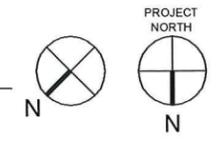


- LEGEND:**
- EXISTING LANDSCAPE AREA (PERVIOUS)
 - EXISTING BUILDING
 - AREA OF LANDSCAPING AND IRRIGATION TO BE RESTORED
 - NEW GROUND FLOOR ADDITION
 - NEW PAVING
- NOTES:**
- TREE PROTECTION FENCE SHALL BE FLUSH WITH GRADE.
 - PROVIDE SIGN ATTACHED TO FENCE STATING THIS IS A TREE PROTECTION ZONE AND NOT TO BE DISTURBED.

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LANDSCAPE AND IRRIGATION PLAN 1
SCALE: 1" = 20' 11x17

WINCHESTER INN
 REMODEL AND ADDITION
 35 SOUTH SECOND STREET. ASHLAND, OREGON

REVISIONS

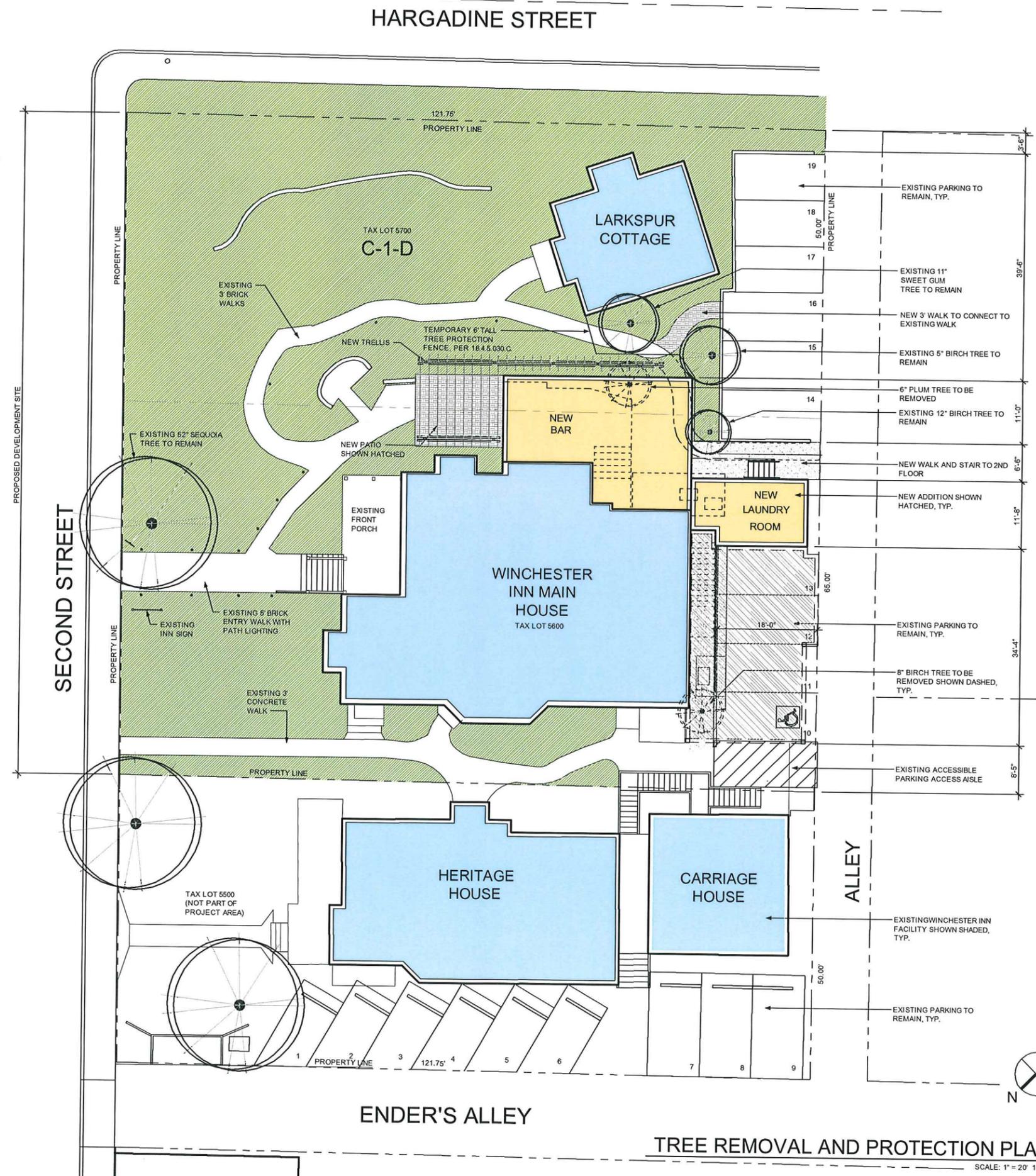
SITE PLAN

PROJECT: 15-016

ISSUE DATE: 08-07-15

SHEET:

L1

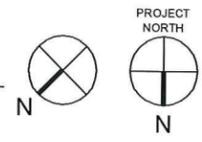


- LEGEND:**
- LANDSCAPE AREA (PERVIOUS)
 - EXISTING BUILDING
 - NEW FIRST FLOOR ADDITION ABOVE EXISTING PARKING
 - NEW GROUND FLOOR ADDITION
 - NEW PAVING
- TREE PROTECTION NOTES:**
TREE PROTECTION FENCE SHALL BE FLUSH WITH GRADE.
PROVIDE SIGN ATTACHED TO FENCE STYING THIS IS A TREE PROTECTION ZONE AND NOT TO BE DISTURBED.
- TREE REMOVAL NOTES:**
TWO TREES ARE TO BE REMOVED, ONE 6" PLUM IN NEW SOUTH ADDITION FOOTPRINT AND ONE 8" BIRCH IN NEW ACCESSIBLE WALK TO EXISTING BASEMENT DOOR

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ASHLAND, OREGON

35 SOUTH SECOND STREET.

WINCHESTER INN
REMODEL AND ADDITION

REVISIONS

SITE PLAN

PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:

L2

TREE REMOVAL AND PROTECTION PLAN

SCALE: 1" = 20' 11x17

1



NORTH ELEVATION



EAST ELEVATION - SECOND ST.

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SOUTH ELEVATION - HARGADINE ST.



WEST ELEVATION - ALLEY

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ASHLAND, OREGON

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 REMODEL AND ADDITION
 35 SOUTH SECOND STREET.

REVISIONS

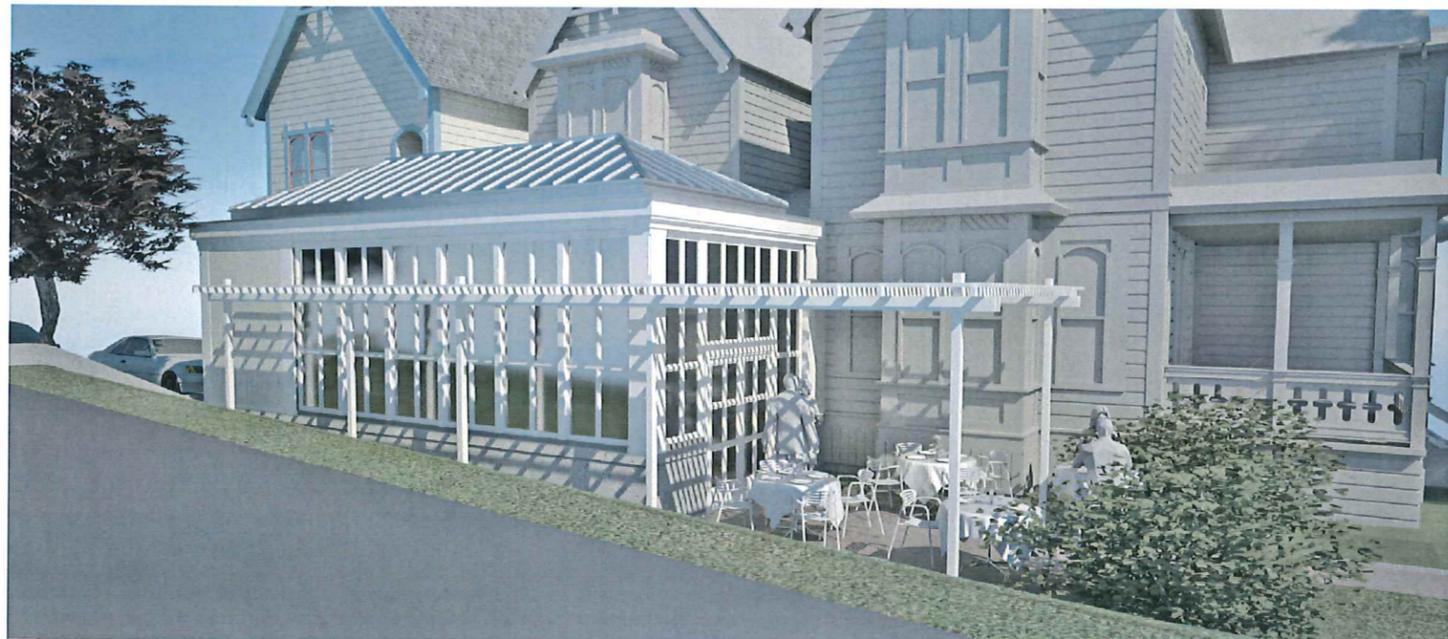
EXTERIOR ELEVATIONS

PROJECT: 15-016
 ISSUE DATE: 08-07-16
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97520
TEL.: 541.488.8200



