

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

**ASHLAND PLANNING COMMISSION
REGULAR MEETING
JULY 8, 2008
AGENDA**

- I. **CALL TO ORDER** 7:00 PM, Civic Center Council Chambers, 1175 E. Main Street
- II. **ANNOUNCEMENTS**
- III. **APPROVAL OF AGENDA**
- IV. **CONSENT AGENDA**
 - A. **Approval of Minutes**
 - 1. **June 10, 2008 Planning Commission Minutes**
 - 2. **June 24, 2008 Planning Commission Special Meeting Minutes**
- V. **PUBLIC FORUM**
- VI. **TYPE II PUBLIC HEARINGS**
 - A. **PLANNING ACTION: 2008-00359**
SUBJECT PROPERTY: 265 North Main Street
APPLICANT: Lithia Arts Guild
DESCRIPTION: PUBLIC HEARING TO BE REOPENED. ADDITIONAL TESTIMONY AND EVIDENCE WILL BE ACCEPTED. Request for a Conditional Use Permit to allow a portion of the former Briscoe Elementary School building and the surrounding grounds to be used for individual artists' workspaces and community events. The application requests permanent approval for a yearly event that was previously approved on a temporary basis. The applicant is requesting to host 3 additional large outdoor events per year in addition to the previously approved event. The application also includes a Type II Variance to parking to allow the parking for events to be off-site in the adjacent neighborhood.
COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP #: 39 1E 05 DD; TAX LOT: 2500
- VII. **UNFINISHED BUSINESS**
- VIII. **OTHER**
 - A. **Update on Water Resources Ordinance: Field Trips and Responses to Issues**
 - B. **Sustainability Planning: Initial Steps**
- IX. **ADJOURNMENT**

**CITY OF
ASHLAND**



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 1-800-735-2900). Notification 48 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).

**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 10, 2008

CALL TO ORDER

Commission Chair John Stromberg called the meeting to order at 7:00 p.m. in the Civic Center Council Chambers, 1175 E Main Street.

Commissioners Present:

John Stromberg, Chair
Michael Dawkins
Mike Morris
Debbie Miller
Michael Church
Pam Marsh
Melanie Mindlin
Tom Dimitre
Dave Dotterer

Staff Present:

Bill Molnar, Community Development Director
Angela Barry, Assistant Planner
Derek Severson, Associate Planner
Richard Appicello, City Attorney
April Lucas, Administrative Assistant

Council Liaison:

Cate Hartzell, absent

ANNOUNCEMENTS

Mindlin noted her address was listed incorrectly on the Planning Commission information sheet.

APPROVAL OF AGENDA

Stromberg submitted his proposed agenda to the Commission. Marsh voiced concern with moving the Public Forum to later in the agenda. Stromberg indicated his reasons for recommending the adjustments and clarified the items preceding Public Forum should only take a few minutes to complete.

Commissioners Dotterer/Dimitre m/s to approve Agenda. Voice Vote: all AYES. Motion passed 9-0.

WATER RESOURCE ORDINANCE – (Continued Public Hearing)

Commissioners Miller/Dawkins m/s to continue the Water Resource Ordinance to the June 24, 2008 Planning Commission meeting. Voice Vote: all AYES. Motion passed 9-0.

UNFINISHED BUSINESS

A. Adoption of Findings – PA 2008-00353, 215 Fourth Street, Ashley Jensen

Commissioners Church/Stromberg m/s to adopt the Hearings Board Findings. Voice Vote: all AYES. Motion passed 9-0.

CONSENT AGENDA

A. Approval of Minutes

1. May 13, 2008 Planning Commission Minutes
2. May 13, 2008 Hearings Board Minutes

Commissioners Church/Mindlin m/s to approve Consent Agenda. Voice Vote: all AYES. Motion passed 9-0.

PUBLIC FORUM

Diarmuid McGuire/696 Siskiyou Blvd. #1/Urged the Commission to make sustainability a top priority and asked that they begin discussing this issue. Mr. McGuire commented on the rising gas prices and stated the Commission should be

discussing the future energy demands of Ashland. He suggested the Commission take initiative and recommend that the City Council set up a body to study this issue. He suggested they engage the entire community in this discussion and then start taking action.

