

# CITY OF ASHLAND

## HISTORIC PRESERVATION ADVISORY COMMITTEE AGENDA Community Development Building – 51 Winburn Way November 2, 2022, 6PM

- I. 6:00PM - REGULAR MEETING – CALL TO ORDER
- II. READING OF LAND ACKNOWLEDGEMENT  
*"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, —the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K'wakhakha — "Where the Crow lights"—that is now the Ashland City Plaza."*
- III. (6:05) APPROVAL OF AGENDA (5 min)
  - Commissioner suggested amendments to Agenda
- IV. (6:10) APPROVAL OF MINUTES (5 min)
  - Historic Commission electronic meeting of October 5, 2022
- V. (6:15) PUBLIC FORUM (15 min)
- VI. (6:30) LIAISON REPORTS (5 min)
  - Council report (Moran)
  - Staff report (Severson)
    - Staff report to include discussion on standing advisory committees.
- VII. (6:35) PLANNING ACTION REVIEW (20 min)  
**PLANNING ACTION:** PA-T1-2022-00196  
**SUBJECT PROPERTY:** 485 A Street  
**APPLICANT:** Steve & Kathy Hoxmeier  
**DESCRIPTION:** A request for Site Design Review approval to add a two story 400 sq. foot addition to the existing mixed use commercial building located at 485 A Street. The proposed addition will be in the same fashion as the existing building with matching siding, trim, roof and eaves. The addition adds a new bathroom to the existing apartment and a new commercial kitchen below. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1 **ASSESSOR'S MAP:** 39 1E 04AB; **TAX LOTS:** 6500
- IX. (6:55) DISCUSSION ITEMS (10 min)
  - Schedule retreat for January 2023
- X. (7:05) INFORMATION ITEMS (10 min)
- XI. ADJOURNMENT

*"In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-9200), or by email at [planning@ashland.or.us](mailto:planning@ashland.or.us). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1)."*

**ASHLAND HISTORIC COMMISSION**  
**MEETING**  
**DRAFT (Action) Meeting Minutes**  
October 5, 2022

Community Development/Engineering Services Building – 51 Winburn Way

**6:00PM CALL TO ORDER**

Chair Hovenkamp called the meeting to order at 6:00pm.

<b>Commissioners Present:</b>	<b>Council Liaison:</b>
Shostrom	Shaun Moran
Hovenkamp	<b>Staff Present:</b>
Emery	Derek Severson; Senior Planner
Von Chamier	Brandon Goldman; Interim Comm-Dev Director
Bonetti	Regan Trapp; Admin Support
Whitford	
Repp	
<b>Commissioners Absent:</b>	Scharen
	Skibby

**READING OF LAND ACKNOWLEDGEMENT**

Land Acknowledgement was read by Hovenkamp

*“We acknowledge and honor the aboriginal people on whose ancestral homelands we live, —the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K’wakhakha — “Where the Crow lights”—that is now the Ashland City Plaza.”*

**INTRODUCTION OF NEW COMMISSIONERS**

All Commissioners introduced themselves and shared their experience and why they want to be a part of this group.

**(6:05) APPROVAL OF AGENDA** (5 min)

- Commissioner suggested amendments to Agenda.
  - Adding a hybrid/call-in option for the Commissioners
  - Review Board
  - Packets and paper waste
  - Orientation for new members
  - Retreat

**(6:10) APPROVAL OF MINUTES** (5 min)

- Historic Commission electronic meeting of June 8, 2022

*Whitford/Shostrom m/s to approve the minutes of June 8, 2022. ALL AYES. Motion passed*

**(6:15) PUBLIC FORUM** (15 min)

There was no one in the audience wishing to speak.

**(6:30) LIAISON REPORTS** (5 min)

Councilor Moran gave liaison report. Items discussed were:

- A history as to how the Commission/Committee review came about.
- City Survey that went out to the Ashland residents.

Staff report (Goldman & Severson) – Items discussed were:

- City Council approval of the resolution for standing advisory committees.
  - City Attorney will draft an ordinance rewriting chapter 2. All Commissioners should email Goldman and City Recorder Huhtala letting them know they want to be re-appointed to the committee. This advisory committee will not affect any state requirements with SHPO.
- Not re-instating review board currently due to staffing issues.
- Severson & Goldman went over the Restrictions on Public Campaigning handout (**See attachment A**)

**(6:35) PLANNING ACTION REVIEW** (20 min)

**PLANNING ACTION:** PA-T1-2022-00192

**SUBJECT PROPERTY:** 309½ North Pioneer Street

**APPLICANT/OWNER:** Rogue Planning & Development Services, LLC/Ashland Food Cooperative

**DESCRIPTION:** A request for Site Design Review approval to modify the exterior of the historic 'Hay Warehouse', a contributing historic resource within the Ashland Railroad Addition historic district, located at 309½ North Pioneer Street. The proposal would add a 'Bottle Drop' dealer redemption kiosk/bottle bag drop zone. The drop zone is proposed as a painted shipping container with a locked deposit door that is opened by a customer's keycard and would enable the deposit of pre-bagged bottles and cans into the receptacle rather than customers needing to wait for them to be counted by hand. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **MAP:** 39 1E 09BA; **TAX LOT:** 13800

Shostrom recused himself due to conflict of interest.

Severson gave staff report for PA-T1-2022-00192.

Chair Hovenkamp opened to the public hearing to the applicants.

**Applicants present:**

Amy Gunter -Rogue Planning and Development  
Emile Amarotico & Zach Burrows with Ashland Food Co-op

Ms. Gunter briefly spoke about the application for site design review. (**See findings of fact in application, part of attachment B**)

Chair Hovenkamp closed the public hearing to the applicants and opened to the Commission for comments and discussion.

***Whitford/Bonetti m/s to approve PA-T1-2022-00192 as submitted. Voice vote. ALL AYES. Motion passed.***

**(6:55) DISCUSSION ITEMS** (10 min)

- Marking Ashland Places Update – Ken Engelund, Chair of the Public Arts Commission. (**See attachment C**)
  - Chair Engelund's goal is to create a MAPS steering committee to get this process fully completed and the Public Arts Commission is looking for help from the Historic Commission. Shostrom and Chair Hovenkamp will be working with Chair Engelund and are looking for other Commissioners to volunteer their time.
  - Chair Engelund spoke about artist, John Pugh who will be painting a mural on the side of the Elks building in downtown Ashland. The Public Arts Commission is looking for funding to make this happen. The cost for the project will be approximately \$160,000 and was presented to Council at their most recent meeting.

- The Commission agrees that a commissioner can call into the meeting if they aren't feeling well. This may lead to hybrid meetings in the future.
- Review Board will not happen at this time due to staffing but may be revisited in the new year.
- Agreement that hard packets will not be mailed unless requested by a commissioner. Digital copies of the packet will be emailed well in advance of the meeting.
- A Date will be established in the next month for a "new members orientation."
- Commission is looking at having a retreat in January. Dates TBD.

**(7:05) INFORMATION ITEMS** (10 min)

- Ashland's CLG Program review -Will be discussed at the retreat
- CLG Annual Meeting – Will be discussed at the retreat

**ADJOURNMENT**

*Next meeting is scheduled for November 2, 2022, at 6:00pm at Community Development, 51 Winburn Way*

*There being no other items to discuss, the meeting adjourned at 8:04pm*

*Respectfully submitted by Regan Trapp*



## ORS 260.432 Quick Reference— Restrictions on Political Campaigning for Public Employees rev 12/13

Generally, ORS 260.432 states that a public employee\* may not, while on the job during working hours, promote or oppose election petitions, candidates, political committee or ballot measures. Additionally, no person (including elected officials) may require a public employee (at any time) to do so.

\*A “public employee” includes public officials who are not elected, whether they are paid or unpaid (including appointed boards and commissions).

### As used in this Quick Reference

We use the phrase “advocate(s) a political position” to mean—

promote or oppose an initiative, referendum or recall petition, candidate, political committee or ballot measure.

The term “impartial” means equitable, fair, unbiased and dispassionate.

See the Secretary of State’s detailed manual on ORS 260.432 for specific factors to assist in ensuring impartiality in communications about ballot measures. It is posted on the website under Election Laws, Rules and Publications, Manuals and Tutorials.

For more detailed information about ORS 260.432 and information about other election laws, contact:

Elections Division	phone	503-986-1518
Secretary of State	fax	503-373-7414
255 Capitol St NE, Suite	tty	1-800-735-2900
Salem, OR 97310	web	<a href="http://www.oregonvotes.gov">www.oregonvotes.gov</a>

### Prohibited Activities

A public employee, while on the job during work hours may not:

- prepare or distribute written material, post website information, transmit emails or make a presentation that advocates a political position
- collect funds, prepare filing forms or correspondence on behalf of candidates or political committees
- produce or distribute a news release or letter announcing an elected official’s candidacy for re-election (except for an elections official doing so as an official duty) or presenting an elected official’s political position
- make outgoing calls to schedule or organize campaign events or other political activity on behalf of an elected official or political committee (however, a scheduler may, as part of official duties, take incoming calls about the official’s availability and add an event to the schedule)
- grant unequal access to public facilities to candidates or political committees
- direct other public employees to participate in political activities, when in the role of a supervisor
- draft, type, format or edit a governing body’s resolution that advocates a political position (except to conform the resolution to a standard format)
- prepare or give recommendations to the governing body urging which way to vote on such a resolution
- sign such a resolution, except if the signature is only ministerial and clearly included to attest the board took the vote
- announce the governing body’s position on such a resolution to the media
- include the governing body’s position or vote on such a resolution in a jurisdiction’s newsletter or other publication

A public employee who provides voter registration assistance under the federal National Voter Registration Act (NVRA) must not, when performing voter registration services, influence a client’s political choices. This means no display of political preferences, including a restriction that no political buttons may be worn. ORS 247.208(3)

## Allowable Activities

A public employee, while on the job during working hours may:

- prepare and distribute impartial written material or make an impartial presentation that discusses election subjects (using the guidelines provided in the Secretary of State's detailed manual on ORS 260.432.)

The Secretary of State's Elections Division is also available for an advisory review of draft material about ballot measures produced by government agencies.

- perform standard job duties, such as taking minutes at a public meeting, maintaining public records, opening mail, inserting a proposed resolution into a board agenda packet, etc.
- impartially advise employees about possible effects of a measure, but not threaten them with financial loss to vote a particular way
- address election-related issues while on the job, in a factual and impartial manner, if such activity is legitimately within scope of employee's normal duties
- as staff of an elected official, handle incoming calls about the official's availability for political events
- prepare neutral, factual information for a governing body to use in determining what position to take on an issue (planning stage of a governing body's proposed issue before certified as a measure to a ballot is not subject to ORS 260.432)
- in a clerical manner, incorporate amendments into a finalized version of a governing body's resolution on an issue respond to public records request for information, even if the material advocates a political position
- wear political buttons subject to applicable employer policies unless the public employee is providing voter registration services under NVRA, where additional restrictions apply - see note on previous page about ORS 247.208(3)

A public employee, on their own, off duty time, may send letters to the editor that advocate a political position and may participate in any other lawful political activity.

It is advised that a salaried public employee keep records when appropriate in order to verify any such political activity that occurs while off duty.

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## Prohibited and Allowable Activities for Elected Officials\*

\*includes a person appointed to fill a vacancy in an elective public office

### Elected officials may:

- advocate a political position at any time. Elected officials are not considered a "public employee" for purposes of ORS 260.432. ORS 260.432(4)(a).
- vote with the other elected officials of a governing body (such as a school board, city council or county commission) to support or oppose a measure, and publicly discuss such a vote—but must not use the public employee staff time to assist in this, except for ministerial functions
- perform campaign activity at any time, however must take caution not to involve any public employee's work time to do so

### Elected officials may not:

- in the role of a supervisor, request a public employee—whether the public employee is on or off duty—to perform any political activity  
A request made by a person in a position of supervisor or superior is viewed as a command for purposes of this election law.
- have an opinion piece or letter advocating a political position published in a jurisdiction's newsletter or other publication produced or distributed by public employees



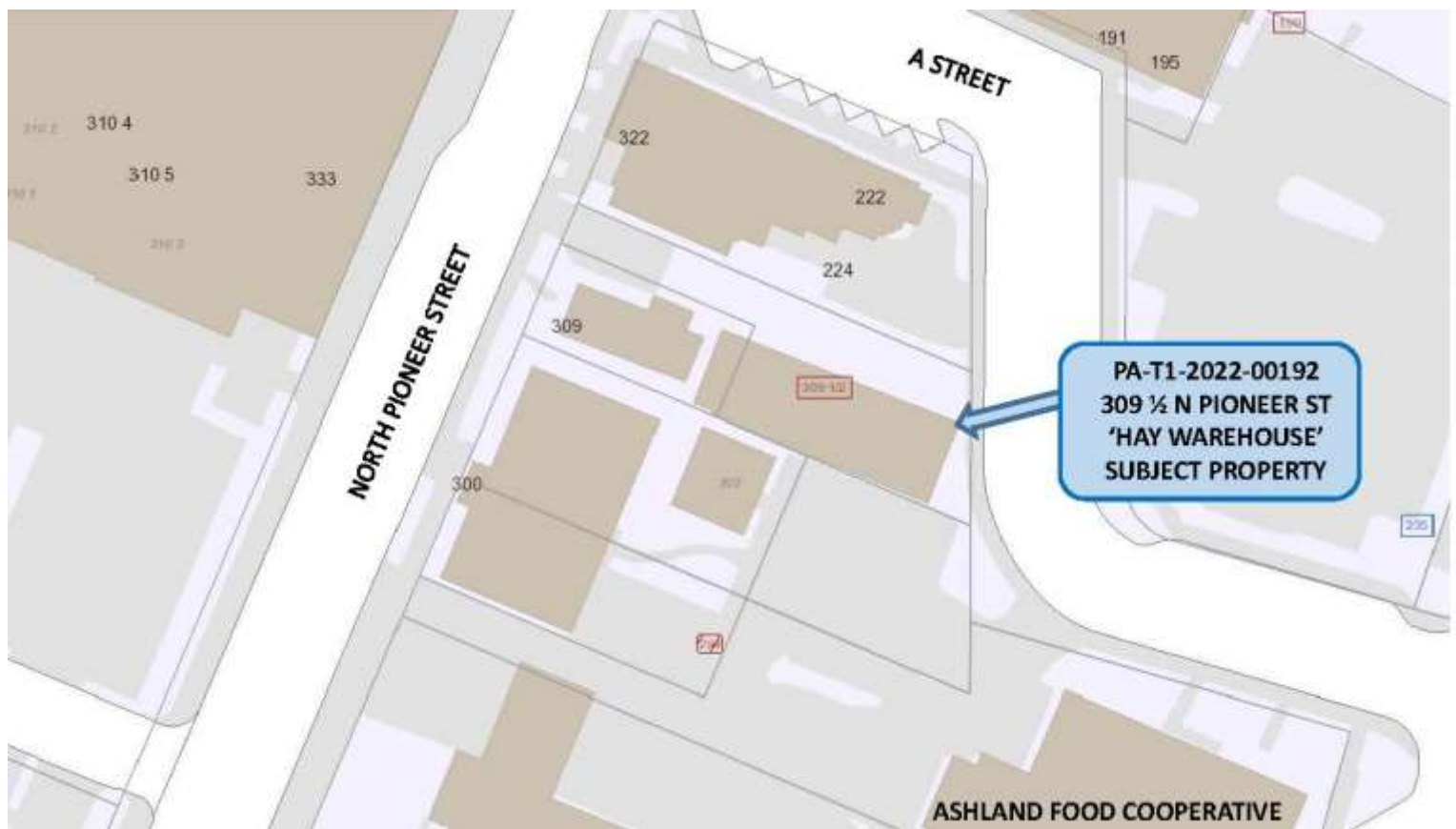
## NOTICE OF APPLICATION

**PLANNING ACTION:** PA-T1-2022-00192  
**SUBJECT PROPERTY:** 309½ North Pioneer Street  
**APPLICANT/OWNER:** Rogue Planning & Development Services, LLC  
 Ashland Food Cooperative