BAR ADDITION CLOSE PERSPECTIVE



NORTH-WEST PERSPECTIVE



PERSPECTIVE FROM INTERSECTION



SOUTH WEST PERSPECTIVE

ASHLAND, OREGON

WINCHESTER INN
REMODEL AND ADDITION

35 SOUTH SECOND STREET.

REVISIONS

EXTERIOR
ELEVATIONS

PROJECT: 15-016
ISSUE DATE: 08-07-15

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BAR PATIO PERSPECTIVE

WINCHESTER INN
REMODEL AND ADDITION
35 SOUTH SECOND STREET. ASHLAND, OREGON

REVISIONS

EXTERIOR
ELEVATIONS

PROJECT: 15-016
ISSUE DATE: 08-07-15
SHEET:



NOTICE OF APPLICATION

PLANNING ACTION: 2015-01512

SUBJECT PROPERTY: 198 Hillcrest

OWNER/APPLICANT: Britt Pearson

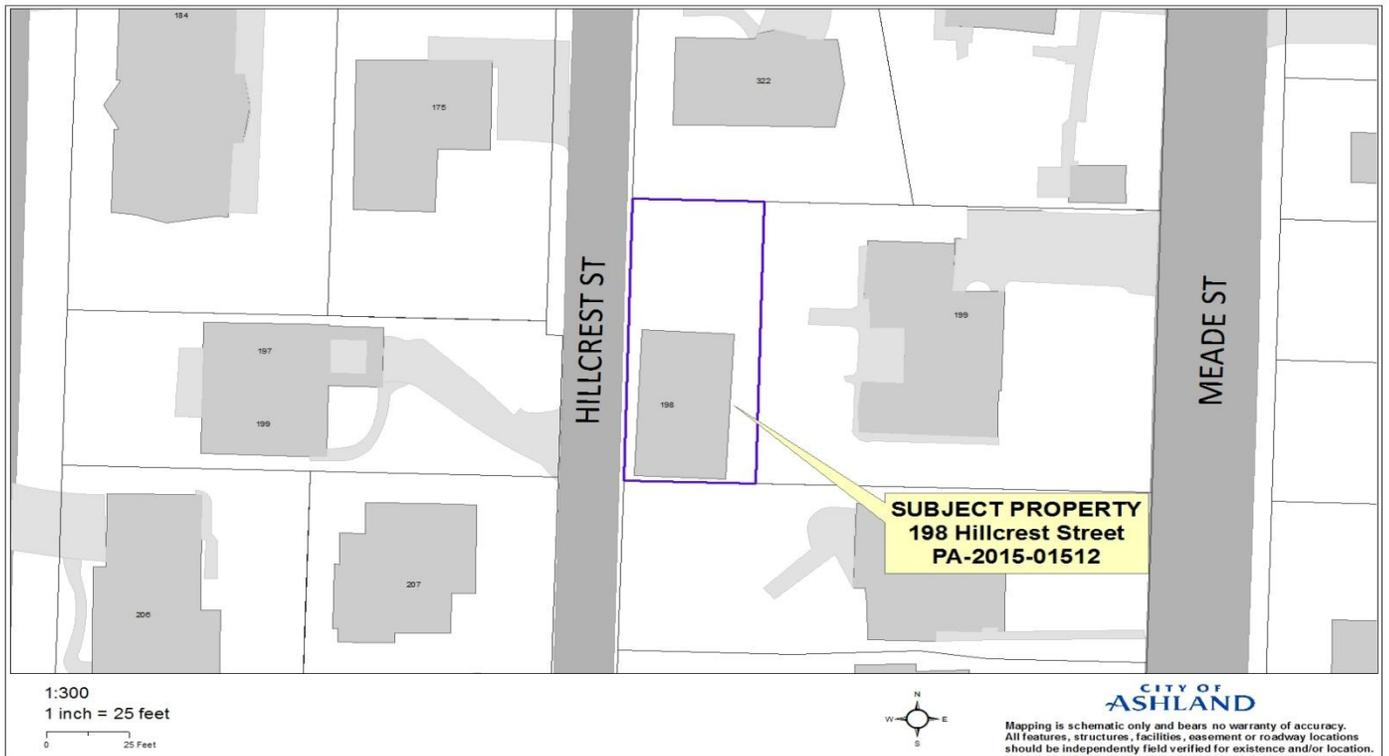
DESCRIPTION: A request for a Conditional Use Permit to alter a non-conforming structure. The applicant proposes to add a second story balcony (6.5' x 20') extending out from the East side of the existing two story dwelling. **COMPREHENSIVE**

PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-7.5; **ASSESSOR'S MAP:** 39 1E 09CA; **TAX LOT:** 9900

NOTE: The Ashland Historic Commission will also review this Planning Action on **Wednesday, September 2, 2015 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

NOTICE OF COMPLETE APPLICATION: August 26, 2015

DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: September 11, 2015



The Ashland Planning Division Staff has received a complete application for the property noted above.

Any affected property owner or resident has a right to submit written comments to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown above.

Ashland Planning Division Staff determine if a Land Use application is complete within 30 days of submittal. Upon determination of completeness, a notice is sent to surrounding properties within 200 feet of the property submitting application which allows for a 14 day comment period. After the comment period and not more than 45 days from the application being deemed complete, the Planning Division Staff shall make a final decision on the application. A notice of decision is mailed to the same properties within 5 days of decision. An appeal to the Planning Commission of the Planning Division Staff's decision must be made in writing to the Ashland Planning Division within 12 days from the date of the mailing of final decision. (AMC 18.108.040)

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Department to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Division, Community Development & Engineering Services Building, 51 Winburn Way, Ashland, Oregon 97520.

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division at 541-488-5305.

CONDITIONAL USE PERMITS
18.5.4.050.A. Approval Criteria

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. WR and RR. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. R-1. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. C-1. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. C-1-D. The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. E-1. The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - g. M-1. The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
 - h. CM-C1. The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
 - i. CM-OE and CM-MU. The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
 - k. CM-NC. The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
 - l. HC, NM, and SOU. The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # PA-2015-01512

DESCRIPTION OF PROJECT BALCONY

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address 198 MILLICENT ST.

Assessor's Map No. 39 1E 09CA

Tax Lot(s) 9900

Zoning _____

Comp Plan Designation _____

APPLICANT

Name PEARSON

Phone 541/326-5257

E-Mail earconstruct@jeffnet.org

Address _____

City _____

Zip _____

PROPERTY OWNER

Name PEARSON

Phone 541/482-7988

E-Mail _____

Address 198 MILLICENT ST.

City ASHLAND

Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant's Signature _____

Date _____

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

B Pearson

08-05-15

Property Owner's Signature (required) _____

Date _____

[To be completed by City Staff]

Date Received 8/7/15

Zoning Permit Type Type 1

Filing Fee \$ 1012.00

OVER ►►

Ashland Planning Department
Type I Conditional Land Use Permit Application

Pearson
198 Hillcrest St
Ashland, OR 97520

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City Of Ashland

August 5, 2015

Dear Neighbors and Ashland Planning Department,

We propose to add a balcony to our house on the east side. This 6.5' by 20' balcony will be behind our house, away from the street side. Due to our unique lot configuration and floor plan, this project requires a conditional use permit. We propose to use the existing concrete foundation to minimize the environmental impact of this structure. The balcony will not impact the grounds or trees.

Thank you for your consideration.
The Pearsons

Plan Submittal: See attached drawings and photograph

- Landscaping plan not applicable due to the fact that there is no disturbance to the grounds for this project.
- No natural features will be disturbed, including trees, natural drainage ways, ponds, wetlands, or boulders.

Written Findings:

1. Use is in conformance with all standards within the zoning district and all city, state, and Federal laws.
2. This small balcony will not use any water, sewer, electricity, urban storm drainage, or paved access. No changes will be made to transportation to the property.
3. There will be no adverse impact on the livability of the area
 - a. The balcony is within the boundaries of the existing concrete foundation
 - b. The balcony is not generating any more traffic
 - c. The design of the balcony is historically compatible
 - d. The balcony does not generate dust
 - e. There will be no additional noise, light, or glare from this balcony
 - f. We have worked with our neighbors to develop a plan that is agreeable to adjacent properties
 - g. We are using existing concrete foundation to minimize the environmental impact of the balcony
4. Balconies are permitted in our neighborhood.
5. Our target use is R-1: residential use.