Art Bullock/Commented on the N. Main St./Glenn St. land use application that was appealed to LUBA. Mr. Bullock stated the City lost this case and LUBA ruled in favor of the three petitioners. He stated the City acted improperly on this land use application and claimed some of the Planning Commission members had financial links to developers. Mr. Bullock stated this was a flawed project and thanked the commissioners who voted against it.

Terrence Stenson/172 Alida Street/Submitted information to the Commission regarding the Water Resource Protection Ordinance and requested the Commission insert the following language into the proposed ordinance: *"All streams, intermittent streams, ephemeral streams, and wetlands within the legal jurisdiction of the City of Ashland, including the City of Ashland Watershed, shall have their respective water table step cascades properly maintained and restored by the use of stream sourced boulders and rocks with zero concrete and zero rebars. The express purpose is to preserve, protect, and restore local water tables, thereby preserving, protecting and restoring a limited natural resource, water. This substantially reduces the threat of fire in the Ashland Watershed region."*

City Attorney Richard Appicello was called forward to comment on the N. Main St./Glenn St. LUBA case. Mr. Appicello clarified LUBA denied 7 of the 8 assignments of error submitted by the petitioners, but found that the findings did not adequately address the demonstrable difficulty for the curbside sidewalk. He stated this one item would come back to the City Council and clarified LUBA did not rule in the petitioners favor on their setback argument. Mr. Appicello also spoke to Mr. Bullock's claim that some of the Planning Commission members were driven by financial interests. He stated that to his knowledge none of the members violated state law.

Dotterer requested the Commission be kept better informed on these types of issues. Mr. Appicello indicated he would be providing a summary to Council and would provide a copy to the Planning Commissioners.

TYPE II PUBLIC HEARINGS

A. PLANNING ACTION: 2008-00359

SUBJECT PROPERTY: 265 North Main Street

APPLICANT: Lithia Arts Guild

DESCRIPTION: Request for a Conditional Use Permit to allow a portion of the former Briscoe Elementary School building and the surrounding grounds to be used for individual artists' workspaces and community events. The application requests permanent approval for a yearly event that was previously approved on a temporary basis. The applicant is requesting to host 11 additional events per year in addition to the previously approved event. The application also includes a Type II Variance to parking to allow the parking for events to be off-site in the adjacent neighborhood. COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family Residential; ZONING: R-2; ASSESSOR'S MAP #: 39 1E 05 DD; TAX LOT: 2500

Stromberg read aloud the public hearing procedures for Land Use Hearings. It was clarified the applicant is requesting 4 additional events per year, not 11.

Declaration of Ex Parte Contact

Commissioners Dotterer and Dimitre indicated no ex parte contact. Commissioners Mindlin, Dawkins, Morris, Miller, and Marsh indicated they had visited the site in the past. Commissioner Church indicated he drove around the block. Commissioner Stromberg declared a site visit, but had no ex parte contact.

Challenges

Art Bullock/Submitted a challenge against Commissioner Marsh. Mr. Bullock provided an email written by Ms. Marsh and claimed she was not impartial based on her comments. He stated Marsh had made public attacks against him and requested she be recused from this decision.

Rebuttal

Marsh provided a brief explanation of the email submitted by Mr. Bullock. She stated she never used the word "crazy" in reference to Bullock and denied she was biased against him.

Mr. Appicello clarified Bullock was not the applicant, but rather a party due to his participation. He also noted what constituted an actual bias. Commissioner Marsh affirmed that she had not prejudged this application, was not prejudiced or biased, and would make her decision based solely on the application of the relevant criteria and the standards to the facts.

Staff Report

Assistant Planner Angela Barry provided an overview of the application to the Commission. She explained the request is for a Conditional Use Permit to allow a portion of the former Briscoe Elementary School building and the surrounding grounds to be used for individual artists' workspaces and community events. She noted the conditions of the original approval and stated the applicant is proposing to increase the number of indoor and outdoor events held at the site. Ms. Barry stated the property is zoned R-2 and is surrounded primarily by single family homes, with the exception of the Methodist Church across the street. She noted the applicant's request for a variance to parking requirements for larger events, and stated they are proposing to use the church's parking lot and the adjacent neighborhood for overflow parking.