**DESCRIPTION:** A request for Site Design Review approval to modify the exterior of the historic 'Hay Warehouse', a contributing historic resource within the Ashland Railroad Addition historic district, located at 309½ North Pioneer Street. The proposal would add a 'Bottle Drop' dealer redemption kiosk/bottle bag drop zone. The drop zone is proposed as a painted shipping container with a locked deposit door that is opened by a customer's keycard, and would enable the deposit of pre-bagged bottles and cans into the receptacle rather than customers needing to wait for them to be counted by hand. **COMPREHENSIVE PLAN DESIGNATION:** Employment; **ZONING:** E-1; **MAP:** 39 1E 09BA; **TAX LOT:** 13800

**NOTE:** The Ashland Historic Commission will review this Planning Action at its monthly meeting on **Wednesday, October 5 at 6:00 p.m.** in the Siskiyou Room Siskiyou Room of the Community Development & Engineering Services Building. See page 2 of this notice for information about participating in the electronic public hearing.

**NOTICE OF COMPLETE APPLICATION: September 20, 2022**  
**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS: October 6, 2022**



The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing [planning@ashland.or.us](mailto:planning@ashland.or.us).

Any affected property owner or resident has a right to submit written comments within the 14-day comment period to [planning@ashland.or.us](mailto:planning@ashland.or.us) or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

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 the application. 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 18.5.1.050.G)

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.

If you have questions or comments concerning this request, please feel free to contact Derek Severson at 541-552-2040 or [derek.severson@ashland.or.us](mailto:derek.severson@ashland.or.us).

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

## **SITE DESIGN AND USE STANDARDS**

### **18.5.2.050**

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.





August 18, 2022

**Site Design Review  
for a new structure**

**Property Owner:** Ashland Food Cooperative  
237 N Pioneer Street  
Ashland, OR 97520

**Applicant:** Rogue Planning & Development Services, LLC  
1314-B Center Dr., PMB 457  
Medford, OR 97501

**Design Consultation:** Shostrom Brothers LTD  
Dale Shostrom  
1240 Tolman Creek Road  
Ashland, OR 97520

**Subject Property**

**Property Address:** 309 ½ Pioneer Street  
**Map & Tax Lot:** 39 1E 09BA: Tax lot 13800

**Comprehensive  
Plan Designation:** Employment  
**Zoning:** E-1  
Residential Overlay

**Adjacent Zones:** E-1, R-2  
Railroad Historic District

**Request:**

Request for Site Design Review to modify the exterior of the historic, contributing structure at 309 ½ A Street through the addition of a Bottle Drop, Dealer Redemption kiosk. This kiosk is intended to facilitate the transfer of the hand counting of redeemable bottles and cans by an employee of the Ashland Food Cooperative (AFC), to a 'Dealer Redemption Center' Bottle Bag drop zone. The drop zone is proposed as a painted shipping container with a locked deposit door that is opened by the customer's account specific keycard.

By law, Ashland Food Cooperative is required to provide a public place where redeemable beverage containers are recycled. This is presently occurring outside of the building in the parking area and by the entry to the building. This proposal will allow for deposit of prebagged bottles and cans into the receptacle instead of waiting for a hand count.

**Subject Property:**

The subject property is addressed as 309 ½ N. Pioneer Street. The property is zoned Employment (E-1). The .11-acre parcel that extends from Pioneer Street connected via a flagpole connection with N Pioneer Street, extending through to A Street. The 1,872 square foot building that occupies the site was constructed in 1908 and is known as the Hay Warehouse. The Hay Warehouse is a historic contributing structure and is noted as one of the oldest industrial use buildings that remains within the Ashland Railroad Historic District. The warehouse building was operated as a woodworking, tool and material storage building since 1978. The warehouse building on the property is accessible from the A Street side of the property and is 'oriented' toward A Street. There are two, gravel surfaces parking spaces on the north side of the structure that are accessed from A Street. The driveway extends through to Pioneer Street. The structure is setback approximately three-feet from the property line.

The Hay Warehouse building is to the east of the office building that the Ashland Food Coop utilizes at 309 N Pioneer Street. The structure at 309 N. Pioneer circa 1900, is a historic primary contributing, small one-story wood frame structure, known as the "Lucinda Gainard Rental House VI." The building remained a residence until 1987 when its use was converted to office (Planning Action 87-045). This 649 square foot office space used by the Ashland Food Coop. There are two off street parking spaces at this property and an on-street parking space.

In 2010, the Ashland Food Coop began using the Hay Warehouse building for warehouse purposes and it is where can/bottle returns are processed on the southside of the structure where customers wait up to 30 minutes for their redeemable containers to be hand counted.

The Ashland Food Coop is located at 237 N First Street. The 17,788 square foot grocery store requires 38.2 parking spaces. Due to code changes this is a slight reduction from the 2001 Site Review for the addition to the Ashland Food Coop which required 41 parking spaces (9,539 SF retail = 27.2; 3,955 SF office = 6.71; 4300 SF storage = 4.3; Total = 38.2). There are 42 spaces within the parking area of the Ashland Food Coop and there are 12 diagonal parking spaces on First Street. Of the 42 spaces within the parking area, there are eight immediately adjacent to the Hay Warehouse structure.

The Ashland Food Coop is also renting the adjacent property at 224 A Street. There are three parking spaces in the parking area that is immediately to the north of the Hay Warehouse Structure.

The property and the subject property that area to the north, south, east and west are zoned Employment with a Residential Overlay. The uses of the subject property and the immediately adjacent properties are all commercial/employment in use and function. The uses include office, retail, food manufacturing, restaurant, banking, warehousing and automotive repair.

**Detailed Proposal:**

The request is to add a shipping container that is retrofitted to be a BottleDrop Dealer Redemption Center bag drop location. The application seeks Site Design Review approval to modify the exterior of the historic, contributing structure at 309 ½ Pioneer Street through the addition of a Bottle Drop, Dealer Redemption kiosk. This kiosk is intended to facilitate the transfer of the hand counting of redeemable bottles and cans by an employee of the Ashland Food Cooperative (AFC), to a 'Dealer Redemption Center' Bottle Bag drop facility.

Following a site visit, the Oregon Beverage Recycling Cooperative (OBRC) who oversees all of Oregon's beverage container recycling suggested a new service that is rapidly becoming the favorite recycling method of consumers around the state. OBRC recommended that AFC become a 'Dealer Redemption Center' that uses the 'BottleDrop' system.

The Bottle Drop redemption center is proposed to be repurposed from a 8'x8'x20' shipping container. The proposal is to locate this self-contained, sanitary, and efficient unit on the north side of the Hay Warehouse building. The container will be setback from the Pioneer Street sidewalk, a minimum of 24-feet. This will allow for the visual preservation of the Hay Warehouse historic facade. There will be no alterations to the warehouse structure itself. The BottleDrop redemption center exterior walls will be painted a dark color, matching the warehouse historic 'rusty' metal siding to keep the appearance as low key as possible.

As with current refundable bottle and can returns the trips to drop bags or have redeemable containers hand counted are anticipated to be consolidated. According to the OBRC representatives that is how the redemption centers presently are utilized.

Parking: The warehouse building is 1,872 square feet and the bottle redemption container adds 160 square feet of area. According to AMC 18.4.3.040, the 2,032 square foot warehouse structure requires 1 space per 1,000 sq. ft. of gross floor area, or one vehicle space per two employees whichever is less, plus 1 space per company vehicle. There are two employees that hand count the redeemable bottles and cans and are 'assigned' to the warehouse building. Based on the "whichever is less" statement, there is one space required for the warehouse building required per the two employees, and there is not an associated company vehicle. One parking space is required.

There are eight spaces immediately to the south of the warehouse property on the Coop Site, there and additional 41 parking spaces in the other areas of the CoOp

There is a driveway access from A Street that presently provides for two parking spaces for employees. These spaces will be retained but will have a physical barrier (construction cones) to prevent use of the spaces as drop off parking. These spaces will be resurfaced with asphalt or concrete. The driveway parking space is the loading zone for the OBRC BottleDrop Bag collection truck. The bag collection truck will schedule pick up of the redeemed bags on a weekly, or as needed basis. The collection truck transports the bags to a redemption facility located at the OBRC White City plant.

The use of the driveway is an existing use. Vehicles backing into the driveway from A Street to load or off-load is a use that has been occurring on the site since the 1900s. Industrial related trucks use of the driveway will continue and the other backup conflict space will be paved area for access to BottleDrop eliminating the backing out by employee parking and increasing safety at the intersection.

Findings of fact addressing the criteria from the Ashland Municipal Code for the Conditional Use Permit request are found on the following pages.

**Criteria from the Ashland Land Use Ordinance  
Site Development Design Standards Approval Criteria:**

**18.5.2.050 Approval Criteria**

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below.

**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.

*Finding:*

*The 4,781 square foot property is Employment zoned and is occupied by a 1,872 square foot, historic contributing structure. The existing site improvements could be considered non-conforming development. The E-1 zone does not have setbacks requirements excepting landscape areas, parking, buffering, or building code requirements. The existing structure as a warehouse building lacks distinctive orientation to the street, lacks a formal landscape area and there are no buffers between the surface parking spaces and the adjacent parking area. The proposed small addition to the north side of the historic structure is setback substantially from the front property line where no setback is required. The structure is more than 10-feet from the north, side property line and more than 10-feet from the rear property line, adjacent to N Pioneer Street.*

*The property is in the detailed site review zone and developments are subject to a Floor Area Ratio standard of .5. The structure on the property and the increased area brings the property closer to the required FAR of 2,395.8 square feet in area.*

*There is less than 85 percent of the site covered with impervious surfaces. The proposal proposes surfacing of the existing parking area which does not reduce or increase the existing impervious areas.*

*There are two off-street parking spaces present in the driveway access from A Street. According to AMC 18.4.3.040, the 2,032 square foot warehouse structure requires 1 space per 1,000 sq. ft. of gross floor area, or one vehicle space per two employees whichever is less, plus 1 space per company vehicle. There are two employees that hand count the redeemable bottles and cans and are 'assigned' to the warehouse*

*building. There is not a company vehicle. Based on the “whichever is less” statement, there is one space required for the warehouse building required per the two employees.*

*The paved driveway will be utilized by the scheduled OBRC box truck. These pick-ups will be scheduled and like most delivery and pickup drivers, they are familiar with their route and the complexities of each site they attend too.*

*In addition to the single parking space required for the warehouse structure, there is ample parking provided on the adjacent properties owned by the same property owner and easement to the parking areas can be provided. The adjacent office at 309 N Pioneer Street requires 1.2 spaces (600SF office / 500') with three (3) spaces provided (two off-street and one on-street) and the Ashland Food Coop building requires 42 spaces (see pg. 5) and has 42 on-site with an additional 12 diagonal spaces on 'A' St. According to the OBRC representatives, the customers of the coop properties are the ones using the drop box and unique trips are not generated by the redemption facility. Additionally, other facilities are proposed in Ashland so there is not pressure of this facility being the only one.*

*Signage: Directional Signage exists on the end of the building that states, “No Parking”. An exempt sign of less than two square feet in area indicating the BottleDrop redemption facility is located around the corner. The signage on the BottleDrop redemption facility explaining operation is small in area and not readable or readily visible from the A Street right-of-way.*

*Hours of Operation: The BottleDrop redemption facility hours will correspond with the Ashland Food Coop hours of operation which at this time are 7:00 AM to 8:00 PM*

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

*Finding:*

*The property is subject to the Historic District Standards for exterior additions. As evidenced in the findings below it can be found that the proposed s converted shipping container to create the BottleDrop redemption facility complies with the Site Design Standards for Employment zoned property with a historic industrial use, and is consistent with the standards for expansion of a non-conforming site.*

**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.

#### **18.4.2.040 Non-Residential Development**

*Finding:*

*The use of the site is non-residential in the Employment zone.*

#### **B. Basic Site Review Standards.**

1. Orientation and Scale.

*Finding:*

*The existing Hay Warehouse building is oriented towards A Street with a large sliding warehouse door. There are two smaller doors on the north side of the structure. There are no openings for customers or pedestrian entrance to the historic warehouse building. The building is setback only a few feet from the A Street façade. The proposal is to install a completely utilitarian facility that does not provide interior access to the warehouse or the converted shipping container.*

*The converted shipping container is proposed on the north side of the structure and the container will be placed between these doors. The refurbished container is setback substantially from A Street and will not impact the orientation of the building to the public street. A solid surface walkway will be provided from the sidewalk to the door of the container to allow easier access to the key card activated door.*

*The driveway accessing the warehouse building is to the side of the structure. Vehicle orientation remains the same.*

2. Streetscape.

*Finding:*

*The streetscape is not proposed to be altered. The curbside sidewalk and the driveway are existing elements that will not be relocated or removed. The large setback of the additional area will not alter the streetscape.*

3. Landscaping.

*Finding:*

*The site 'landscaping' is pre-existing and is not proposed to be altered. There is no irrigation source at the site and due to the door at the end of the building for the warehouse, the only location for landscaping would be as far from the existing improved landscape areas and in an area that would provide to benefit to the site.*

*The use of the structure remains warehouse use, the driveway access, and the parking pad exist onsite. Except paving to provide a solid surface for the container, truck access, and an accessible route, there are no physical alterations to the site proposed.*

*A planter area of approximately 25 square feet in two four foot round painted stock tanks or similar is proposed to provide landscape area and to prevent parking within the area at the front of the Hays Warehouse building.*

4. Designated Creek Protection.

*Finding:  
Not applicable*

5. Noise and Glare.

*Finding:*

*Additional light and glare beyond what is standard in the employment zone are not anticipated. There are existing exterior yard lights and cameras on the warehouse structure that are directed downward and focus on the property. The hours of operation of the BottleDrop are timed with the hours of the Ashland Food Cooperative and will not generate more noise than the existing hand count customers awaiting the employee. This may reduce the noise level as it's a drop and go system versus an at times, 30 min. wait for the line to be worked through.*

*A gooseneck light standard over the BottleDrop access door is necessary, it would be directed downwards to the door of the BottleDrop and only during the hours of operation or motion activated.*

6. Expansion of Existing Sites and Buildings.

For sites that do not conform to the standards of section [18.4.2.040](#) (i.e., nonconforming developments), an equal percentage of the site must be made to comply with the standards of this section as the percentage of building expansion. For example, if a building area is expanded by 25 percent, then 25 percent of the site must be brought up to the standards required by this document.