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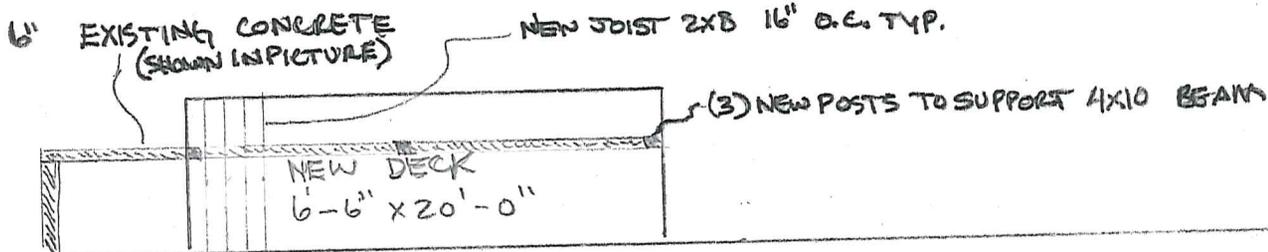
TYPE I CONDITIONAL LAND USE
LESS THAN 50% OF THE 10' BACKYARD SETBACK.
APPLYING FOR 4'-6" OF 10' SETBACK < 50%

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PROPERTY LINE
FENCE

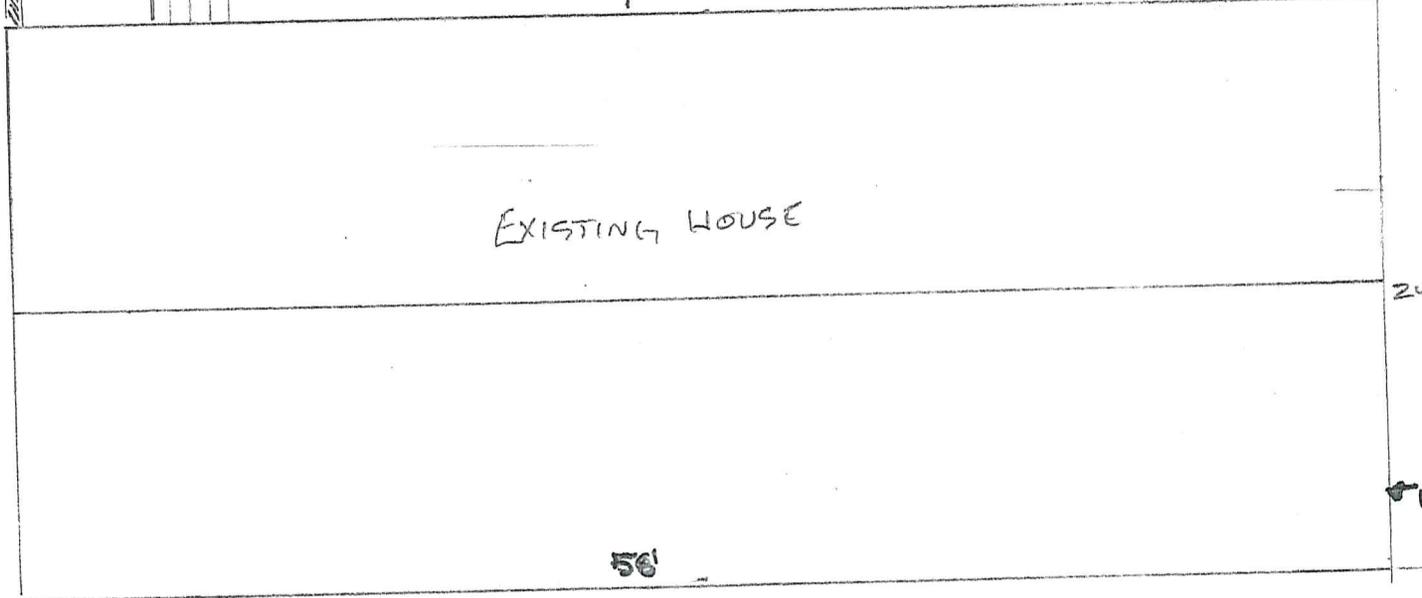


NOTE:
NO NEW CONCRETE.
NO DISTURBANCE
TO GROUNDS.

MINIMAL TO NONE
ENVIRONMENTAL
IMPACTS.

SEE DETAIL FOR
HISTORICAL HAND
RAIL.

←
TO PROPERTY LINE FENCE
27'



PROP.
LINE
FENCE
30'

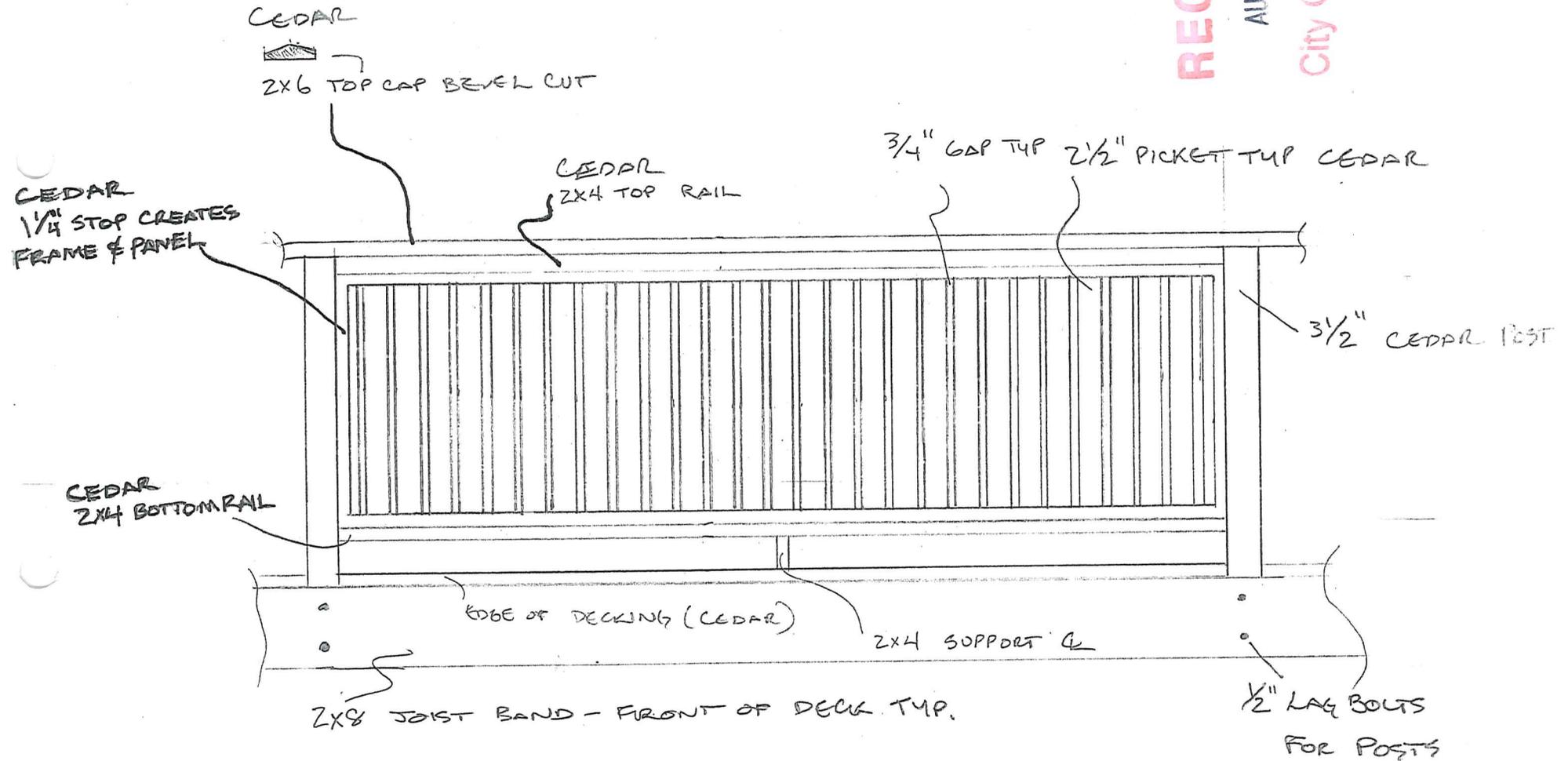
1/8" = 1'-0"

PEARSON - 198 HILLCREST ST.

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TYPICAL 8' HISTORICAL HANDRAIL SECTION
ALL SECTIONS SHALL BE L 8'-0"