Ms. Barry listed the following as the main issues related to the approval criteria: 1) amplified music and drumming, 2) timing and frequency of events, 3) number of indoor events, and 4) access and pedestrian safety. She noted the applicant submitted a revised proposal to address the neighbors' concerns with noise. She also noted the proposed conditions outlined in the Staff Report which address the noise and traffic safety concerns.

Ms. Barry clarified a public school is an outright permitted use in an R-2 zone. She stated this site is essentially a private arts school and therefore subject to the conditional use criteria. Community Development Director Bill Molnar stated the target use of this property is multi-family use and has a potential density of 46 to 56 units.

Staff clarified the orientation of the stage was taken into consideration and the intent was to direct the noise towards the complex instead of the surrounding neighborhood. Mr. Molnar stated the impact of the music is something the Commission needs to consider and noted they could decide to limit the time and duration of the events.

Staff commented on the initial approval criteria, which included a provision for the Conditional Use Permit to be evaluated after the first year. Mr. Molnar noted it was a traffic safety concern emailed to staff that led them to pull the file and realize this application needed to come back for review. It was clarified the cost to the applicant for a new Conditional User Permit is approximately \$1,500 and the Planning Commission needs to determine if the proposed events are consistent with those that would be held at a school.

It was noted that the applicant's Mid Summer Nights Dream event is scheduled for this weekend.

Applicants Presentation

Jim Young/Chair of the Lithia Arts Guild/Provided some history of this project and explained how the Lithia Arts Guild came to occupy a portion of the Briscoe Elementary school building. He commented on the Guild's rental agreement with the School District and stated the Mid Summers Night Dream event was created to help offset the rental costs. He noted the success of this event and clarified they currently pay the School District 4% of their gross sales.

Mr. Young noted two of the four events requested for approval would be un-amplified and limited to 350 guests. He commented on some of the neighbors' concerns and stated they are doing their best to be responsive to their concerns. He noted the orientation of the main stage and felt noise would be best contained if the stage were directed towards the art wing. He clarified the Cypress stage is kept at a much lower decibel level than the main stage and offered to reduce the decibel levels at the main stage if requested by the Commission.

Mr. Young commented on the Guild's relationship with the Methodist Church and stated the church has offered them use of their parking lot during events. He stated the only exception to this would be when church is in session or when the church is hosting weddings or funerals.

Mr. Young noted that they are under contract with the musicians for the Mid Summers Night event until 10 p.m., but are offering have the music moved indoors at 6 p.m. He stated in the future they would arrange to have the music conclude at 6 p.m.

Dawkins noted the cost to have this reviewed and questioned who was responsible for making sure the review occurred. Mr. Molnar stated that ultimately the applicant is charged with complying with the conditions; however, staff would make a point to remind them. He noted the fees could only be waived by the City Council.

Staff clarified the applicant is requesting approval for 4 outdoor events: Mid Summers Night Dream, First Nations Day, and two other unannounced, un-amplified events.

Public Testimony

Craig Wright/25 Gresham/Commented on the importance of music and stated Ashland is known nationally as an "arts town." Mr. Wright commented on keeping young people in town and stated at times the current art scene seems elitist and geared towards the high arts. He stated the annoyance some have expressed regarding the music is no worse than the annoyance he faces caused by the Shakespeare Festival.

Beverly & David Thruston/103 S. Laurel/Indicated they live directly across from the Art Wing and requested the Conditional Use Permit set guidelines that everyone can live with. Ms. Thruston cited the criteria that states the CUP will have no greater impact than the target use of the zone, and issued the following requests: 1) that the annual events be limited to Mid Summers Night Dream and First Nations Day; and for the two unannounced events be only one day long, 2) to limit the applicant to 6 indoor events per year, 3) to limit the applicant to only 2 events during the month of December, 4) for the events to end earlier, 5) for the applicant to obtain a parking agreement with the Methodist Church, 6) to distribute a schedule of events to the neighborhood, and 7) for the applicant to be responsible for traffic control during the large outdoor events.

David Scoggin/10320 Wagner Creek Rd, Talent/Stated he is one of the teachers with the Lithia Arts Guild. Mr. Scoggin stated the First Friday events are geared towards education and stated the other entertainment events are also education oriented. He stated they are willing to work out a compromise with the church and the neighbors, and noted the extra money these events raise for the School District. He stated they want to do this responsibly and cooperatively, and requested they be allowed to hold all of the proposed events.