*Finding:*

*The existing site is non-conforming in that it does not have any landscaping (AMC 18.4.4.030.F), or parking space buffer to the property line per AMC 18.4.4.030.F.2.a.*

*The site location, lot size, structure location, setbacks, coverage, landscape areas, vehicle parking buffer are non-conforming and through the approval of the small shipping container 'addition' on the side of the structure will not increase the non-conformity. There is not additional lot area to lot install additional parking, landscape areas or vegetated buffers.*

*The site is coming into closer compliance with the standards for vehicle maneuvering area in commercial zones to be paved and with the proposed landscape improvements.*

*Two, raised landscape planters are proposed that will provide for required landscape improvements and prevent parking in front of the Hay Warehouse building. These are proposed as painted galvanized stock tank in either the oval or round shape to prevent vehicular access area behind sidewalk placed upon the existing surface. The area of the planters is 25.12 square feet.*



*The paving of the driveway is a required standard in AMC 18.4.3.080.E.1 and the addition of asphalt or concrete area is substantially more than the 8.5 percent of the site that is being expanded. Paving or concrete surfacing brings the site closer to conformance with the Site Design Standards.*

*The existing lot coverage is retained and not to be enlarged leaving the site development area and impacts the same as they have been since at least the early 1900s.*

### **C. Detailed Site Review Standards.**

*Finding: The property is located within the Detail Site Review Zone. The proposed BottleDrop redemption facility increases the Floor Area Ratio of the structure slightly, by 8.5 percent thus increasing conformity with required FAR.*

*The existing historic structures orientation towards A Steet is not impacted by the proposal. The existing Hay Warehouse building is oriented towards A Street with a large sliding warehouse door. There are two smaller doors on the north side of the structure. There are no window or door openings for customers or pedestrian entrance to the historic warehouse building. The structure does not have, nor would it be appropriate to install 20 percent of the wall area facing the street in display areas, windows, or doorways for view into the warehouse structure. The proposal does not provide windows that allow view into working areas, lobbies, pedestrian entrances, or display areas as they do not exist on the historic warehouse structure and the BottleDrop redemption facility is utilitarian in nature like the warehouse and the secure key card/fob activated door is utilized to prevent theft of the redeemable beverage containers within.*

*The existing warehouse building is setback three feet from the A Street sidewalk. The proposal is to install a completely utilitarian facility that does not provide interior access to the warehouse or the converted shipping container. The shipping container is setback 24-feet from the façade of the historic structure, this diminishes the visual impacts to the historic building.*

*The converted shipping container is setback substantially more than 20-feet from the street and does not have a pedestrian entrance / exist but is a walkup door for dropping redeemable bottles and cans. The pedestrian orientation is provided by the paving of the parking area to provide access to the electronically operated drop door.*

*The shipping container will be painted a dark color to minimize its visual impacts and upon the historic Hay Warehouse structure. The shipping container is substantially shorter than the existing structure, setback substantially from the street and painted in a manner that will camouflage with the exterior colors and materials of the Hay Warehouse.*

### **D. Additional Standards for Large Scale Projects.**

*Finding:*  
*Not applicable.*

**18.4.2.050 Historic District Development**  
**B. Historic District Design Standards.**

*Finding:*  
*The property is in the employment zone and is an industrial use type of structure. The proposal is consistent with the historic use and architecture of the Hays Warehouse. According to the National Register of Historic Places Registration Documents; "Given its proximity to the railroad and access to shipping, traditional developments within the Ashland Railroad District included numerous industrial and related uses. Livery stables, transfer warehouses and similar uses were once common. Today, only a few of these simple industrial structures remain with the most notable being the Ashland Fruit and Produce Association Warehouse (Site 149.0, built 1912) and its related though separately inventoried Hay Warehouse (42.0, built 1908).*

*It can be found that proposal is historically consistent as a transfer warehouse serving a modern purpose. The proposal does not substantially impact the historic district design standard objectives such as a sense of entry, a rhythm of openings, and compatible materials.*

2. Height.

*Finding:*  
*The eight-foot-tall structure is substantially less than the existing Hay Warehouse structure and will not affect the height of the historic structure. The proposal does not vary in height from the heights of the historic buildings in the vicinity.*

3. Scale.

*Finding:*  
*The scale of the property is not impacted by the proposed BottleDrop redemption facility. The eight-foot-tall shipping container is substantially less tall than then the existing 16-foot adjacent wall height and is proportionally scaled to the scale of historic warehouse building.*

4. Massing.

*Finding:*  
*The massing of the historic structure is not altered with the proposal. The proposed modified shipping container is a smaller mass that is as varied as the historic warehouse structure.*

*The existing exterior treatments provides a vertical façade on a low horizontal form consistent with historical, industrial building and shipping oriented rectangular and boxy rhythms.*

5. Setback.

*Finding:*

*The proposed BottleDrop redemption facility at the side of the building is setback 24-feet from the front façade of the building.*

6. Roof.

*Finding:*

*Not applicable.*

7. Rhythm of Openings.

*Finding:*

*Not applicable. No discernable change.*

8. Base or Platforms.

*Finding:*

*The existing structure lacks a base or platform. The structure is raised off the ground with a rock and concrete pier block. The proposal is to set the converted shipping container, BottleDrop redemption facility upon the asphalt surface. This is a compatible base in the Employment zone.*

9. Form.

*Finding:*

*The form of the structure is industrial in shape, setback, coverage, consistent with the historic use of the property.*

10. Entrances.

*Finding:*

*The BottleDrop redemption facility is not an entrance to the structure and the sense of entry of the historic structure is not modified.*

11. Imitation of Historic Features.

*Finding:*

*The material of the exterior of the modified shipping container is vertically oriented metal sides with a 3 X 4 opening that is key card or QR code activated locking system. The 'structure' is industrial in nature similar to the historic warehouse structure that the BottleDrop facility is adjacent to. The proposed exterior material of metal is consistent with this standard.*

12. Additions:

*Finding:*

*The proposal is not for an addition it is a standalone facility that is not structurally connected.*

13. Garage:

*Finding:*

*The Hay Warehouse is a garage type building with a large door on the A Street facing façade. The proposed BottleDrop redemption container is setback substantially from the façade. The industrial nature of the container is an appropriate addition to a warehouse structure that provides a legally required service that is not visual distraction with a compatible historically appropriate exterior.*

Site Design Review Standards Continued

**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.

*Finding:*

*There are adequate public facilities that service the property. There is an existing driveway apron serving the Hay Warehouse historic structure that will remain.*

*Adequate transportation is provided to the Ashland Food Coop on the public streets that abut the property. There are two surface parking spaces adjacent to the warehouse building that are proposed to be paved. Though those parking spaces are legally allowed and necessary to retain the functionality of the historic warehouse structure, the driveway location at the curve in A Street creates a potential conflict point for automobiles, other vehicles, pedestrians, and bicycles.*

*The paving of these parking spaces is proposed to allow better access for the scheduled OBRC pickup truck and to provide a more direct route from the sidewalk and parking areas of the associated Coop.*

*To prevent the use of the driveway, there will be safety cones blocking the driveway. This allows for the BottleDrop pickup truck to back into the site and have access to a solid surface access area and allows for a solid surface area for the BottleDrop redemption facility to be placed and access to the BottleDrop redemption facility door.*

*There are ample parking spaces on the immediately adjacent Coop properties and on street parking spaces publicly available in the immediate vicinity.*

*According to the representative of the OBRC, the benefit of the BottleDrop redemption centers similar to the proposal, the customers of these facilities are using them when they go to the facility where the BottleDrop is conveniently located, and they do not create individual trips. They are ancillary to the store where the facility is located. With additional facilities being approved in Ashland at the various grocery stores, the convenience of the BottleDrop will allow for consolidated trips as expressed by the OBRC representative.*

*There are public sidewalks along both sides of A Street, Pioneer Street and First Streets. On street parking will continue to be utilized as it presently is. There are on street parking spaces presently along A Street just to the east of the Hay Warehouse building on the north side of the Coop. There are 12, on-street parking spaces on First Street adjacent to the Coop. There are six on-street spaces on A Street, north of the adjacent property. Additionally, there are other on street parking spaces across A Street.*

*It is anticipated that as presently the pattern of use is that vehicles park on-street and the occupants exit the vehicle and then walks to their destination in one of the numerous commercial businesses in the vicinity. There are crosswalks provided at the intersections of A and Pioneer Street and A First Street. It is not anticipated that the use of the on-street parking will be altered by the creation of the BottleDrop redemption facility.*

*The proposed BottleDrop container will not have any impact on water, sewer, or electricity more than a typical employment/commercial type of use. As required by building codes the structure and the new paved surfaces will be connected to the urban storm drain facilities to prevent site run-off.*

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

*Finding:*

*No exceptions are requested.*



Photo 1:  
Door to redeemable container drop. Similar in type to proposed shipping container.

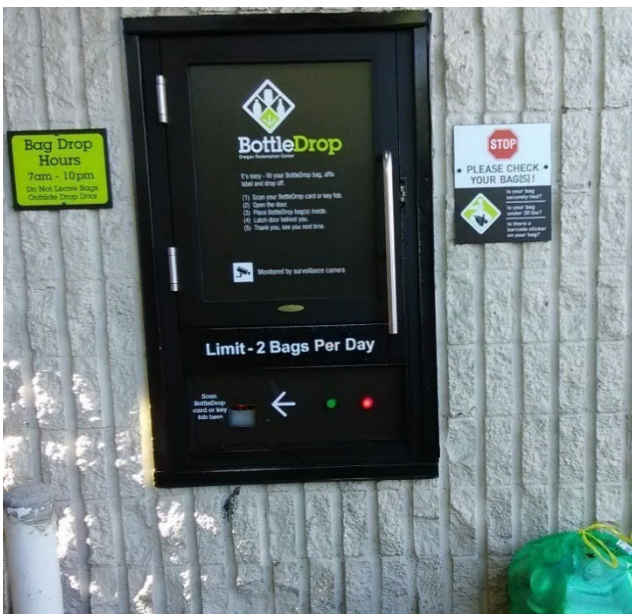


Photo 2: Example of signage at the drop access door.  
Hours of operation are the same as the Ashland Food Coop vs. those noted here

**From:** Eric Chambers <[echambers@obrc.com](mailto:echambers@obrc.com)>  
**Date:** July 22, 2022 at 4:29:36 PM PDT  
**To:** Gretchen Bell <[gbell@obrc.com](mailto:gbell@obrc.com)>  
**Subject:** Ashland Food Coop

Hi Gretchen,

Thanks for passing along the question from Ashland Food Co-op about the volume of customers/bags that we tend to see at Dealer Redemption Center bag drop locations. To get some perspective about the number of daily visits/bags they might see at the Ashland Food Co-op site, I pulled data for a comparable store (New Seasons 7-Corners in Portland). That store has an average of 20 door scans per day at their drop facility (door scans correlate strongly with individual customers). No two stores are the same, so I just provide that as background/reference for comparative purposes. While the daily limit for bags dropped at Dealer Redemption Centers is 15 bags per day, realistically the typical customer drops the number of bags they can fit in the trunk of a car, so between 1 and 3 bags. The higher limit is intended to prevent somebody from showing up with a trailer full of bags, blocking access, and clogging the drop door. With the 15 bag limit, if the retailer sees somebody abusing the program, they can just take a photo of the bags/bag tags and share them with us, and we have the ability to take account action against individuals violating our terms and conditions.

Another important factor is that, typically, these are not unique vehicle trips to the sites. Customers couple their bag drop off trips with their already existing shopping trips, which is a big advantage of this program, and dramatically reduces unique vehicle trips to the facilities.

Finally, work is underway to create a BottleDrop Express site at the Shop-n-Cart, which will also help spread out the bag volume/demand over multiple sites, easing any issues around volume or congestion at either site. It's a big advantage to be able to deploy two similar bag drop facilities/options in the same community at the same time.

I hope that information helps!

Thanks,

EC

**Eric Chambers**

External Relations Director

[Oregon Beverage Recycling Cooperative](http://www.obrc.com)

17300 SE 120<sup>th</sup> Ave. Clackamas, OR 97015

O: (503) 542-2928 | M: (971) 930-5163



↖ PIONEER ST  
↙ 'A' STREET









# Dealer Redemption Center Highlights

## What is a DRC?

A "Dealer Redemption Center" is a drop off location for BottleDrop Green or Blue Bags located at a retail store that complies with the requirements of ORS459A.700 (these are different from a BottleDrop Express). Under this law, there is no fee charged to the BottleDrop account holder for processing bags, and instead, the retailer hosting the DRC pays a monthly service fee to OBRC based on the number of bags dropped. In addition, customer bags do not count toward the BottleDrop 15 bag per 90-day limit, though a store may choose to limit the number of bags dropped to two per day. All other BottleDrop terms and conditions apply. A store that is a Dealer Redemption Center must also accept up to 24 containers per person, per day, by either a hand count or through a self-service bottle return machine, significantly less than the 144 containers per person per day currently required.

## Benefits

- Dealers are only required to accept 24 deposit containers per person per day, rather than 144 deposit containers per person per day.
- Dealers are only required to accept back Green Bags 8am-8pm rather than all open business hours.
- Customers can retrieve funds from their BottleDrop account using the DRC kiosk that is located inside the store, and use the BottleDrop Plus option where applicable.