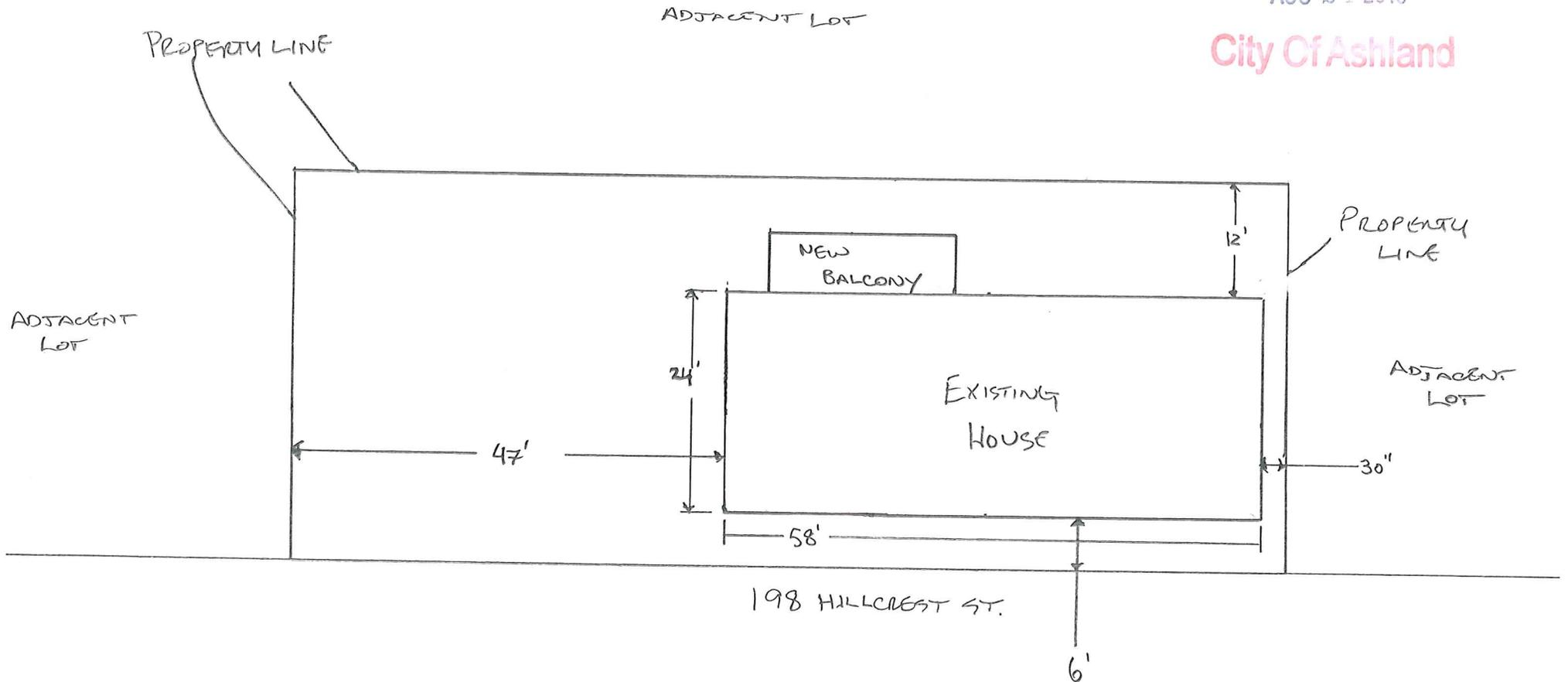
3/4" = 1'-0"

PEARSON - 198 HILLCREST ST

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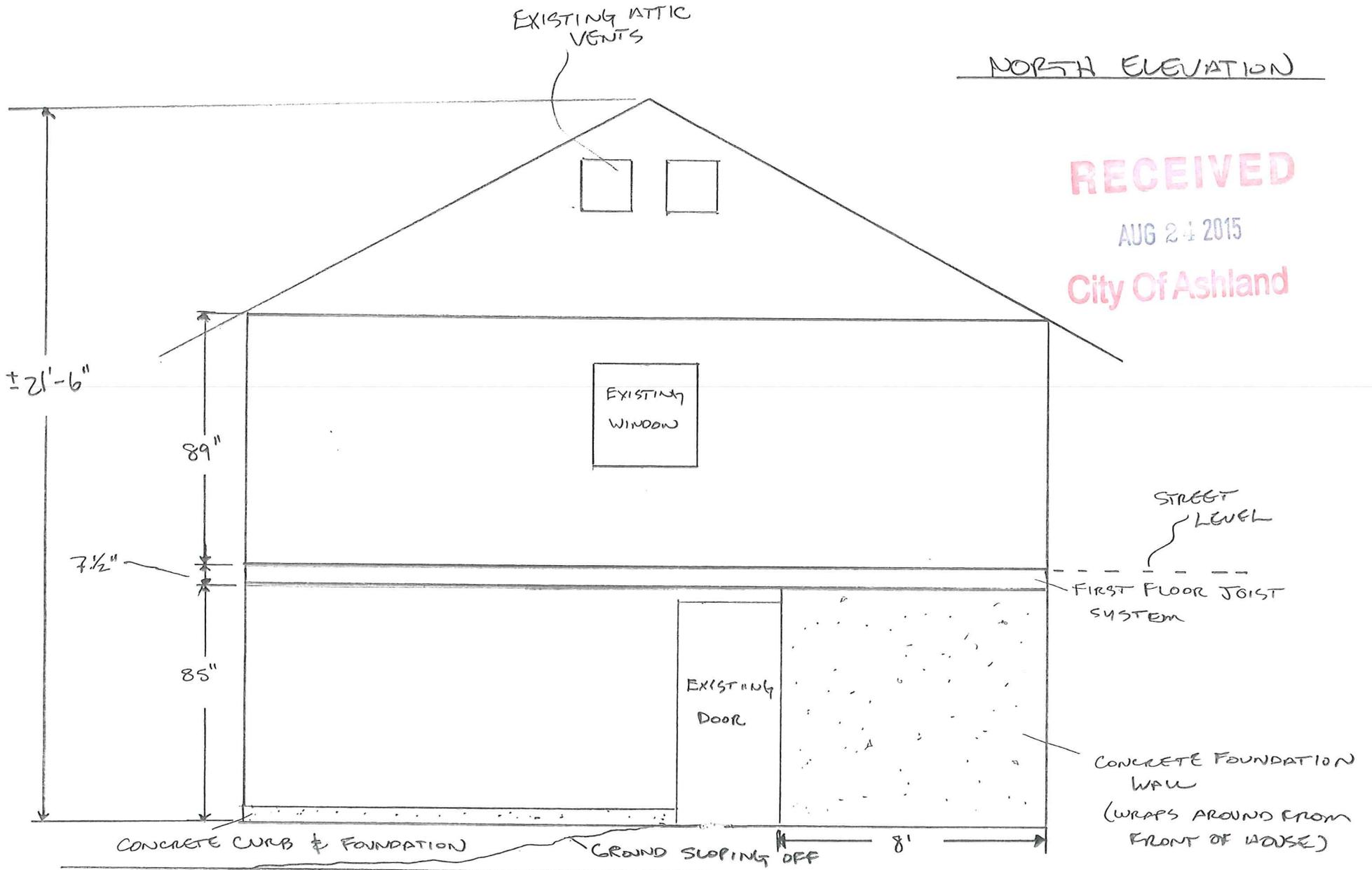
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SITE MAP

1/16" = 1'-0"

PEARSON - 198 HILLCREST ST.



NORTH ELEVATION

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City Of Ashland

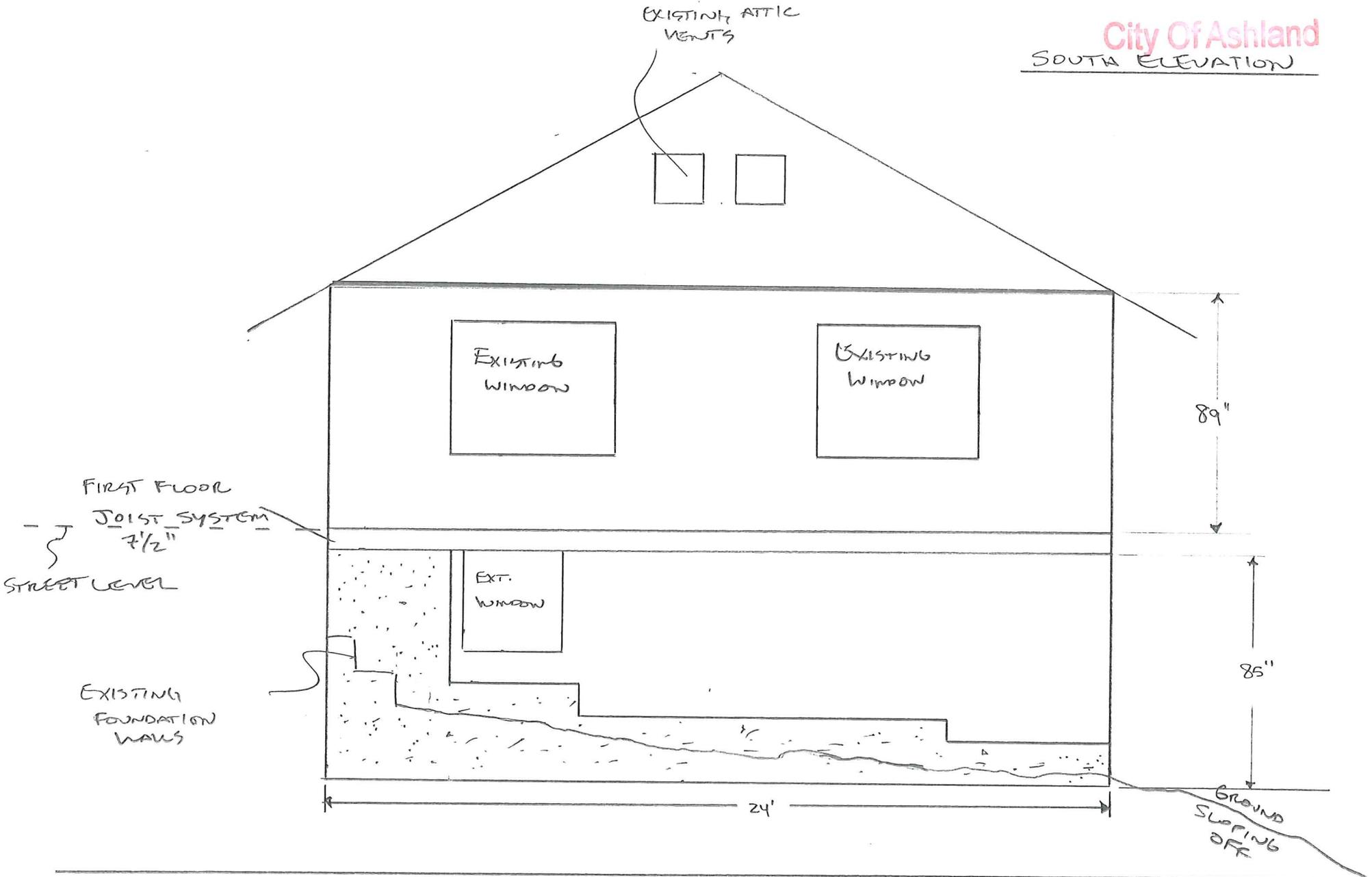
PEARSON - 198 HILLCREST ST

1/4" = 1'-0"