Zoe Alowan/258 Greenbriar/Stated she participates as one of the artists and teaches painting. Ms. Alowan noted these events are free to everyone and families are encouraged to bring their children. She stated the community revolves around art and felt this was a win-win situation. She noted their willingness to stop at 6 p.m. and indicated the support they have received from the neighborhood.

Marcus Scott/1205 Talent Ave, Talent/Stated he is the Director of the festival and noted the City grant funding they receive to make these events happen. Mr. Scott spoke to the importance of these events and how they support the artists. He commented on the success of the Mid Summers Night Dream event and stated it is as good, or better than similar events held throughout the Northwest. He noted the sound level at the Oregon Shakespeare Festival's Green Show and suggested they handle this similarly by coming to an agreement on decibel levels. Mr. Scott stated their current contract with the band is for a 10 p.m. curfew and expressed his objection to the 6 p.m. limit. He suggested they be allowed to monitor the decibel levels at this year's event and return next year to set parameters.

Mr. Molnar clarified the applicant's previous Conditional Use Permit is still in effect and this application would not effect the Mid Summer Nights Dream event scheduled for this weekend. He added the Commission's decision on the revised CUP would not be effective until the Findings are approved and the appeal period has concluded.

Allen Drescher/115 Nob Hill/Disagreed with staff's assertion that the previous CUP was still in effect and stated the original approval was for a one year permit. He noted the complaints he received as Ashland's Municipal Judge and stated entertainment venues are not permitted under any circumstances in this zone. Mr. Drescher stated the target use in an R-2 zone is residential, and that a school is a permitted use, not the target use. He indicated that loud events that go past 6 p.m. is not what was intended for this building and voiced support for a 6 p.m. cut off time and a reasonable decibel level prior to 6 p.m.

Commissioners Dawkins/Marsh m/s to continue hearing to 10:00 p.m. Voice Vote: all AYES. Motion passed 9-0.

Stromberg noted the other items on tonight's agenda and suggested they continue with public testimony but postpone deliberations to a subsequent meeting.

Richard Fulton/355 High Street/Noted the letter of support he circulated around the neighborhood and stated the majority of neighbors are supportive of this event. Mr. Fulton voiced his support for the 10 p.m. music curfew and encouraged the Commission to allow this.

Carol Young/1102 Holten Rd, Talent/Noted the significance of the timing of the Mid Summers Night Dream event and how it correlates with the longest day of the year. Ms. Young explained this is a free event and everyone is welcome to attend. She also commented on the wide spread support of the community for this event.

Michelle Zundel/107 Granite/Representing the Ashland School District. Ms. Zundel stated the District values it's partnership with the Lithia Arts Guild.

Hank Singmaster/145 N. Main St/Noted he is the owner of Hank's Auto Shop on Main Street and expressed concern with the overflow parking for these events. Mr. Singmaster stated he relinquishes his parking lot for the City's 4th of July event and does not think he should have to give up his lot for an additional 12 weekends a year.

Art Bullock/Voiced his support of the application, so long as the Commission includes conditions that address the following: 1) protection of the tree trunks and roots, 2) monitoring of the trees, and 3) creation of an evacuation plan.

Commissioners Dotterer/Dawkins m/s to continue meeting to 10:30 p.m. Voice Vote: all AYES. Motion passed 9-0.

Mr. Molnar read into the record an email submitted by Colin Swales. Stromberg recommended the Commission take rebuttal from the applicant and then close the public hearing.

Rebuttal by the Applicant

Jim Young/Commented on the parking issues and noted they have asked Diamond Parking Enforcement to come into the neighborhood during events and ticket individuals who are illegally parked. He stated that property owners are also free to contact tow trucks for illegally parked cars. Mr. Young noted the suggestions regarding the protection of trees and stated they have never had problems with the trees or witnessed damage caused by events. He noted the First Friday event is educational and caters to children, and the parking lot at the church is almost always available. He stated they would limit the two unannounced events to one day each and as chairman, he would recommended to the board that the music at this years Mid Summers Night Dream event conclude at 6 p.m. Mr. Young restated their relationship with the Methodist Church and indicated the Arts Guild would have use of the church's parking lot except on Sundays from 11 a.m. to 12 p.m.