**BottleDrop**<sup>®</sup>  
Oregon Redemption Center

## *DRC Highlights Cont'd.*

### **Installation – Site Preparation and Core Hardware Installation**

Where there is not an existing BottleDrop Express site at a retailer, installation of a new DRC has two components: the site preparation, and the core hardware installation.

#### **Site Preparation**

- Includes structure, framing, doors, flooring, electrical, plumbing, ADA, and safety/vandalism/theft prevention equipment;
- Dealer completes installation with their preferred contractor in coordination with OBRC and covers all costs;
- Cost: configuration dependent; can range from \$6,000-\$20,000 for most installations, but retailers should get a bid from their preferred contractor(s) before proceeding.

#### **Core Hardware Installation**

- Includes hardware, locks, signage, and drop door theft prevention;
- OBRC completes the installation for the retailer and bills the retailer for cost;
- Cost: configuration dependent; can range from \$27,000-\$35,000 or more;
- Payment Option 1: Dealer pays all costs up front;
- Payment Option 2: Dealer signs up for OBRC 5-year monthly payment plan.

### **Daily Responsibilities of Dealer**

- Sell BottleDrop Green Bags inside store to consumers
- Pick up loose containers on the floor and collect them in provided Blue Bags
- Stack bags away from drop door in secure room to ensure drop doors are available for customer use
- Clean interior and exterior of drop door and drop door frame
- Clean bag drop ramps in interior of secure bag room
- Sweep and clean exterior floor around drop door
- Sweep and clean interior floor of secure bag room

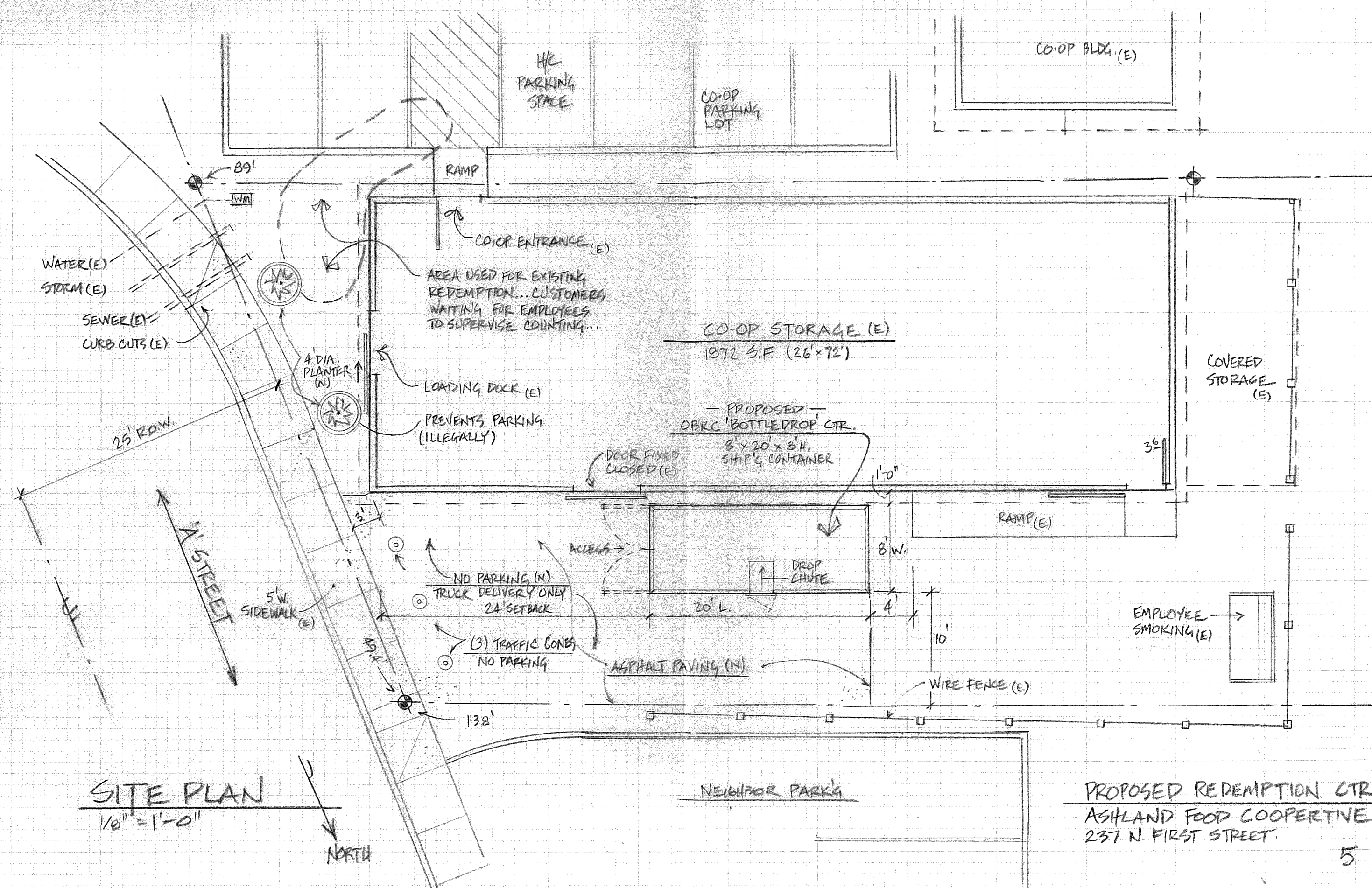


### **Dealer Compensation**

- OBRC and Dealer agree to the fee schedule published annually by OBRC;
- Fee schedule is calculated by combining our current customer processing fees plus hauling costs and maintenance. This calculation will be based on OBRC miles traveled for pickup and the volume of bags received by a DRC. The retailer will be billed monthly for the previous month. The fee schedule does not include any payment plan selected by the Dealer for payment of the upfront core hardware installation cost.

### **Contact**

Retailers interested in the Dealer Redemption Center pilot program may contact Gretchen Bell at [gbell@obrc.com](mailto:gbell@obrc.com).



**SITE PLAN**  
 1/8" = 1'-0"

NORTH

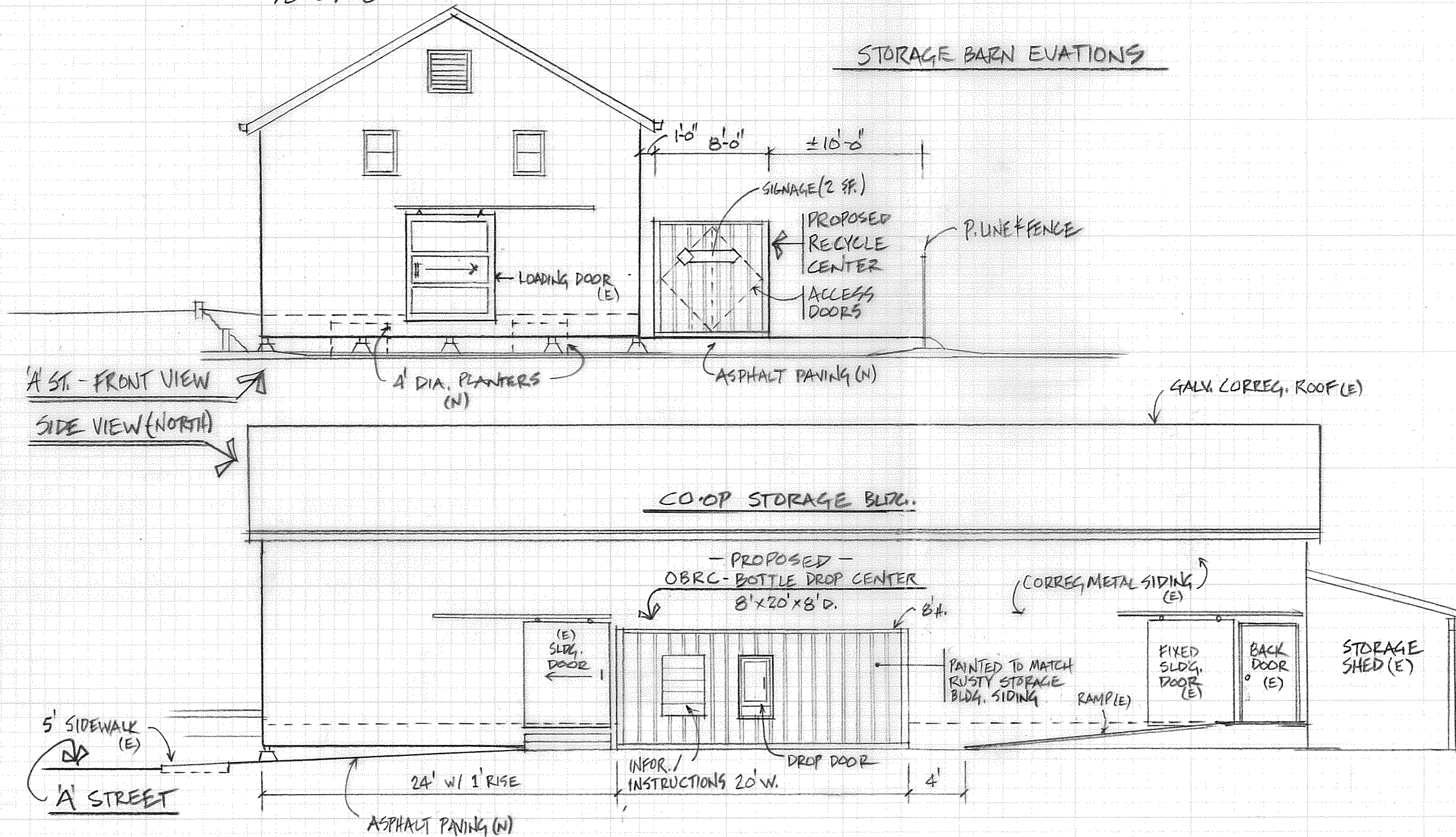
**PROPOSED REDEMPTION CTR**  
 ASHLAND FOOD COOPERTIVE  
 237 N. FIRST STREET.

PROPOSED REDEMPTION CTR. FOR  
ASHLAND FOOD COOPERTIVE  
237 N. FIRST STREET

ELEVATIONS

1/8" = 1'-0"

STORAGE BARN ELEVATIONS



## Marking Ashland Places

### The Project

The City of Ashland has a rich and diverse history which is not easily discernable on the landscape. The Public Arts and Historic Commissions, in partnership (the MAP Team), have developed a historic marker and wayfinding project to provide a connection to the history of Ashland on today's landscape. This project will create a sense of place and pride by establishing distinctive landmarks within the City's four Nationally Registered Historic Districts, and will serve to promote historic and heritage tourism to the City.

### Project Intent

The vision for this project is to create a Hub Site in each of the four Historic Districts: [Railroad District, Downtown, Siskiyou-Hargadine, and Skidmore-Academy]. At each Hub Site, the project calls for the placement of historic-themed, site-specific, contemporary Artwork. An informational plaque describing why the Hub Site was important to the development of each historic district will also be installed at these Hub locations.

Branching off from the 4 Hub Sites will be Spoke Sites (approximately 6-12 per district). The Spoke Sites, designated by Site Markers (currently using only bronze plaques set in sidewalks), will focus on the important places, events or people connected with each specific district. The Markers will contain short narratives, with artistic representation of the historical significance of the site. These markers will also serve as visual enticements and direct the visitor to the project web-site where more detailed historic information can be found, as well as a Story Map.

### Phase One: 5 Spoke Sites

5 spoke sites based in the Railroad District have been selected for the initial phase of the project: Railroad Park, The Railroad Depot, Haskin's Garage, "Chinatown", and the Twin Plunges/Natatorium. "Masterworks Plaques" will be designing and producing 24" bronze plaques for these locations. Installation is set for 2020.

### Phase Two: Hub Artwork

The MAP Team has selected a small, grassy, bordered area at the bottom of 7<sup>th</sup> St. within the Railroad Park as a natural location where the Hub Artwork would enhance the visual beauty of the park, as well as providing the historical connection this project seeks to establish.

### Phase Three: TBD

Phase three will likely be the completion of the remaining spoke sites within the Railroad District, before bringing this project into one of the other 3 districts. The scope of the entire project is quite large and we anticipate it developing over the next ten years, as funds become available and we work to bring all the districts into the design.