RECEIVED

AUG 24 2015

City Of Ashland
SOUTH ELEVATION



PEARSON - 198 HILLCREST ST

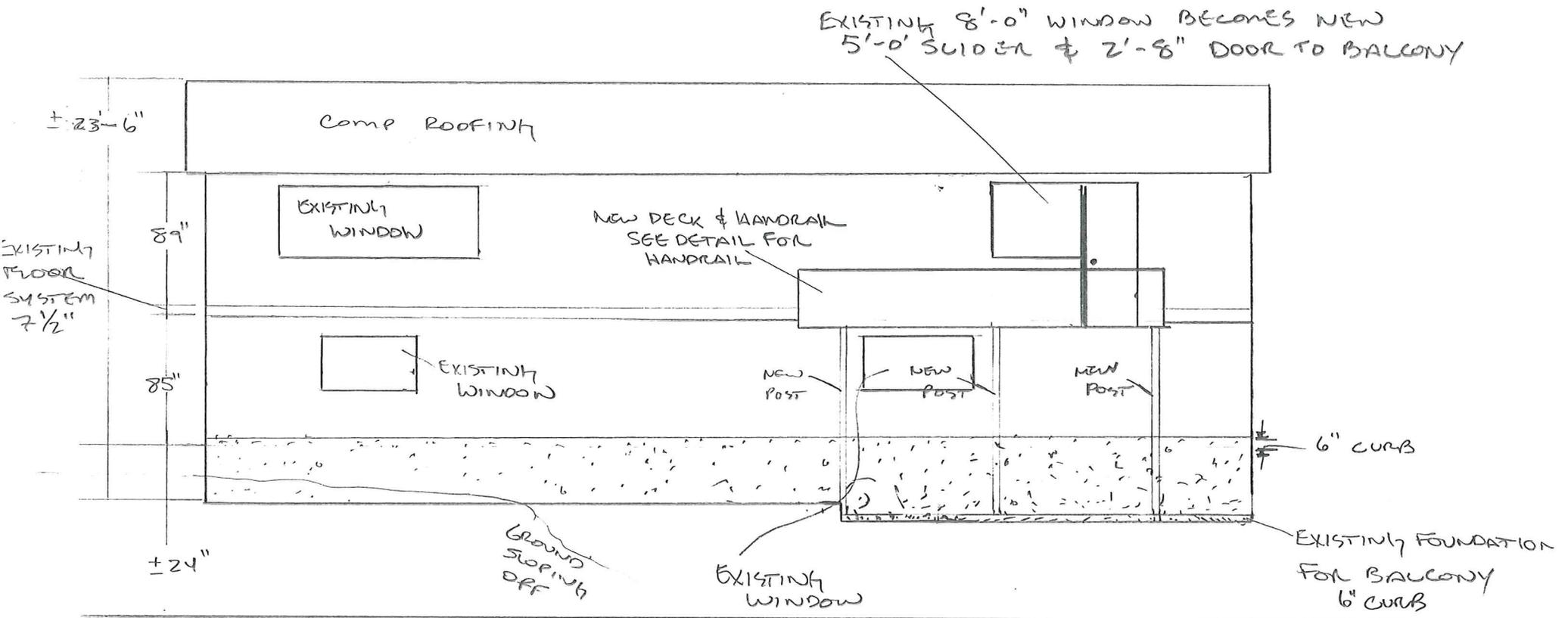
1/4" = 1'-0"

RECEIVED

AUG 24 2015

City Of Ashland

EAST ELEVATION



PEARSON - 198 HILLCREST ST

1/8" = 1'-0"

CITY OF ASHLAND

August 7, 2015

Re: Changes to Downtown Plaza

Dear Honorable Mayor and City Council,

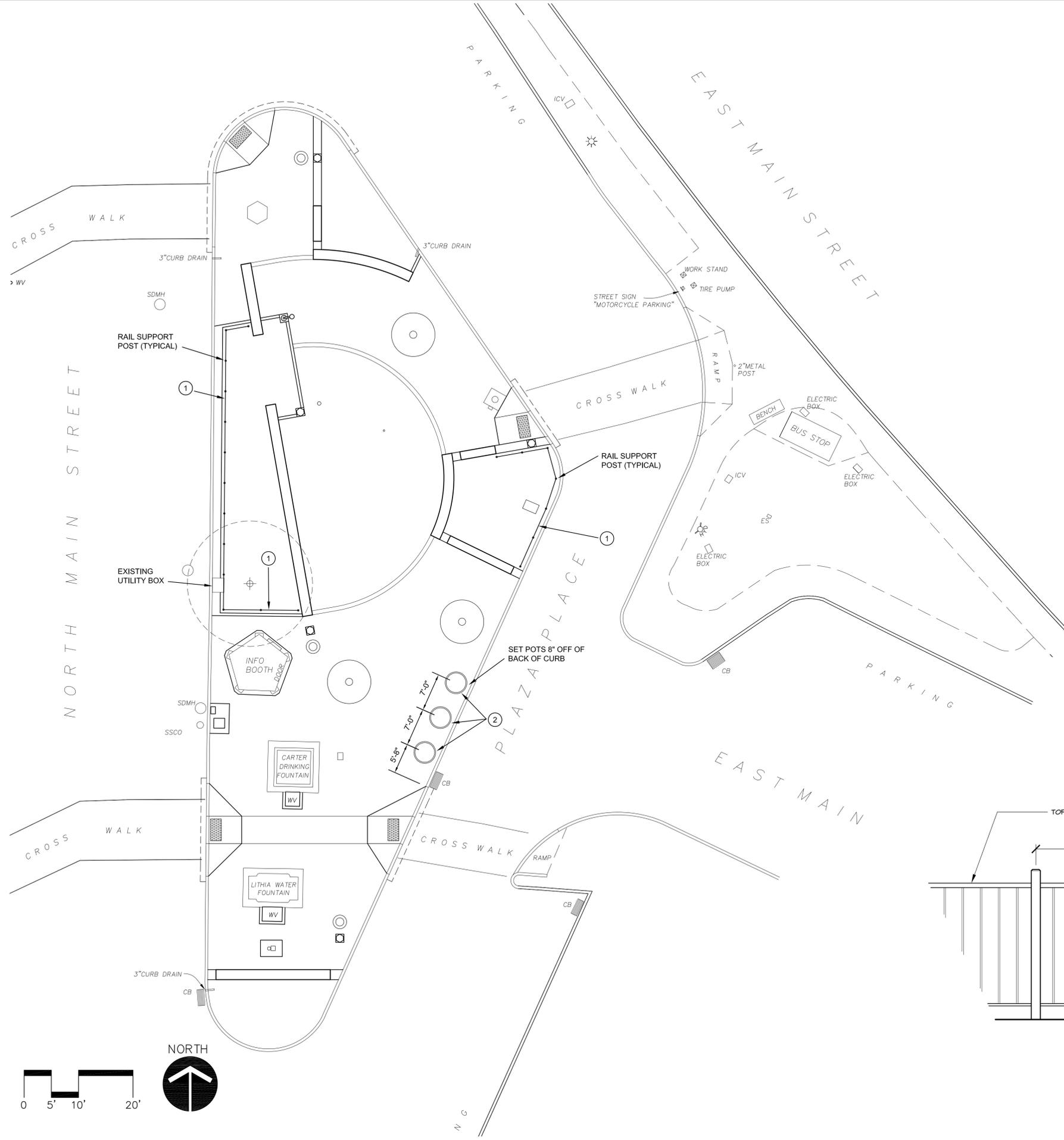
The Historic Commission respectfully requests an opportunity to review the proposed changes to the downtown plaza in the local and nationally registered Downtown Historic District at the September 2 Historic Commission meeting. We understand the item is planned for the August 18 City Council meeting agenda and request postponement of the decision so that the Historic Commission may submit comments.