Stromberg closed the public hearing at 10:12 p.m.

The Commissioners commented briefly on the application. Dimitre stated this is a good project, but noted they are bound by the criteria. Marsh stated this was a more desirable use than what they would have with the target use and felt that an annual, one night event with music until 8 p.m. or 9 p.m. was reasonable. Dawkins voiced concern that the applicant felt they had to make compromises, even though this had not been asked of them by the Commission. Church agreed with Marsh's comment on relative impact and suggested the applicant work with staff for this weekend's event. Stromberg noted his desire to set specific guidelines. Comment was made voicing support for the conditions proposed by staff.

Commissioners Mindlin/Dawkins m/s to continue this action to the regularly scheduled July Planning Commission meeting. Roll Call Vote: Commissions Dimitre, Stromberg, Morris, Dotterer, Mindlin, Church, Marsh, Miller and Dawkins, YES. Motion passed 9-0.

B. PLANNING ACTION: #2008-00766

SUBJECT PROPERTY: 165 Lithia Way & 123 North First Street

APPLICANT: Rogue Valley Growers & Crafters Market

DESCRIPTION: Request for a Conditional Use Permit to allow the operation of an outdoor farmers market on Saturdays from 9:00 a.m. to 1:00 p.m. during the months of May through November. The proposed market would be held in a portion of the existing parking lot for the property located at the Northwest corner of First St. and Lithia Way, and would be limited to 25 vendor booths. COMPREHENSIVE PLAN DESIGNATION:

Commercial; ZONING: C-1; ASSESSOR'S MAP #: 39 1E 09 BA; TAX LOTS: 90000, 90001, 90002, 90003, 10100,

11601 & 11701

Commissioners Dotterrer/Church m/s to continue hearing to the June 24, 2008 Planning Commission meeting. Voice Vote: all AYES. Motion passed 9-0.

OTHER

A. Election of Officers

Commissioners Dimitre/Dotterrer m/s to elect John Stromberg as Planning Commission Chair. Roll Call Vote: Commissioners Dimitre, Stromberg, Morris, Dotterrer, Mindlin, Church, Marsh, Miller and Dawkins, YES. Motion passed 9-0.

Commissioners Marsh/Dimitre m/s to elect Michael Dawkins as Planning Commission Vice Chair. Roll Call Vote: Commissioners Miller, Church, Mindlin, Dimitre, Stromberg, Dotterrer, Dawkins, Marsh and Morris, YES. Motion passed 9-0.

Commissioners Dawkins/Dimitre m/s to elect Pam Marsh as Planning Commission Second Vice Chair. Roll Call Vote: Dawkins, Dotterrer, Marsh, Morris, Miller, Church. Stromberg, Mindlin and Dimitre, YES. Motion passed 9-0.

B. Historic Commission Policy Recommendation

Mr. Molnar noted the recommendation from the Historic Commission, which states "The policy allowing transient housing in the Historic District's residential neighborhoods has had a deleterious effect by contributing to a shortage of rental housing, and by diminishing the sense of place by creating a disproportionate commercial presence in the residential neighborhoods."

Comment was made that it would have been beneficial to have had some accompanying data in addition to the recommendation. Additional suggestion was made for the Historic Commission to present policy recommendations in person in the future.

C. Retreat Follow-up

Item not addressed due to time constraints.

ADJOURNMENT

Meeting adjourned at 10:30 p.m.

*Respectfully submitted by,
April Lucas, Administrative Assistant*

**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
SPECIAL MEETING
MINUTES
June 24, 2008

CALL TO ORDER

Commission Chair John Stromberg called the meeting to order at 7:07 p.m. in the Civic Center Council Chambers, 1175 E Main Street.

Commissioners Present::

John Stromberg, Chair
Michael Dawkins
Mike Morris
Michael Church
Pam Marsh
Melanie Mindlin
Tom Dimitre
Dave Dotterrer

Staff Present:

Bill Molnar, Community Development Director
Maria Harris, Planning Manager
Brandon Goldman, Senior Planner
Derek Severson, Associate Planner
April Lucas, Administrative Assistant

Absent Members:

Debbie Miller, excused

Council Liaison:

Cate Hartzell, (arrived at 9:00 p.m.)