# MAP Hub Sculpture: Railroad Park



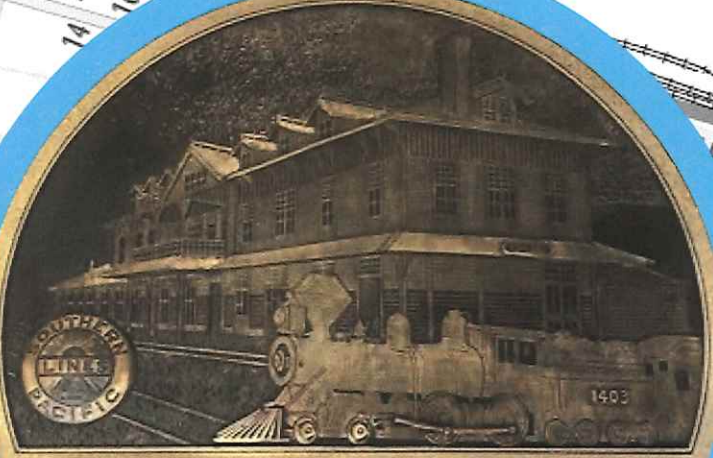
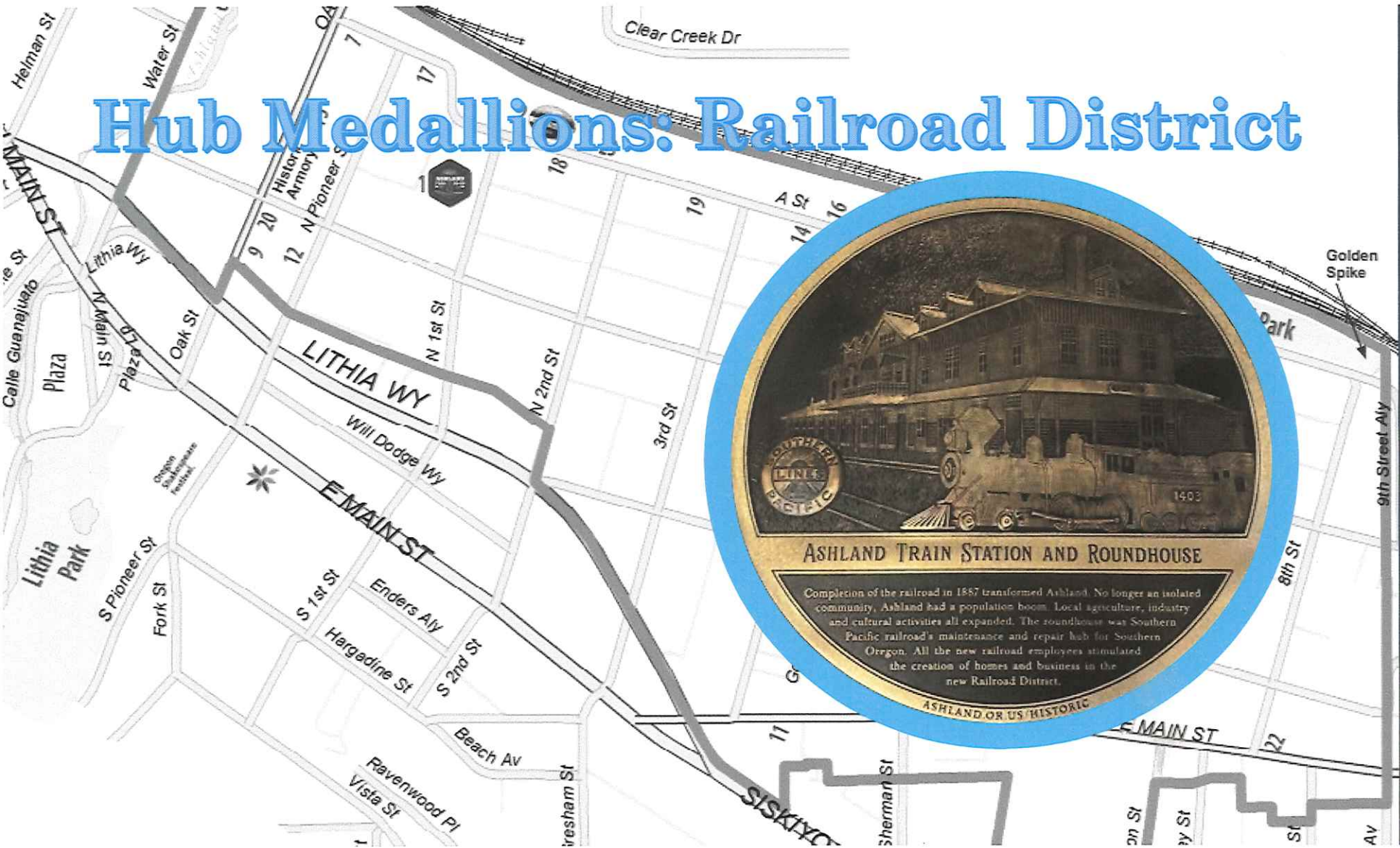
## Golden Connections

By Jennifer Corio and Dave Frei

*Golden Connections* represents a unique period in Ashland's history recognizing the completion of Southern Pacific Railroad rail service around the nation in 1887. Ashland was chosen to be the main stop between Portland and San Francisco. The golden spike symbolizes this story and recognizes the significant contribution Chinese immigrants made laying the tracks. They endured unimaginable conditions and faced discrimination. *Golden Connections* offers our gratitude and forgiveness. The rail service fostered growth, prosperity, and cultural connections in Ashland that remain significant to this day. This sculpture's placement in Ashland's Railroad District serves as a historic marker and way finding point providing a connection from Ashland's history to its landscape today. In addition to *Golden Connections*, there are medallions inlaid throughout the Railroad District which commemorate historic sites. This is one of four central hubs commemorating Ashland's historic districts helping to put it on the map.



# Hub Medallions: Railroad District



ASHLAND TRAIN STATION AND ROUNDHOUSE

Completion of the railroad in 1857 transformed Ashland. No longer an isolated community, Ashland had a population boom. Local agriculture, industry and cultural activities all expanded. The roundhouse was Southern Pacific railroad's maintenance and repair hub for Southern Oregon. All the new railroad employees stimulated the creation of homes and business in the new Railroad District.

ASHLAND, OR US / HISTORIC

## Proposed Locations from the Original 2013 Project Concept

### Railroad District

**Hub:** Railroad-centric Artwork near 7<sup>th</sup> & A St. within Railroad Park

**Spokes:** Railroad Park (7<sup>th</sup> & A St.)

Depot Building (5<sup>th</sup> & A St.)

“Chinatown” (A St. between 1<sup>st</sup> & 2<sup>nd</sup> St.)

Haskin’s Garage (Old Firehouse & Jail on 4<sup>th</sup> St.)

Twin Plunges / Natatorium (where Ashland Food Co-op currently stands at Pioneer & A St.)

Ashland Cemetery (East Main & Morton St.)

Peerless & Loomis Buildings (4<sup>th</sup> St.)

Powell’s Confectionary House (Gallerie Karon) (4<sup>th</sup> & A St.)

Vansant Building (A St. between 4<sup>th</sup> & 5<sup>th</sup> St.)

VPW Building (A St. between 4<sup>th</sup> & 5<sup>th</sup> St.)

Golden Spike Location (A St.)

### Downtown District

**Hub:** Historic Mill theme at base of Shakespeare Hill

**Spokes:** Chautauqua Foundation

Woolen Mill

Ashland Springs Hotel

Enders Block

Varsity Theatre

Elks Building

Trinity Episcopal Church

Pioneer Glass (Standing Stone)

Lithia Park (Enders Shelter, Butler-Perozzi Fountain, Parks Office, Motor Camp)

Bluebird Park

“We Are Here” Sculpture

**Sub-Hub & Spokes:** Plaza

IOOF

Masonic Building

Bank of Ashland (Treehouse Books)

City Hall

Gainard Opera House

### Siskiyou / Hargadine District

**Hub:** Early Settlers and their contributions Theme – SW corner of Gresham & E. Main

**Spokes:** Ashland Public Library

EV Carter House

Winchester House

Tavernor House

Lincoln School

Swedenburg House

Old Junior High School

### Skidmore / Academy District

**Hub:** Early Settlers and their contributions Theme – Briscoe School (former Washington School site)

**Spokes:** Methodist Church

North Side School site

Grainger House

Peil House

Butler House

The “3 Sisters”

# Compressed List of Public Art (by Historic District)

Compiled by Peter Finkle, as of 6/17/2022

## Downtown District

- |   |  |            |
|---|--|------------|
| 1. Name: Pioneer Mike                   | Artist: designed by Allen Newman, made by J.L. Mott Ironworks,             |            |
| New York                                |  | Date: 1910 |
| 5. Name: Street Scene                   | Artist: Marion Young   | Date: 1994 |
| 7. Name: Rio Amistad                    | Artists: Sue Springer and Karen Rychek                                     | Date: 2005 |
| 8. Name: Nourishing Our Community       | Artist: Lonnie Feather   | Date: 2006 |
| 9. Name: The Path to Joy and Unity      | Artists: Denise Baxter, Joseph Crowell, Judith Falconer and Robert Paulman | Date: 2009 |
| 10. Name: Inorganic Compound            | Artist: Kevin Christman  | Date: 2009 |
| 15. Name: Ashland Streetscape and Hills | Artist: Nicole (Nick) Shulters   | Date: 2012 |
| 16. Name: "We Are Here"                 | Artist: Jack Langford  | Date: 2013 |
| 17. Name: Ceramic Frieze                | Artist: Susan Springer   | Date: 2013 |
| 20. Name: Fall Splendor                 | Artist: Annette Julien   | Date: 2015 |
| 22. Name: Las Calles de Guanajuato      | Artist: Loreta (Laura Rangel Villasenor)                                   | Date: 2016 |
| 29. Name: Velocity                      | Artist: Gordon Huether   | Date: 2018 |

## Siskiyou-Hargadine District

- |  |   |                 |
|--|---|-----------------|
| 2. Name: Butler-Perozzi Fountain             | Artist: Antonio Frilli  | Date: 1916      |
| 3. Name: Mickelson-Chapman Memorial Fountain | Artist: artist unknown  | Date: 1929      |
| 4. Name: Ethel E. Reid                       | Artist: Thomas Knudsen  | Date: 1973      |
| 11. Name: Gift                               | Artist: Wataru Sugiyama   | Date: 2009/2012 |
| 12. Name: Peace Wall                         | Artist: original artwork by many artists (mosaic tile artwork designed and coordinated by Sue Springer) | Date: 2010      |
| 28. Name: Threshold                          | Artist: Susan Zoccola   | Date: 2018      |

## Railroad District

- |                              |                                      |            |
|------------------------------|--------------------------------------|------------|
| 32. Name: Golden Connections | Artist: Jennifer Corio and Dave Frei | Date: 2022 |
|------------------------------|--------------------------------------|------------|

## Skidmore Academy District

None, though Rio Amistad, Fall Splendor and Inorganic Compound are at the border between the Downtown District and the Skidmore Academy District.

## Outside the four historic districts

- |                        |                      |            |
|------------------------|----------------------|------------|
| 6. Name: Cubs at Play  | Artist: Sarah Mayer  | Date: 2003 |
| 13. Name: Compass Rose | Artist: Sue Springer | Date: 2011 |

14. Name: The Wishing Tree Artists: Julia Janeway (Pumphouse Studios), Diane Puderbaugh and Helman School kindergarteners Date: 2011
18. Name: Open Minded Artist: C J Rench Date: 2013
19. Name: Seasons of Gratitude Artist: Denise Baxter Date: 2014
21. Name: Pacific Fisher ("Marty") Artist: Jeremy Criswell Date: 2015
23. Name: Ashland Entry Sign Artist: Eric Warren, Rogue Design Group Date: 2016
24. Name: Ashland Entry Sign Artist: Eric Warren, Rogue Design Group Date: 2016
25. Name: Ashland Entry Sign Artist: Eric Warren, Rogue Design Group Date: 2016
26. Name: Water is Life Artist: Karen Rycheck Date: 2017
27. Name: Uplifting Artist: Krista Hepford Date: 2017
30. Name: Elevation Artist: Cheryl Garcia Date: 2018
31. Name: BIPOC Celebration Mural Artist: Isa Martinez Moore (mural idea by Ashland High School Truth to Power club) Date: 2021

**Painted Utility boxes (not listed by Historic Districts, unless you want me to)**

1. Name: Dogs and Bikes Artist: Zelpha Hutton Date: 2009
2. Name: Poppies Artist: Kathleen Taylor Date: 2009
3. Name: Mountains and Trees Artist: Pokey McFarland Date: 2009
4. Name: Ashland Activities Artist: Judy Bryant Date: 2009
5. Name: Clouds and Grapes Artist: Adrienne Bailin Date: 2009
6. Name: Return of the Swans Artist: Ann DiSalvo Date: 2009
7. Name: Not known (forest with deer and birds) Artist: Sarah Cribb Date: 2010
8. Name: Not known (blue with branches and birds) Artist: Lillian Thomas Date: 2010
9. Name: Not known (children fishing) Artist: Not known Date: 2010
10. Name: Not known (fish swimming) Artist: Ann DiSalvo Date: 2010
11. Name: Not known (ferns) Artist: Ellen Falkner Date: perhaps 2012
12. Name: Not known (pink poppy & flowers) Artist: Yelena Joy Date: perhaps 2012
13. Name: Not known (red poppies) Artist: Yelena Joy Date: perhaps 2012
14. Name: Not known (abstract; two boxes) Artist: Not known Date: perhaps 2012
15. Name: Not known (green forest) Artist: Not known Date: perhaps 2012
16. Name: Not known (geometric design; 2 boxes) Artist: Ann DiSalvo Date: 2014
17. Name: Not known (colorful abstract) Artist: Yelena Joy Date: 2014
18. Name: Leaf City Artist: abstract design printed on vinyl and installed by Brandon Goldman Date: 2015
19. Name: Not known (environmental theme; 3 boxes) Artist: Ann DiSalvo Date: 2015

## Works in Progress:

- Public Forums and Additional Considerations for *Crystallizing Our Call*
- Railroad District Medallions Installation
- MAP II: Hub and Medallions
- Clarification and update of Review process for gifts or donations in AMC 2.29

## **NEXT STEPS: MARKING ASHLAND PLACES**

**Beverly and I have had some ongoing discussions and meetings.**

- 1. We believe the Historic Commission and Public Art Commission each need to form a joint MAP I subcommittee for considering additional MAP I Medallions. Volunteers? Dale has worked hard on these.**
- 2. We suggest the creation of a MAP II steering committee with members from each Commission to Consult and Recommend to both Commissions the next Historic District for a historic-themed, site-specific, contemporary work of art. Volunteers?**
- 3. We suggest appointing PAC and HC members to a sub committee for MAP II Historic District location and themes for ultimate recommendation to the City Council, and when approved move to create a Request for Qualifications (RFQ) to call for entries. We recommend the MAP I process be followed as a template with any adjustments as needed. Volunteers?**

# **Standing Advisory Committees**

# Council Business Meeting

October 18, 2022

<b>Agenda Item</b>	Appointments to Standing Advisory Committees	
<b>From</b>	Melissa Huhtala	City Recorder
<b>Contact</b>	<a href="mailto:Melissa.huhtala@ashland.or.us">Melissa.huhtala@ashland.or.us</a> 541-488-5307	

## **SUMMARY**

Approval of the Mayor's recommendations for the Standing Advisory Committee Appointments.

## **POLICIES, PLANS & GOALS SUPPORTED**

### **AMC 2.04.090 (C) Regular Commission and Board Membership Appointments**

Except for the Municipal Audit Commission (AMC 2.11) all regular advisory committees and boards not required by state law to be appointed by the City Council shall be appointed by the Mayor with the consent of the Council. The Mayor may request assistance or recommendations from Councilors in making appointments.

## **PREVIOUS COUNCIL ACTION**

N/A

## **BACKGROUND AND ADDITIONAL INFORMATION**

The City council voted by informal ballot at the May 23, 2022, Special Called Business Meeting to restructure (reduce and rename) advisory bodies reporting to the City Commission from an approximate seventeen commissions to the following:

- Commissions (continuing) – with specific areas of program discretion or policy implementation responsibility
  - Park and Recreation Commissions
  - Planning Commission
- Standing Advisory Committees – with continuing areas of Council advisory responsibility
  - Climate and Environment Policy Advisory Committee (CEPAC; combining Climate Policy and Conservation & Climate Outreach Commissions)
  - Historic Preservation Advisory Committee (HPAC; to support historic dist. certifications)
  - Housing & Human Services Advisory Committee (HHSAC)
  - Public Arts Advisory Committee (PAAC)
  - Social Equity and Racial Justice Advisory Committee (SERJAC)
- Management Advisory Committees
  - A number of ad hoc management advisory committees can be established by City management to providing support technical assistance in the review and development of recommendations for the City Council and continuing commissions, including:
    - Airport
    - City Band
    - System Development Charge (SDC)
    - Transportation
    - Trees and Urban Forest
    - Wildfire Safety



On September 20, 2022 Council approved unanimously that Council address the Resolution in 3 parts starting with Commissions moving to the Standing Advisory Committee and then the Manager Advisory Commissions.