Sincerely,



Terry Skibby
Historic Commission Chair

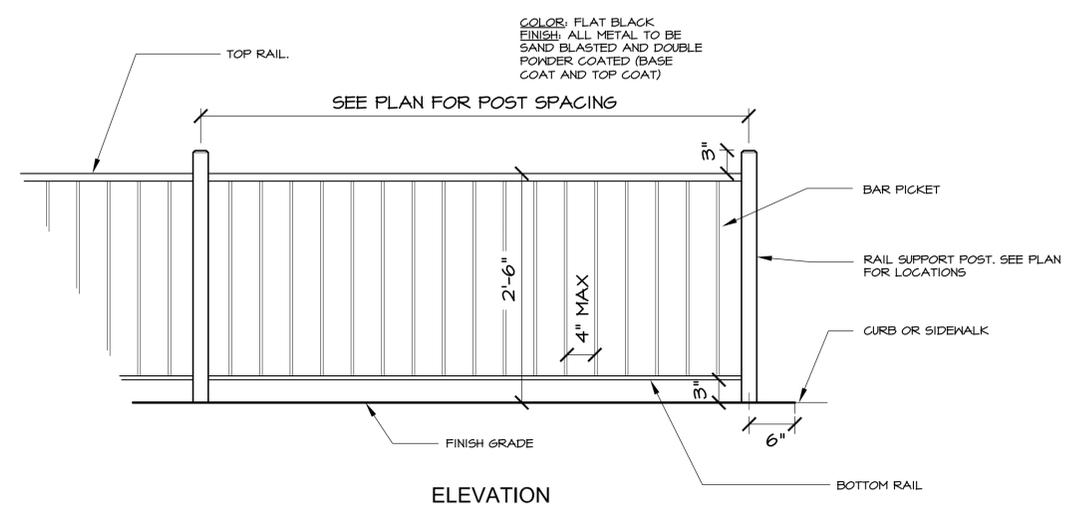
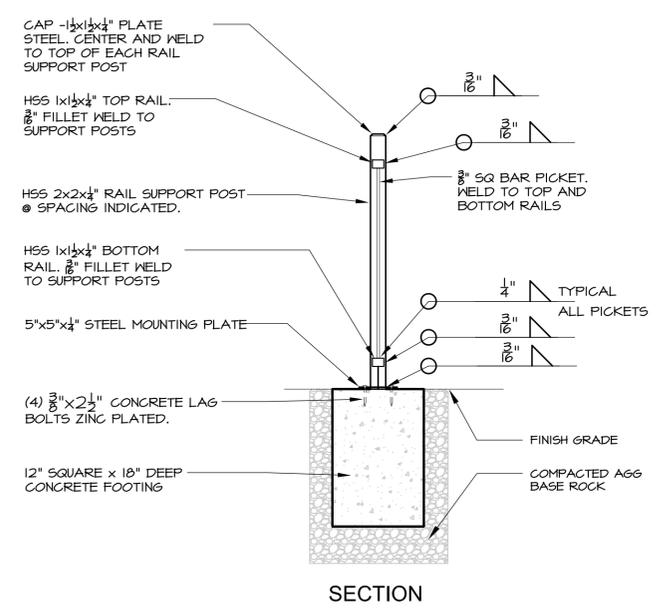




KEY NOTES

- ① DECORATIVE RAILING: SEE DETAIL THIS SHEET.
- ② PLANTER POTS: QUICKCRETE MODEL QRLJ4822P 48" DIA x 22" HT PRECAST CONCRETE LA JOLLA SERIES PLANTER, C8-DUSTY MAUVE, (HYCRETE) T2 LIGHT SANDBLAST, STD GLOSS SEALER.

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCING, AND SAFETY NECESSARY TO COMPLETE CONSTRUCTION.
- 3. PRIOR TO STEEL FABRICATION PROVIDE FIELD STAKING OF POST LOCATIONS AND SHOP DRAWINGS TO COVEY PARDEE LANDSCAPE ARCHITECTS FOR WRITTEN APPROVAL.



① DECORATIVE RAILING
SCALE: 1" = 1'-0"



The Plaza in Downtown Ashland
Plaza Island Landscape and Hardscape Improvements
North Main Street
Ashland, Oregon 97520

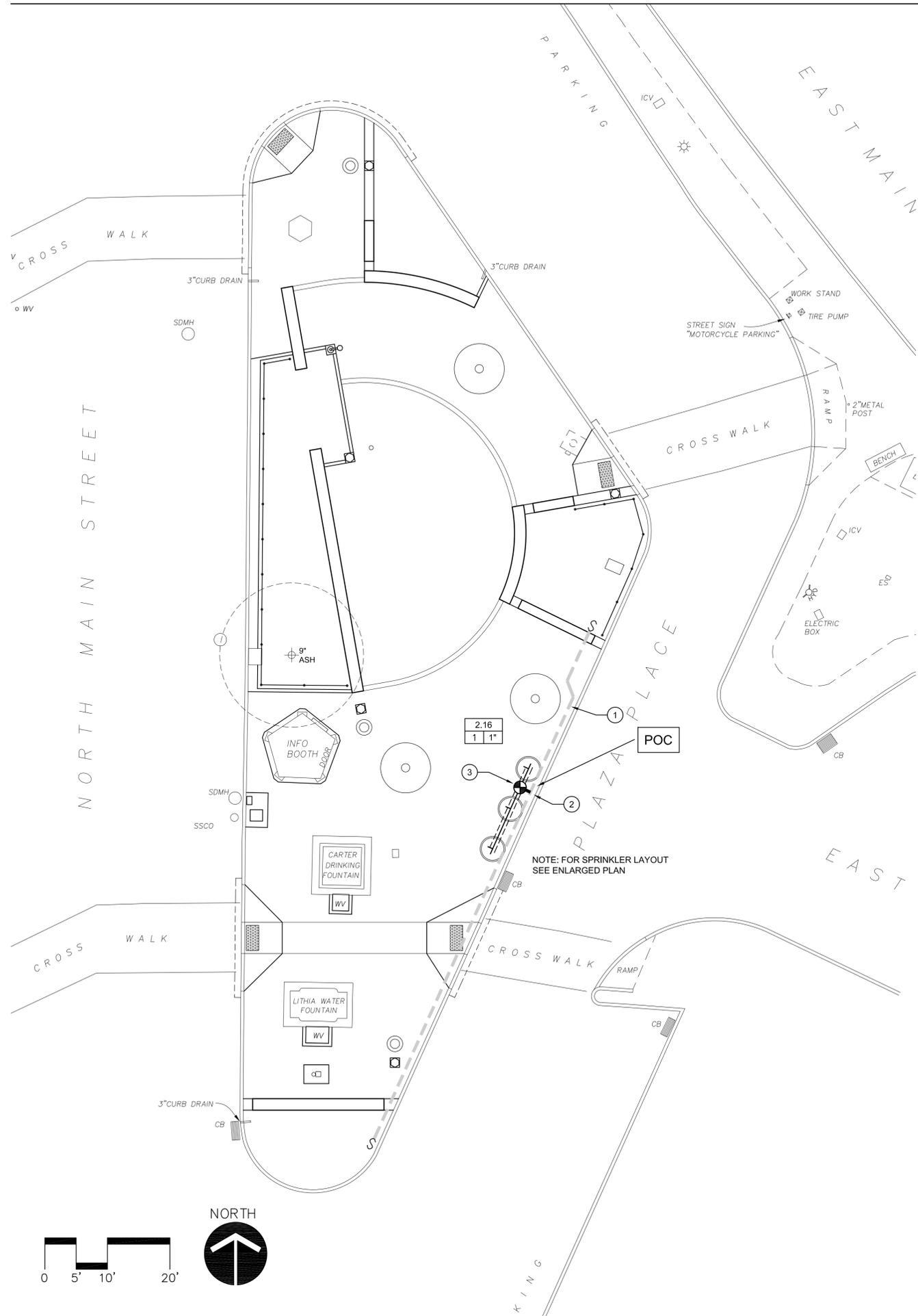
| NO. | ISSUE/REV. | DATE |
|-----|------------|------|
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SHEET TITLE
LAYOUT PLAN

| | |
|-------|------------|
| DATE | 9 JUN 2015 |
| SCALE | 1" = 10' |
| DRAWN | ADP |
| JOB | Plaza |
| SHEET | |

L101
FILE 1502-LA





IRRIGATION NOTES

- A. See specification 32 84 24 Irrigation for additional requirements.
- B. The landscape contractor shall inspect the site and verify conditions and dimensions prior to construction.
- C. Install irrigation system to comply with the codes and ordinances of all jurisdictional agencies.
- D. Valve shall be placed in valve boxes in a manner which facilitates access for maintenance.
- E. Valve Key

| |
|------|
| 23.0 |
| 7 1" |

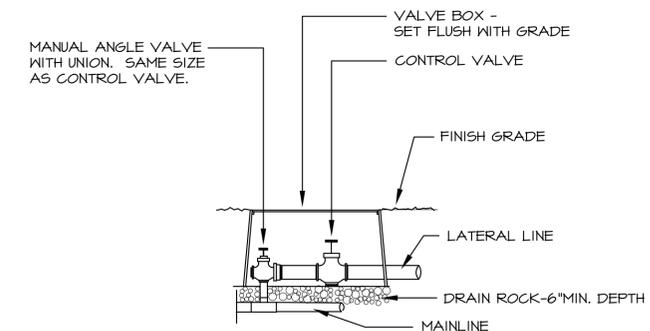
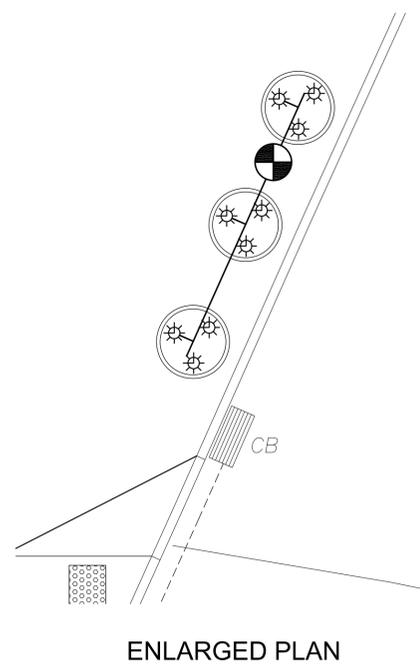
 G.P.M. Valve size
- F. Coordinate all work with City of Ashland Department of Public Works.