APPROVAL OF AGENDA

Commissioners Dimitre/Morris m/s to approve agenda. Voice Vote: all AYES. Motion passed 8-0.

ANNOUNCEMENTS

1. Sign Code Changes (18.96)

Stromberg announced Mayor Morrison would be assembling a task force to address concerns regarding the City's sign code, the regulations for placement of items on City right-of-way, and the downtown parking ordinance.

2. Factoring Sustainability into the Comprehensive Plan

Stromberg indicated he would like to place this item on the next Planning Commission agenda and requested members contact him if they are interested in helping with the preliminary work.

TYPE II PUBLIC HEARINGS

1. PLANNING ACTION: 2008-00766

SUBJECT PROPERTY: 165 Lithia Way & 123 North First Street

APPLICANT: Rogue Valley Growers & Crafters Market

DESCRIPTION: Request for a Conditional Use Permit to allow the operation of an outdoor farmers market on Saturdays from 9:00 a.m. to 1:00 p.m. during the months of May through November. The proposed market would be held in a portion of the existing parking lot for the property located at the Northwest corner of First St. and Lithia Way, and would be limited to 25 vendor booths. COMPREHENSIVE PLAN DESIGNATION: Commercial; ZONING: C-1; ASSESSOR'S MAP #: 39 1E 09 BA; TAX LOTS: 90000, 90001, 90002, 90003, 10100, 11601 & 11701

Stromberg read aloud the public hearing procedures for Land Use Hearings.

Declaration of Ex Parte Contact

Commissioners Morris and Church report no ex parte contact. Commissioners Dimitre, Dotterrer and Dawkins performed site visits, but had no ex parte contact. Commissioner Marsh performed a site visit and read the article in the Daily Tidings. Commissioner Mindlin performed a site visit and read the headline of the article in the Daily Tidings.

Challenges/Rebuttal

None

Staff Report

Associate Planner Derek Severson explained this is a request for a conditional use permit to allow for the operation of an outdoor farmers market every Saturday from 9:00 a.m. to 1:00 p.m. during the months of May through November. Mr. Severson stated the market would be held in a portion of the existing First Place subdivision's parking lot and would be limited to 25 vendor booths. He commented on the parking requirements and stated the applicant has indicated 40 parking spaces would be available on site and 10 additional spaces would be available at the Elks parking lot for vendors and customers.

Mr. Severson provided a brief history of the site and clarified staff is anticipating a building permit to be issued in the upcoming months. He explained the applicant is proposing to use a portion of the already constructed parking lot for the vendor booths and noted the applicant submitted an alternate site plan, which addresses how the layout would be modified should the building be completed prior to the end of their season.

Mr. Severson provided an overview of the conditions proposed by staff, and noted Condition #3 requires the applicant to apply for a Conditional Use Permit (CUP) to operate a permanent Saturday market after their first full season. He clarified the construction area would be fenced for safety and noted staff has proposed an additional condition to restrict vendors from driving over the sidewalks. Mr. Severson said from staff's perspective this is a good location for an outdoor market and stated it is likely to generate spill over business to the surrounding commercial establishments.

Applicants Presentation

Mary Ellen DeLuca/7725 Wagner Creek Rd, Talent/Stated she is the market manager and noted their membership includes growers, crafters and food processors. Ms. DeLuca noted the Rogue Valley Grower's & Crafter's Market has 160 vendors and they host two other markets in the Rogue Valley; one in Medford on Thursdays and one at the Ashland Armory on Tuesdays. She voiced her support for this proposal and asked that the Commission approve their request for the downtown Saturday market.

Steve Frey/8657 Wagner Creek Rd, Talent/Provided some history of the Rogue Valley Growers & Crafters Market. He stated the market has been in existence for 21 years and he personally has been involved for 18 years. Mr. Frey noted the different locations the market has occupied in Ashland, including their current location at the Ashland Armory every Tuesday. He stated many people are not able to attend the Tuesday market because they are working and noted the community's desire for a Saturday market. He commented on Russ Dale's offer for them to use his property and voiced his support for this market being part of the downtown core.