**FISCAL IMPACTS**

N/A

**STAFF RECOMMENDATION**

N/A

**ACTIONS, OPTIONS & POTENTIAL MOTIONS**

I move to approve the Mayor's recommendations for the Standing Advisory Committees.

**REFERENCES & ATTACHMENTS**

Attachment 1: List of appointments

## **STANDING COMMITTEE APPOINTMENT LIST**

### **Climate and Environment Policy Advisory Committee (CEPAC; combining Climate Policy and Conservation & Climate Outreach Commissions):**

Richard Barth  
Gary Shaff  
Bryan Sohl  
Rebecca Walker (SOU REP)

### **Historic Preservation Advisory Committee (HPAC; to support historic dist. certifications):**

Beverly Hovencamp  
Katy Repp  
Sam Whitford  
Terry Skibby  
Dale Shostrom  
Bill Emery  
Piper Von Chamier  
Eric Bonetti  
Shelby Scharen

### **Housing & Human Services Advisory Committee (HHSAC)**

Joy Fate  
Echo Fields  
Kathy Kali  
Heidi Parker  
Linda Reppond  
Rich Rohde

### **Public Arts Advisory Committee (PAAC)**

Laura Bloom  
Ken Engelund  
Joel Frank  
Cassie Preskenis  
Stanley Smith  
Destiny Young

### **Social Equity and Racial Justice Advisory Committee (SERJAC)**

Emily Simon  
Precious Yamaguchi  
Julie Gillis  
Amit Choudhary  
Tamara Williams  
Angela Decker  
Juan Santiago

**485 A Street**

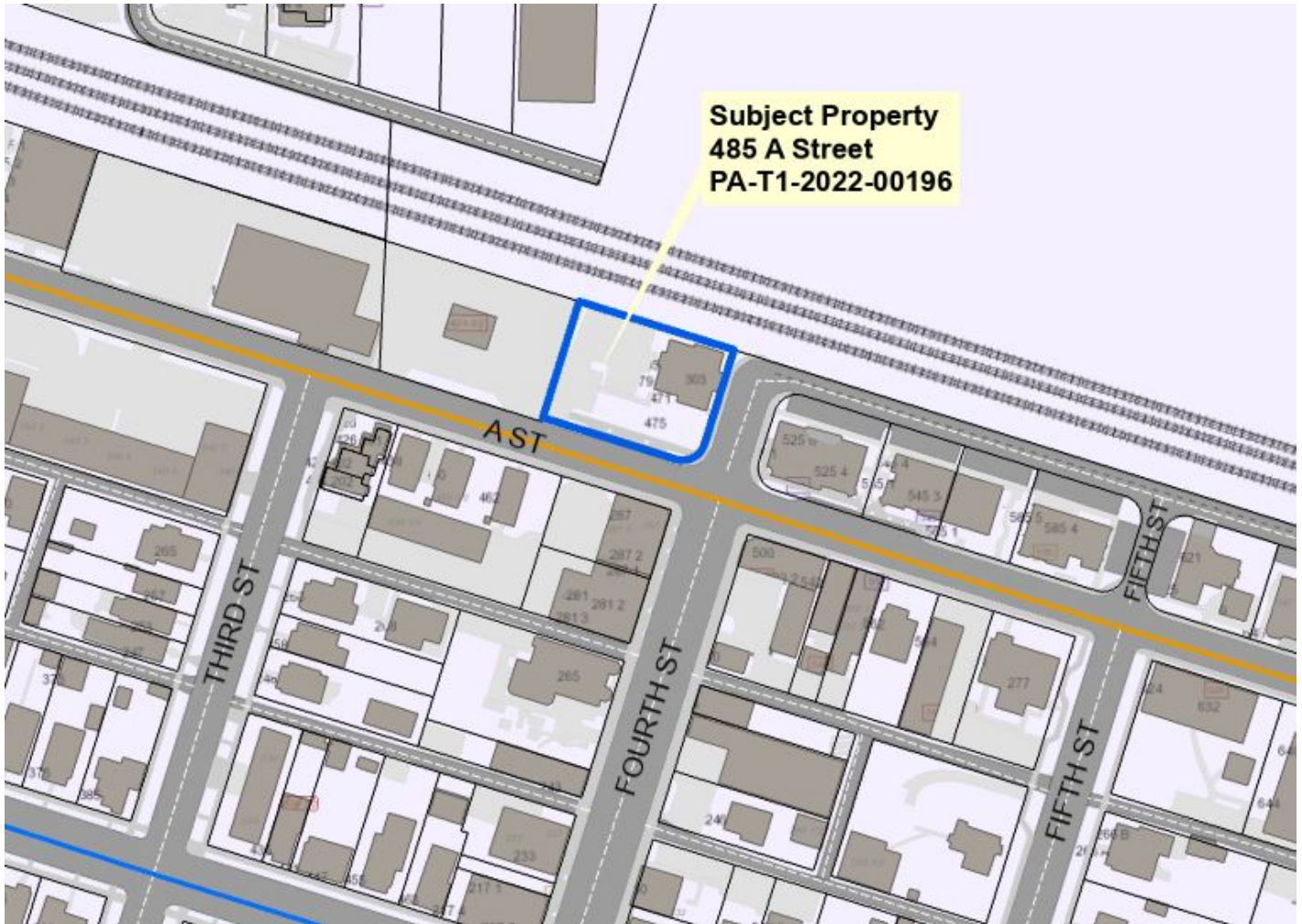


**NOTICE OF APPLICATION**

**PLANNING ACTION:** PA-T1-2022-00196  
**SUBJECT PROPERTY:** 485 A Street  
**APPLICANT:** Steve & Kathy Hoxmeier  
**DESCRIPTION:** A request for Site Design Review approval to add a two story 400 sq. foot addition to the existing mixed use commercial building located at 485 A Street. The proposed addition will be in the same fashion as the existing building with matching siding, trim, roof and eaves. The addition adds a new bathroom to the existing apartment and a new commercial kitchen below. **COMPREHENSIVE PLAN DESIGNATION:** Employment;  
**ZONING:** E-1 **ASSESSOR'S MAP:** 39 1E 04AB; **TAX LOTS:** 6500

**NOTE:** The Ashland Historic Commission will review this Planning Action at an electronic public hearing on **Wednesday, November 2, 2022 at 6:00 PM.** See page 2 of this notice for information about participating in the electronic public hearing.

**NOTICE OF COMPLETE APPLICATION:** October 26, 2022  
**DEADLINE FOR SUBMISSION OF WRITTEN COMMENTS:** November 9, 2022



**Historic Commission Meeting**

Notice is hereby given that the Historic Commission will hold a hybrid public hearing on the above described planning action on the meeting date and time shown on Page 1. If you would like to watch and listen to the Tree Commission meeting virtually, but not participate in any discussion, you can use the Zoom link posted on the City of Ashland calendar website <https://www.ashland.or.us/calendar.asp>.

Oral testimony will be taken during the electronic public hearing. If you wish to provide oral testimony during the electronic meeting, send an email to **PC-public-testimony@ashland.or.us** by **10:00 a.m. on Wednesday, November 2, 2022**. In order to provide testimony at the public hearing, please provide the following information: 1) make the subject line of the email "Advisory Commission Testimony Request", 2) include your name, 3) specify the date and commission meeting you wish to testify at, 4) specify the agenda item you wish to speak to, 5) specify if you will be participating by computer or telephone, and 6) the name you will use if participating by computer or the telephone number you will use if participating by telephone.

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).

The Ashland Planning Division Staff has received a complete application for the property noted on Page 1 of this notice.

Because of the COVID-19 pandemic, application materials are provided online and comments will be accepted by email. Alternative arrangements for reviewing the application or submitting comments can be made by contacting (541) 488-5305 or [planning@ashland.or.us](mailto:planning@ashland.or.us).

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Under extenuating circumstances, application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing [planning@ashland.or.us](mailto:planning@ashland.or.us).

Any affected property owner or resident has a right to submit written comments to [planning@ashland.or.us](mailto:planning@ashland.or.us) or to the City of Ashland Planning Division, 51 Winburn Way, Ashland, Oregon 97520 prior to 4:30 p.m. on the deadline date shown on Page 1.

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 18.5.1.050.G)

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.

If you have questions or comments concerning this request, please feel free to contact Aaron Anderson at 541-552-2052 or [aaron.anderson@ashland.or.us](mailto:aaron.anderson@ashland.or.us).

## **SITE DESIGN AND USE STANDARDS**

### **18.5.2.050**

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.



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

## Commercial Site Review Valuation Estimate

Street Address: 485 A Street

Description of Project: 2-story, 400 sq ft addition

Applicant: Steve Hoxmeier

Property Owner: Steve Hoxmeier

Valuation Estimate Prepared by: (Ben the builder)

Estimator Phone: \_\_\_\_\_ Estimator Email: \_\_\_\_\_

DESCRIPTION:	VALUATION:
Excavation & Earthwork	\$ 1,750
Landscaping	\$
Parking Area(s) & Driveways	\$
Sidewalks/Patios/Walkways	\$
New Construction – Materials & Labor Total*	\$ 78,225
<b>TOTAL PROJECT VALUATION:</b>	<b>\$ 80,000</b>

\*Building permit valuations shall be based upon the Uniform Fee methodologies as established by OAR 918-050-0100.

October 11, 2020

To the Department of community Development

a street Grille

Plans and drawings have been submitted to continue the pre-application. They illustrate the proposed addition to the present yoga building located at the corner of 4th & A st. The 400 sq ft two-story addition is to be constructed in the same fashion as the existing building. It will have matching windows, siding, trim, roof and eaves. It will not create an additional unit. Upstairs will be a bathroom with an ADA shower. Downstairs will be a kitchen/storage to augment the corner outdoor café.

The pre-app suggested a 3 phase concept for the completion of development of this property. The proposed addition represents phase 1 & 2. In the past an outdoor grill operated in the café. The grill needs to be placed in a safe place. Phase 1 establishes a site for the grill (with hood and vents). Phase 2 encloses this site. The café needs a secure space to store supplies and equipment. This addition will provide this space.

Landscaping remains unchanged - area of almost 2,000 sq ft occupies about 15% of total lot area.

The 8" sewer line can accommodate the additional toilet and sinks(4). Water and gas can be connected to existing lines. Meters for electric and gas should be moved from their current location. New location has been proposed to the Ashland Electrical Dept. and to Avista gas company.

Parking is provided with a 13-space lot including handicap, a 3-space parking bay on A Street, and 3-spaces along 4<sup>th</sup> Street, (The parking lot is woefully underutilized – perhaps a reopened cafe will increase patrons)

Zoned commercial with residential overlay. Existing and proposed addition (approx.. 4,000 sq ft) would occupy 30% of total lot area.

Respectfully, Steve Hoxmeier, applicant

I would welcome any additional questions/concerns

# a st. Grille

## Mixed Use Addition

### CODE DATA

THIS PROJECT CONSISTS OF A (N) 2-STORY ADDITION TO AN (E) MIXED-USE BUILDING. THE DOWNSTAIRS WILL ADD A 238 S.F. COMMERCIAL KITCHEN. THE UPSTAIRS WILL BE A 265 S.F. ADDITION TO (E) DWELLING.

**TYPE OF CONSTRUCTION:**  
CONSTRUCTION TYPE IS VB PER TABLE 601.

**SPECIAL REQUIREMENTS:**  
CHAPTER 4 HAS NO SPECIAL REQUIREMENTS BASED UPON THIS OCCUPANCY GROUP. (CONTAINS NO HIGH-PILED STORAGE.)

**FIRE RESISTANCE RATING:**  
FIRE SEPARATION DISTANCE OF AT LEAST 10'-0" AT ALL PROPERTY LINES, SO NO FIRE RESISTANCE RATING IN EXTERIOR WALLS FOR VB PER TABLE 602.

**USE AND OCCUPANCY:**  
OCCUPANCY GROUP IS B DOWNSTAIRS (COMMERCIAL KITCHEN NOT ASSOCIATED WITH DINING FACILITY.)  
OCCUPANCY GROUP IS RS UPSTAIRS (ADDITION TO (E) DWELLING).  
KITCHEN: 238 S.F.  
DWELLING ADDITION: 265 S.F.

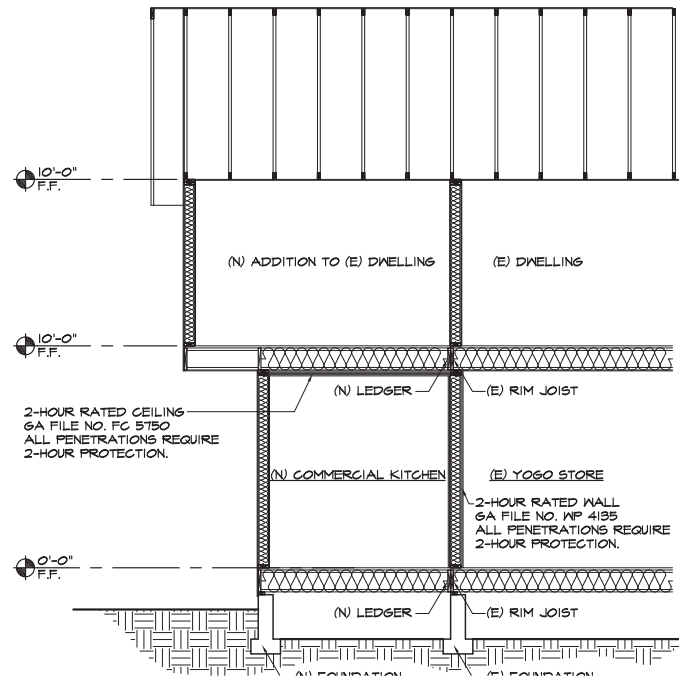
**OCCUPANT LOAD**  
FOR KITCHENS, OCCUPANT LOAD FACTOR IS 200 GROSS.  
FOR 238 S.F. KITCHEN, OCCUPANT LOAD IS 2.

**REQUIRED EXITS**  
PER TABLE 1015.1, ONE REQUIRED EXIT FOR B WITH OCCUPANT LOAD OF 41 OR LESS. DOOR MAY SWING IN OR OUT.