IRRIGATION LEGEND

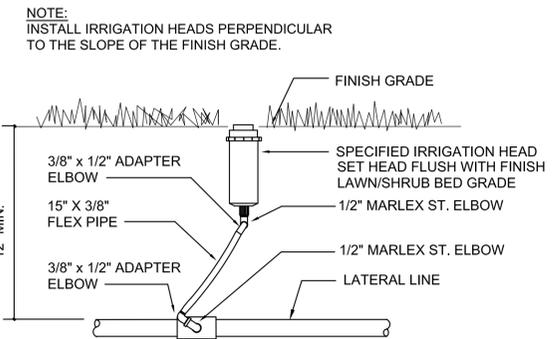
| SYMBOL | RADIUS | NOZZLE | GPM | PSI | MODEL |
|--------|--|--------|------|-----|---|
| ☼ | 4' | 4Q | 0.24 | 40 | Hunter short radius nozzle w/ PROS-06 6" pop-up. See details. |
| SYMBOL | DESCRIPTION | | | | |
| ⊕ | RAIN BIRD PEB-PRS-D SERIES CONTROL VALVE | | | | |
| --- | MAIN LINE, SCH 40 PVC (1" DIA. Unless noted otherwise) | | | | |
| --- | LATERAL LINE, SCH 40 PVC (3/4" DIA. Unless noted otherwise) | | | | |
| --- | SLEEVE, SCH 40 PVC, MIN. 3" DIA. UNLESS OTHERWISE NOTED. Coordinate with General Contractor. | | | | |
| POC | Connect to existing 1" dia. Sch. 40 main line at this location and install concrete valve box. | | | | |

KEY NOTES

- 1 EXISTING MAINLINE w/ EXTRA 18/5 IRRIGATION CONTROL WIRE
- 2 INSTALL IN OLDCASTLE B12 UTILITY BOX w/ B12D CONCRETE LID OR APPROVED EQUAL. ALIGN BOX w/ EXISTING PAVER PATTERN AND MINIMIZE REMOVAL AND CUTTING OF PAVERS.
- 3 IN NEW VALVE BOX SPLICE INTO EXISTING CONTROL WIRE AND ASSURE CONNECTION TO EXISTING CONTROLLER.



1 IRRIGATION CONTROL VALVE
NOT TO SCALE



2 SPRINKLER HEAD RISER ASSEMBLY
NOT TO SCALE



The Plaza in Downtown Ashland
Plaza Island Landscape and Hardscape Improvements
North Main Street
Ashland, Oregon 97520

| | |
|----------------|-----------------|
| NO. ISSUE/REV. | DATE |
| | |
| | |
| | |
| SHEET TITLE | IRRIGATION PLAN |
| DATE | 9 JUN 2015 |
| SCALE | 1"=10' |
| DRAWN | ADP |
| JOB | Plaza |
| SHEET | L102 |
| FILE | 1502-IR |

| NO. | ISSUE/REV. | DATE |
|-----|------------|------|
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SHEET TITLE
PLANTING PLAN

| | |
|-------|------------|
| DATE | 9 JUN 2015 |
| SCALE | 1"=10' |
| DRAWN | ADP |
| JOB | Plaza |

SHEET
L103
FILE 1502-PL

PLANT LIST

TREES

| Key | Botanical Name | Common Name | Size |
|------|----------------------------------|--------------------------|------------|
| ACGI | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | 2 1/2" CAL |
| PAPE | PARROTIA PERSICA | PERSIAN PARROTIA | 2 1/2" CAL |
| QUFR | QUERCUS FRAINETTO 'FOREST GREEN' | FOREST GREEN ITALIAN OAK | 3 1/2" CAL |
| ZESE | ZELKOVA SERRATA 'VILLAGE GREEN' | VILLAGE GREEN ZELKOVA | 3" CAL |

SHRUBS

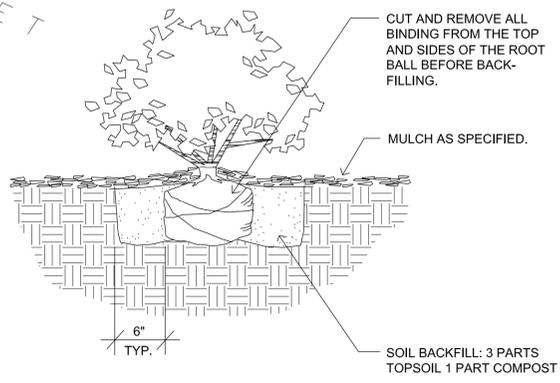
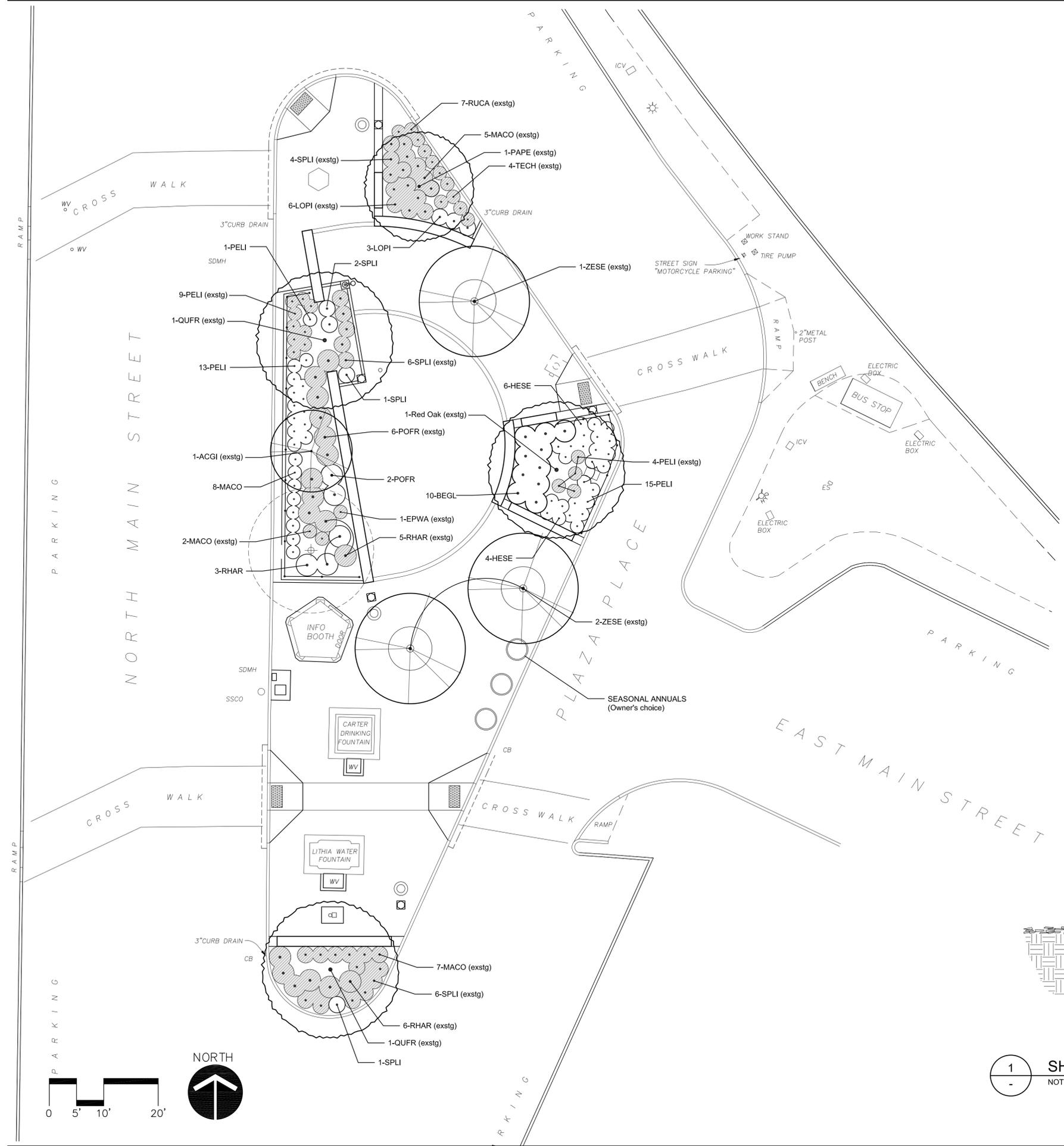
| | | | |
|-------|--|-----------------------------|----------|
| B EGL | BERBERIS x GLADWYNENSIS 'WILLIAM PENN' | WILLIAM PENN BARBERRY | 5 GALLON |
| LOPI | LONICER PILEATA | PRIVET HONEYSUCKLE | 2 GALLON |
| MACO | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 3 GALLON |
| POFR | POTENTILLA FRUTICOSA 'GOLDFINGER' | GOLDFINGER SHRUB CINQUEFOIL | 3 GALLON |
| RHAR | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 3 GALLON |
| SPAN | SPIRAEA JAPONICA 'ANTHONY WATERER' | ANTHONY WATERER SPIRAEA | 3 GALLON |
| SPLI | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIRAEA | 3 GALLON |