Wendy Siporen/300 W Main St, Talent/Stated she is a consultant with the Growers Market and was brought on as part of a USDA Farmers Market promotion grant to locate permanent sites in Medford and Ashland. Ms. Siporen commented on the survey that was conducted and stated there was a lot of support for a Saturday market in Ashland. She noted the armory site is not available on Saturdays and downtown Ashland was identified as most preferable location in the survey. Ms. Siporen noted they had received a letter from the Rogue Federal Credit Union offering an additional 10 spaces in their parking lot. She stated the market is an asset to the community and stated the zoning code classifies this as a conditional use. She suggested the Planning Commission consider making this an outright permitted use in this zone.

Ms. Siporen requested the conditions not specify the number of allowable booths and that they limit the market to the 5,000 sq. ft. instead. She clarified they estimate being able to fit 25 booths at this location; however, they will not know for sure until they go in and set things up. Ms. Siporen requested the alternate site plan be considered for approval and clarified they would use this plan should the proposed building be constructed prior to the end of the 2009 season.

Comment was made questioning if staff had the ability to perform an assessment after the 2009 season instead of requiring the applicant to re-apply for a conditional use permit. Mr. Severson clarified staff has the ability to perform a review on a compliance level, but any adjustments would have to come back to the Planning Commission. Comment was made expressing concern over requiring non-profits to come back for CUPs year after year and the expense this entails. Staff clarified the Commission could decide to not require such a review. It was noted that if parking is the concern, staff would be continuing to look at this issue as the individual lots within this subdivision develop.

Public Testimony

Art Bullock/230 Wilson Rd/Stated he supports this project, but voiced concern with the fencing and parking issues. Mr. Bullock displayed several pictures of the site. He stated putting a farmers market on a construction site could be potentially dangerous and stated the plastic fencing currently on the site is inadequate. He also commented on the parking availability and stated most of the parking spaces near this site are already full of parked cars on Saturday mornings. He added if more than 25 vendors are permitted, additional vendor parking spaces would be needed.

Russ Dale/230 Wilson Rd/Stated he is one of the owners of this property and stated he has always envisioned accommodating a farmers market on this site. He commented on how the farmers market would be accommodated as the site develops and noted the benefits of having the market there before the building is built. Mr. Dale noted the fencing issue and stated the fencing would be replaced in the next few weeks as the landscaping goes in. He commented on the timing of the new building and stated it was not a relevant factor for this season. He noted all of the parking availability in the areas surrounding the site and stated he would like to see the market become a permanent fixture at this location.

Tracy Harding/334 Bridge St/Noted she uses her bicycle as her primary mode of transportation and sees this market as an opportunity for people to shop without their cars. Ms. Harding stated she conducted her own parking survey last Saturday morning and at 8:30 a.m. there were 149 spaces available. By 11:30 a.m. there were 58 empty spaces. She encouraged the Planning Commission to approve this application and stated there are a lot of working people who cannot participate because of the hours of the Tuesday market. She also noted the majority of the merchants downtown favor this application.

Ryan Navickas/711 Faith Ave/Stated he is a member of the growers market and voiced support for this application. Mr. Navickas expressed concern with the over prioritization of parking and felt this market would vitalize the downtown.

Rebuttal by the Applicant

Wendy Siporen/Stated the downtown commercial zone is the best place for this type of activity and noted they would be shortening the operating hours compared to their other locations. Ms. Siporen also re-stated the offer of 10 additional parking spaces from the Rogue Federal Credit Union.

Advice from Legal Counsel & Staff

Comment was made questioning if Condition #3 could be changed so the applicant does not have to come back and re-apply for another conditional use permit at the end of their 2009 season. Staff indicated the Commission could allow for greater flexibility or could decide to eliminate the condition completely. Mr. Severson noted every lot within this subdivision that develops would have a site review and staff would be looking at parking as part of that process. It was also noted that the Commission could limit the applicant to stay within the 5,000 sq. ft and the applicant would only need to return to the Planning Commission if they violated one of the other conditions.

The Commission briefly discussed the possibility of deleting Condition #3. Staff clarified if the review were scheduled as a Type I, it would still require a fee. Mr. Molnar commented on the process for requesting a fee waiver and stated there have been a handful of non-profits that have been granted waivers from the Council over the years.