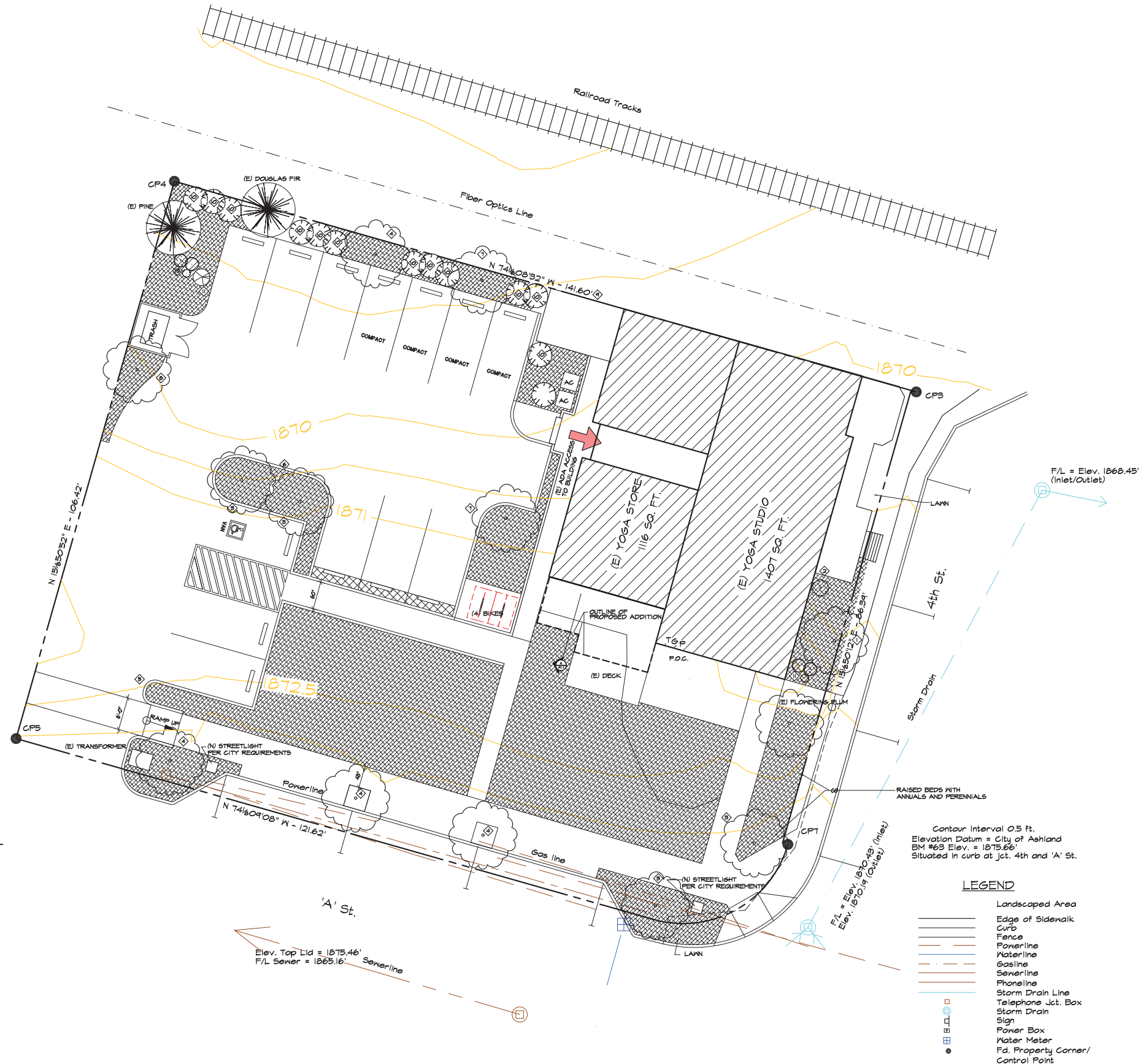
PROVIDE ILLUMINATED EXIT SIGN AT EXTERIOR DOOR.

**FIRE SPRINKLERS**  
FIRE SPRINKLERS ARE NOT REQUIRED PER FIRE CODE SECTION 403.

**NOTE:**  
IT IS BEYOND THE SCOPE OF WORK FOR THIS PROJECT TO UPGRADE THE (E) FIRE PROTECTION BETWEEN THE (E) YOGA STORE AND THE (E) DWELLING ABOVE IT. THERE SHOULD BE 2-HOUR FIRE SEPARATION; IT IS NOT KNOWN IF THAT EXISTS. THIS PROJECT PROPOSES TO ADD A NEW COMMERCIAL KITCHEN TO THE DOWNSTAIRS, AND ADD ON TO THE EXISTING DWELLING OVER IT. NO FIRE SEPARATION IS REQUIRED BETWEEN THE (N) KITCHEN AND THE (E) YOGA STORE. THE CEILING OF THE (N) KITCHEN WILL BE A 2-HOUR ASSEMBLY. SINCE WE DO NOT KNOW THE FIRE RATINGS OF THE CEILING OF THE (E) YOGA STORE, WE PROPOSE TO ADD A 2-HOUR DOOR IN A 2-HOUR WALL BETWEEN THE (N) KITCHEN AND THE (E) YOGA STORE. IN LIEU OF INVESTIGATING THE FIRE SEPARATION BETWEEN THE (E) YOGA STORE AND THE (E) DWELLINGS ABOVE.



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



### LEGEND

- Landscaped Area
- Edge of Sidewalk
- Curb
- Fence
- Powerline
- Waterline
- Gasline
- Sewerline
- Storm Drain Line
- Telephone Jct. Box
- Storm Drain Sign
- Power Box
- Water Meter
- Fd. Property Corner/  
Control Point

Revisions

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**Heiland Hoff**  
ARCHITECTURE

architectural design services for winery, commercial, and residential projects  
1707 Anderson Creek Road  
Talent, Oregon 97540  
tel: (541) 944-9090  
fax: (541) 335-5888

new commercial/residential mixed-use addition for:  
**a st. Grille**  
Ashland, Oregon 97152  
405 A Street

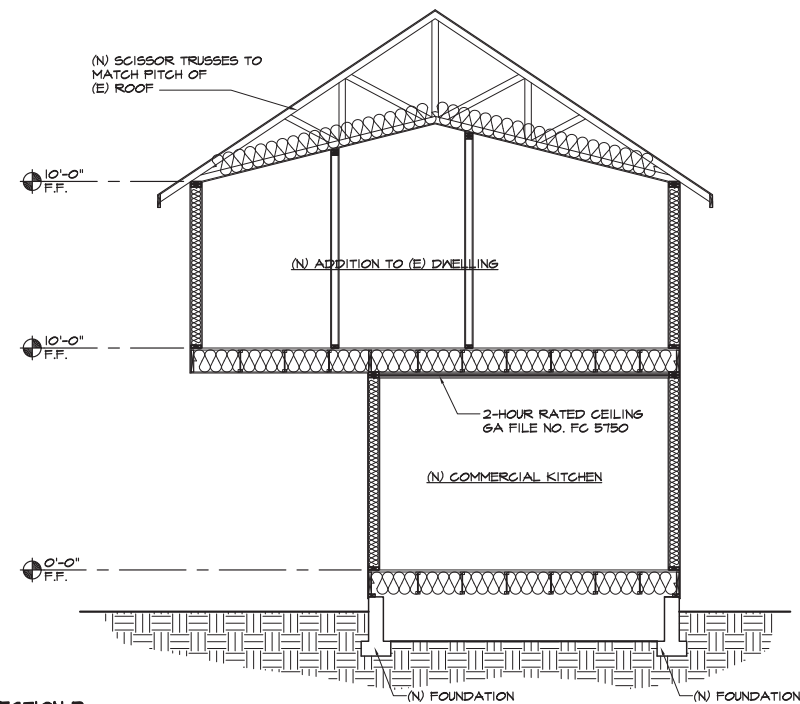
**SITE PLAN**

Date: SEPT. 30, 2022  
PERMIT SET  
Scale: 1"=10'-0"  
Drawn by: hh  
Sheet No.

A1.1

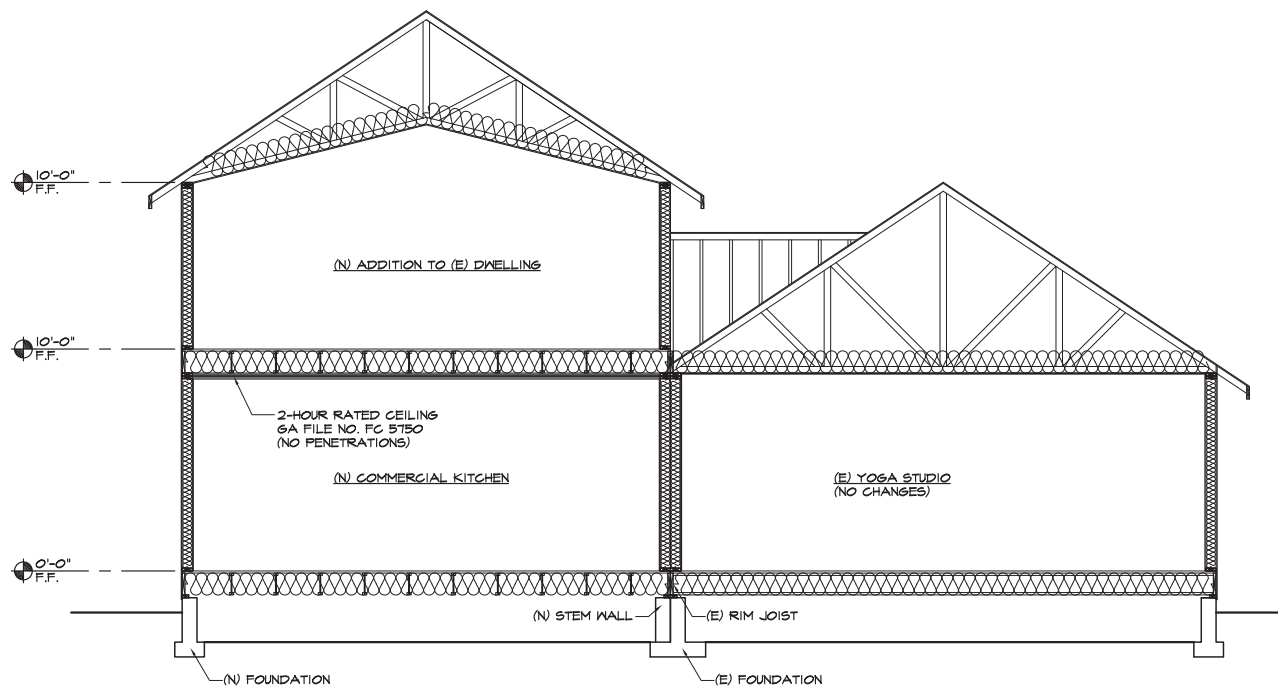
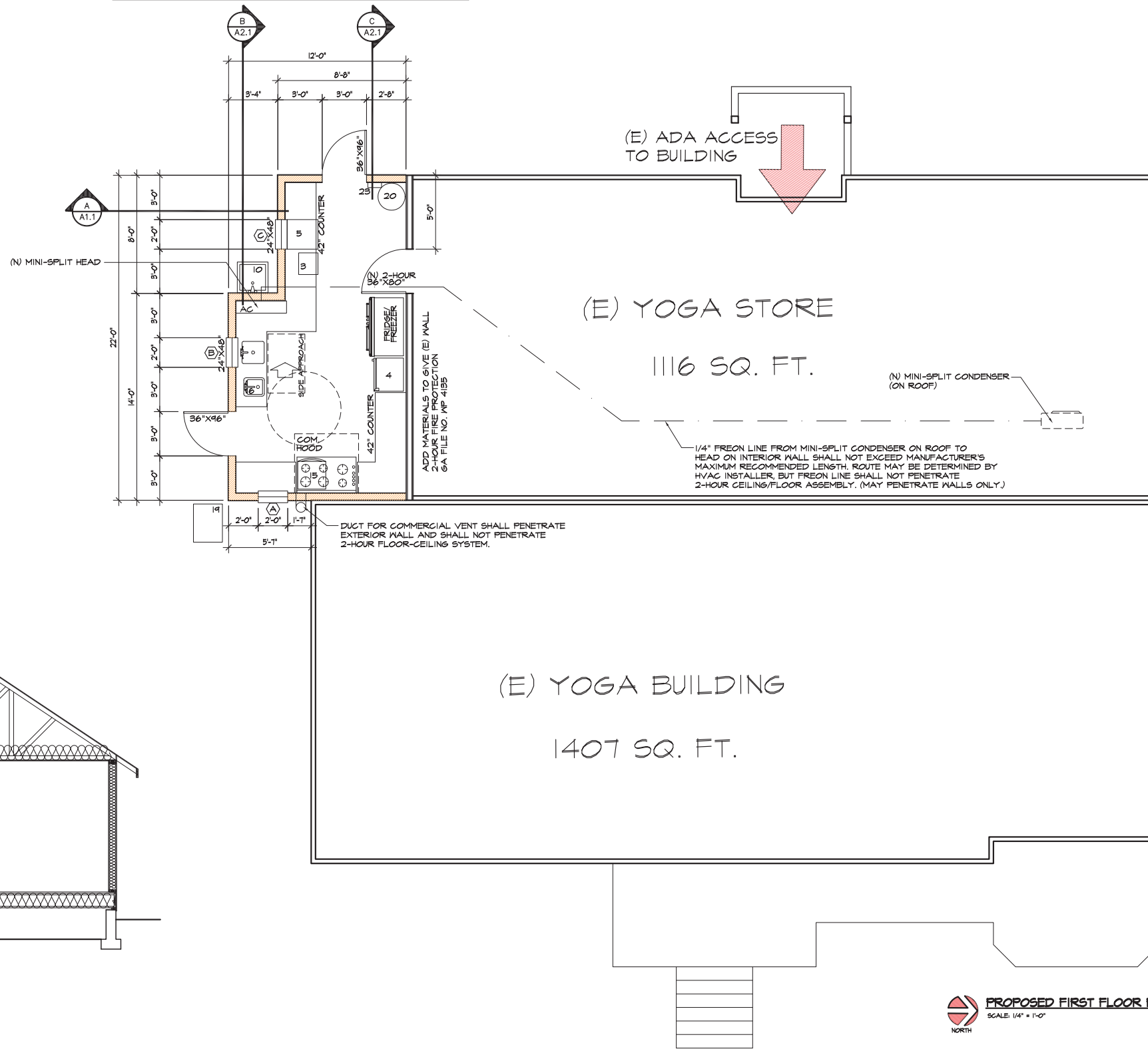