GROUNDCOVERS AND PERENNIALS

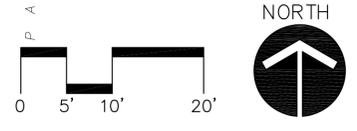
| | | | |
|------|---------------------------------|---------------------------------|----------|
| ARUV | ARCTOSTAPHYLOS UVA-URSI 'MASS.' | MASSACHUSETTS BEAR BERRY | 1 GALLON |
| EPWA | EPIMEDIUM X WARLEYENSE | HYBRID EPIMEDIUM | 4" POT |
| HESE | HELICTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GALLON |
| PELI | PENNISETUM A 'LITTLE BUNNY' | LITTLE BUNNY DWF FOUNTAIN GRASS | 1 GALLON |
| RUCA | RUBUS CALYCINOIDES | CREeping RASPBERRY | 1 GALLON |
| TECH | TEUCRIUM CHAMAEDRYS | GERMANDER | 1 GALLON |

PLANTING NOTES

- SEE SPECIFICATIONS SECTIONS 32 9113 - SOIL PREPARATION AND 32 9300 - PLANTING FOR ADDITIONAL REQUIREMENTS.
- PROTECT AND MAINTAIN EXISTING PLANTS TO REMAIN AND REPLACE ANY PLANTS DAMAGED DURING CONSTRUCTION.
- PLACE 3" LAYER OF MULCH IN ALL PLANTER AREAS INCLUDING AROUND EXISTING SHRUBS.



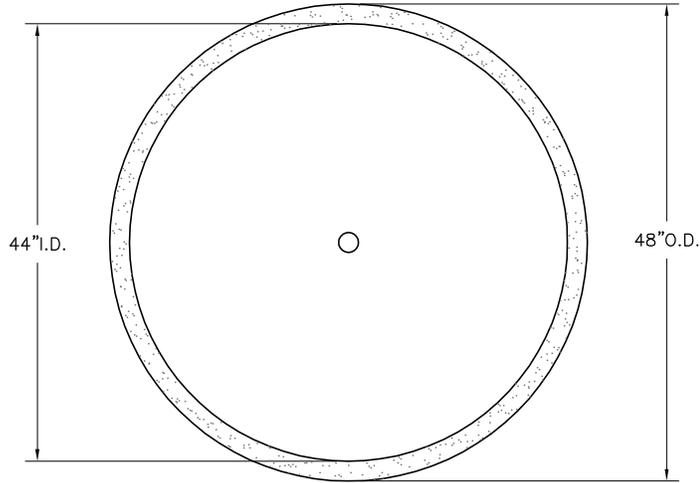
1 SHRUB PLANTING
NOT TO SCALE



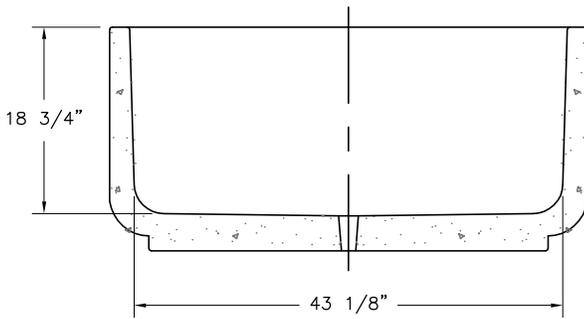
- * INSTALLATION IS REQUIRED BY OTHERS.
- * ALL EDGES TO HAVE 1/4" RADIUS MIN.
- * MANUFACTURING TOLERANCE $\pm 1/4"$.
- * PRODUCT: QR-CAL4822P
- * QUANTITY: _____
- * CONCRETE COLOR: _____
- * CONCRETE TEXTURE: _____
- * SEALER: STANDARD GLOSS SEALER
- * STD. 2" DIA. DRAIN HOLE
- * STD. COLOR & TEXTURE OPTIONS

- * APPROX. WT. 1,070 LBS.
- * APPROX. WT. 418 LBS.

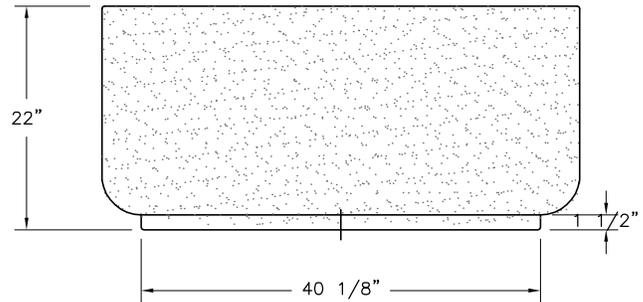
Authorized Signature _____ Date _____
 By signing above or stamping this drawing "approved" or "no exception taken" authorization is given to Quick Crete to produce this drawing as shown within a 1/4" tolerance.



PLAN VIEW

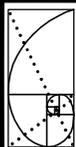


SECTION VIEW



ELEVATION VIEW

K:\PLANTERS\ROUND-P\California\Cal4822.dwg, 11/11/2005 11:52:29 AM, 1:19.2, MG, MG



QUICK CRETE
 PRODUCTS CORP.
 731 PARKRIDGE AVE.
 P.O. BOX 639
 NORCO, CA 92860
 (951) 737-6240 FAX (951) 737-7032
 WWW.QUICKCRETE.COM

| | | | | | | | | |
|---------------|----------------------------------|--------|-----------|-----------|---------|-------|---|--|
| PLAN TYPE: | CONSTRUCTION PLAN | DATE: | 11/6/98 | FILE NO.: | CAL4822 | SHEET | 1 | |
| PRODUCT: | CALIFORNIA PLANTER (QR-CAL4822P) | SCALE: | 5/8" = 1' | DRAWN BY: | R.M. | OF | 1 | |
| PROJECT NAME: | | | | | | | | |

PROJECT ASSIGNMENTS FOR PLANNING ACTIONS

| | | |
|-------------------|------------------------|--------------------|
| PA-2014-01956 | Lithia & First | All |
| PA-2014-00710/711 | 143/135 Nutley | Swink & Whitford |
| PA-2014-01283 | 172 Skidmore | Shostrom |
| PA-2014-00251 | 30 S. First St | Whitford |
| BD-2013-00813 | 374 Hargadine | Swink |
| PA-2013-01828 | 310 Oak St. (Thompson) | Shostrom |
| PA-2014-02206 | 485 A Street | Renwick |
| PA-2015-00178 | 156 Van Ness Ave | Kencairn |
| PA -2015-00374 | 160 Lithia Way | Emery |
| PA-2015-00541 | 345 Lithia Way | Giordano & Renwick |
| PA-2015-00493 | 37 N. Main | Skibby |
| PA-2015-00878 | 35 S. Pioneer | Ladygo |
| PA-2015-01163 | 868 A' Street | Kencairn |
| PA-2015-00980 | 637 B' Street | Shostrom |
| PA-2015-00797 | 266 Third | Ladygo |

September 2015



Ashland Historic Review Board Schedule Meet at 3:00pm, Lithia Room*

| | |
|----------------|--|
| September 17th | |
| September 24th | |
| October 1st | |
| October 8th | |

*Call 541-488-5305 to verify there are items on the agenda to review



ASHLAND HISTORIC COMMISSION Membership List

| Commissioner's Name | Term Expiration | Mailing Address | Home Phone | Work Phone | E-Mail Address |
|---------------------------------|-----------------|-----------------------------------|------------|------------|--|
| Allison Renwick | 4-30-2018 | | | | allison@mind.net |
| Dale Shostrom | 4-30-2018 | | | | shobro@jeffnet.org (Cell – 621-9761) |
| Keith Swink | 4-30-2016 | | | | kswink@mind.net |
| Kerry Kencairn | 4-30-2016 | | | | kerry@kencairnlandscape.com |
| Sam Whitford | 4-30-2018 | | | | skwhippet@mind.net |
| Terry Skibby Chairman | 4-30-2016 | | | | terriskibby321@msn.com |
| Tom Giordano | 4-30-2017 | | | | tomarch@charter.net |
| Bill Emery | 4-30-2017 | | | | bill@ashlandhome.net |
| Andrew Ladygo | 4-30-2017 | | | | allad@ashlandhome.net |
| Carol Voisin Council Liaison | | | | | carol@council.ashland.or.us |
| Mark Schexnayder | | City of Ashland Planning Dept. | | 552-2044 | mark.schexnayder@ashland.or.us |
| Regan Trapp Admin. Staff | | City of Ashland Planning Dept. | | 552-2233 | regan.trapp@ashland.or.us |