SECTION B  
SCALE: 1/4" = 1'-0"

#	ITEM	MANUFACTURER	MODEL
3	ICE MAKING MACHINE	HOME	HME030276N
4	SOFTDRINK REFRIGERATOR	EXCELLENCE	EMM-5HC
5	DISHWASHER	ECOLAB	U-HT
6	HANDWASH SINK	REGENCY	600HS12
10	MOP SINK	REGENCY	600SM16206
11	PREP SINK	REGENCY	600S1101818X
15	OVEN	AVANGO	171C032
14	GREASE TRAP IN FLOOR	ENDURA	3485A03
20	WATER HEATER	RELIANCE	1050DHFHT NE
21	SOAP DISPENSER	BOBRICK	179B211
22	PAPER TOWEL DISPENSER	LAVEX	712FTD400
23	CHEMICAL SHELF	TBD	TBD



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

Revisions


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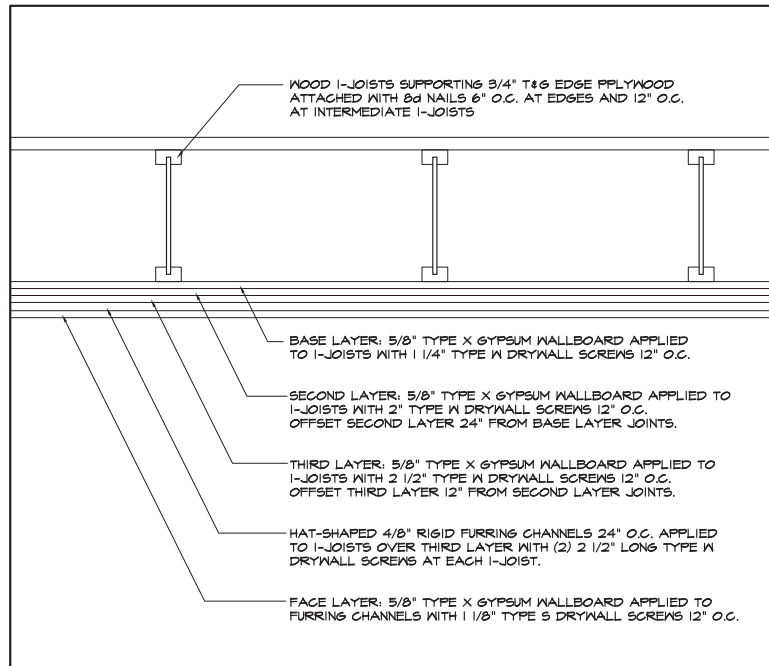
new commercial addition for:  
**a st. grille**  
Ashland, Oregon 971520  
405 A Street

**PROPOSED FIRST FLOOR PLAN**

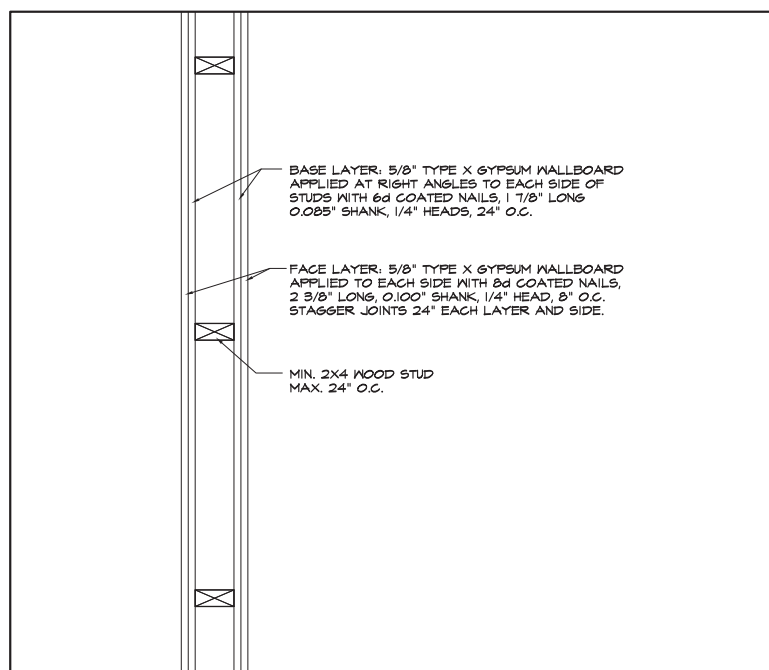
Date: SEPT. 30, 2022  
PERMIT SET  
Scale: 1/4" = 1'-0"  
Drawn by: hh  
Sheet No.

A2.1

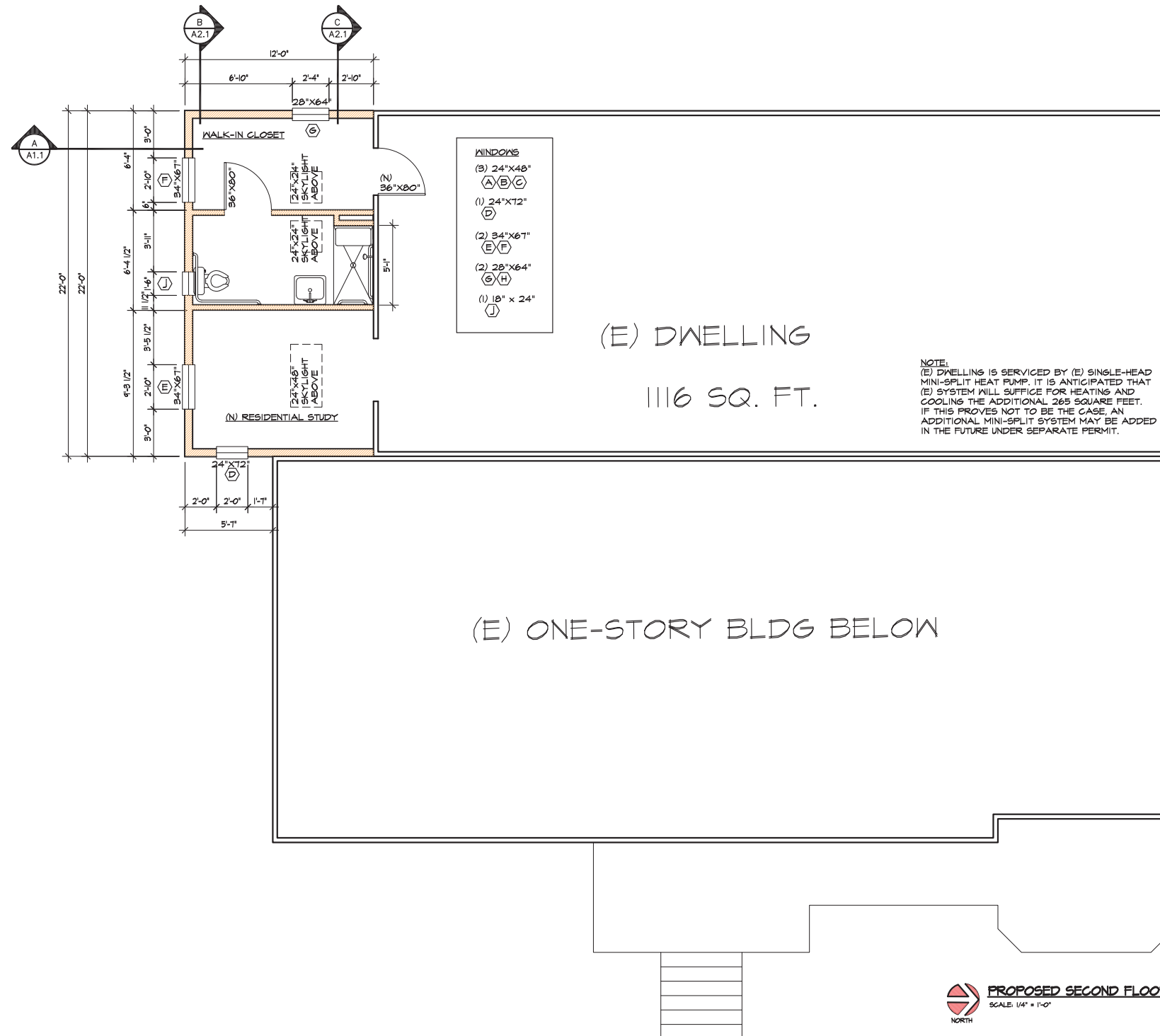




**2-HOUR FLOOR-CEILING (GA FILE NO. FC 5750 GENERIC)**  
SCALE: 1/2" = 1'-0"



**2-HOUR WALL (GA FILE NO. WP 4135 GENERIC)**  
SCALE: 1/2" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

Revisions

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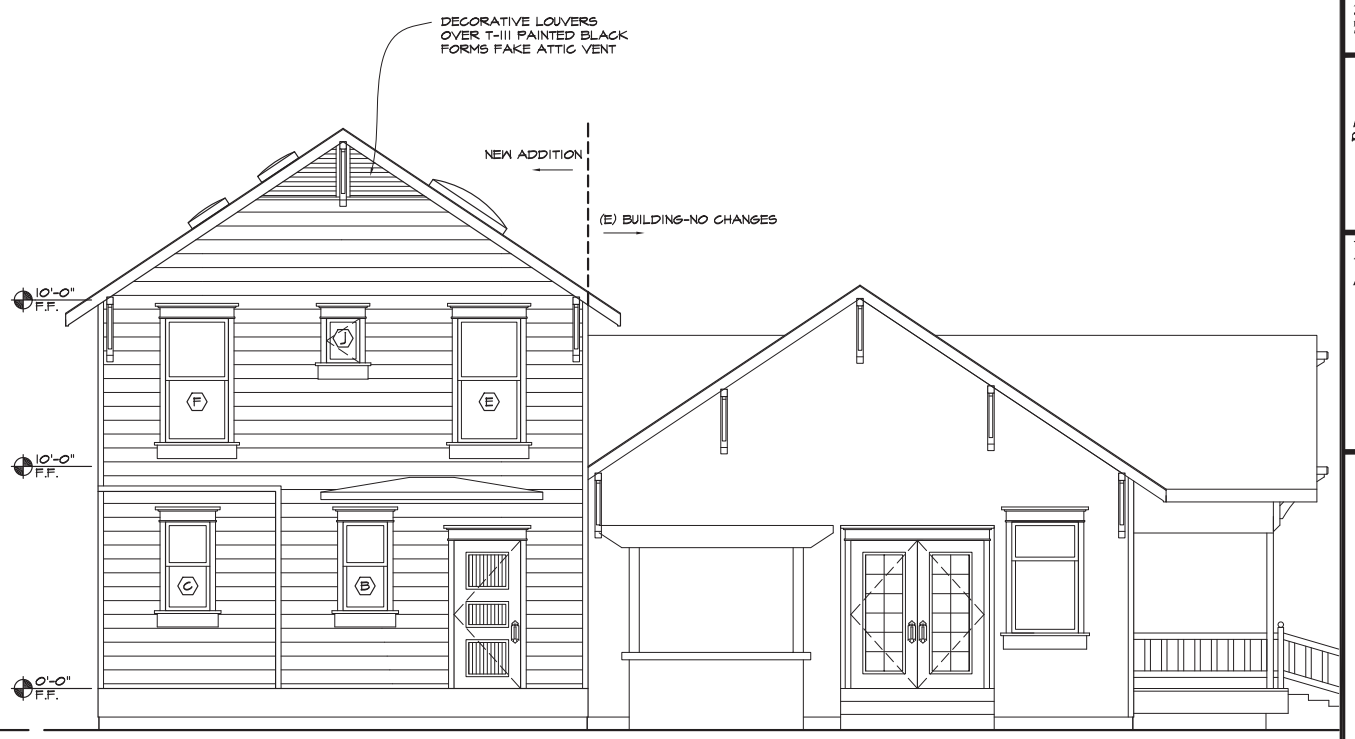
new commercial addition for:  
**a st. grille**  
Ashland, Oregon 97152  
405 A Street

**PROPOSED SECOND FLOOR PLAN**

Date: SEPT. 30, 2022  
PERMIT SET  
Scale: 1/4" = 1'-0"  
Drawn by: hh  
Sheet No.



**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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new commercial addition for:  
**a st. grille**  
405 A Street  
Ashland, Oregon 971520

**PROPOSED EXTERIOR ELEVATIONS**

Date: SEPT. 30, 2022  
PERMIT SET  
Scale: 1/4" = 1'-0"  
Drawn by: hh  
Sheet No.



## ASHLAND HISTORIC COMMISSION Membership List

Commissioner Name	Term	Mailing	Home	Work	E-Mail
Beverly Hovenkamp <b>Chair</b>	4/30/24	1385 Apple Way	458-232-6157		<a href="mailto:revbev549@gmail.com">revbev549@gmail.com</a>
Bill Emery	4/30/23	2962 Grizzly Drive	488-0660	944-8897	<a href="mailto:bill@ashlandhome.net">bill@ashlandhome.net</a>
Dale Shostrom	4/30/24	1240 Tolman Creek Rd.	482-8737	621-9761 Fax 488-2767	<a href="mailto:shobro@jeffnet.org">shobro@jeffnet.org</a>
Piper Von Chamier <b>Vice Chair</b>	4/30/25	174 Hidden Lane	503-860-9863	488-3194	<a href="mailto:piper@terrainarch.com">piper@terrainarch.com</a>
Sam Whitford	4/30/24	355 Scenic Drive	482-3450	821-0474	<a href="mailto:skwhippet@charter.net">skwhippet@charter.net</a>
Terry Skibby	4/30/25	611 Beach Street	482-2805		<a href="mailto:terryskibby@gmail.com">terryskibby@gmail.com</a>
Eric Bonetti	4/30/23	1330 Seena Lane	951-7653		<a href="mailto:ashlandoregon@gmail.com">ashlandoregon@gmail.com</a>
Shelby Scharen	4/30/23	548 C Street	215-4464		<a href="mailto:shelby@scharendesignstudio.com">shelby@scharendesignstudio.com</a>
Katy Repp	4/30/23	514 Siskiyou Blvd	708-5412		<a href="mailto:Kaylynnrepp@gmail.com">Kaylynnrepp@gmail.com</a>
Shaun Moran-Council Liaison					<a href="mailto:shaun.moran@council.ashland.or.us">shaun.moran@council.ashland.or.us</a>
Derek Severson-Staff Liaison		City of Ashland		552-2040	<a href="mailto:Derek.Severson@ashland.or.us">Derek.Severson@ashland.or.us</a>
Regan Trapp-Admin Support		City of Ashland		552-2233	<a href="mailto:regan.trapp@ashland.or.us">regan.trapp@ashland.or.us</a>