Mr. Severson clarified he used the formula for retail uses when calculating the parking requirement. He also clarified the 5,000 sq. ft. of usable space figure includes not just booth space, but also space for customer circulation.

Deliberations & Decision

Commissioners Dawkins/Dotterrer m/s to approve PA #2008-00766 with the following modifications: 1) eliminate Conditions #3, #6, and #7, 2) add a condition that reads, "*Vendors exiting the vendor parking areas on Lots 5 and 6 shall not drive over the sidewalks, and that bio-bags or another approved means to limit sedimentation into the storm drain system shall be in place around on-site storm drain inlets adjacent to the vendor parking area during market operations*", and 3) add a condition that indicates the approval is for 5,000 sq. ft. of outdoor market space and incorporates the applicant's alternate site plan. **DISCUSSION:** Staff clarified this motion would grant permanent approval to the applicant and this will not come back to the Commission unless the application changes substantially. Morris voiced his support for the application and does not think parking is going to be an issue. He also voiced confidence that Mr. Dale will address the fencing issue. Dawkins also voiced his support and stated the Commission should not be placing so much

emphasis on parking. Stromberg voiced support for Commissioner Marsh's previous suggestion to keep Condition #3 and encouraging the applicant to apply for a fee waiver with the City Council. **Roll Call Vote: Commissioners Church, Dawkins, Dimitre, Dotterrer, Marsh, Mindlin, Morris and Stromberg, YES. Motion passed 8-0.**

PRESENTATION

1. Ashland Land Use Ordinance – Annexation and Zone Change Amendments

Senior Planner Brandon Goldman introduced Housing Commissioners Regina Ayers and Aaron Benjamin and invited them to join the Planning Commission in this discussion.

Mr. Goldman presented the staff report and stated the purpose of the proposed annexation and zone change amendments are to address the issues related to affordable housing. He provided the following timeline for this process: 1) legal review of the proposed ordinance will occur in June, 2) the Housing Commission will review the ordinance in July, 3) in August, the Planning Commission will review the ordinance and it will go before the City Council during their Study Session, 4) the Council will conduct first reading in September, and 5) the ordinance should be adopted by October.

Mr. Goldman noted this is the first time the Commission has seen the changes in code format and stated it would be beneficial if the Commission could provide input on the following areas: 1) the cash in lieu of fees provision, 2) the equivalency value concept, and 3) the construction standards and comparable unit size.

Cash in Lieu of Fees

Mr. Goldman provided a brief overview and stated staff has some concerns and would like direction from the Commission. Dawkins stated he is familiar with this concept and shared his concerns with this type of provision. Mr. Goldman clarified the ad hoc committee agreed to drop this language, but staff needs to know if the entire Commission feels the same. The majority of the group recommended eliminating this language.

Equivalency Value

Mr. Goldman provided a brief overview and stated the primary question is whether affordable rental housing units targeted to households earning 80% the area median income should qualify as meeting the standard. Council Liaison Cate Hartzell shared a recent conversation she had with the regional HUD director, who felt that as a result of the current housing market, there will be increased pressure on rentals. Comment was made that if this provision encourages rentals, they should include it. Alternate comment was made that Ashland is lacking diversity in ownership units and affordable ownership units would be more beneficial than near market rate rentals. Stromberg conducted a straw vote and the majority of the Commission favored this provision.

Comparable Unit Size

Mr. Goldman explained the minimum one-bedroom unit size set by the State is 600 sq. ft.; however, the City's ordinance allows for a reduced density calculation for units that are 500 sq. ft. or less as well as a reduced parking requirement for units 500 sq. ft. or less. As such, staff believes that changing the one-bedroom minimum unit floor area from 600 sq. ft. to 500 sq. ft. has merit and should be considered for inclusion in the final ordinance. Mr. Goldman clarified if a developer submitted an application for units 500 sq. ft. in size, they would be ineligible for state funding. Several comments were made voicing support for retaining the 500 minimum sq. ft. size for one-bedroom units.

Commissioners Dotterrer/Church m/s to extend meeting to 10:00 p.m. Voice Vote: all AYES. Motion passed 8-0.

Comment was made questioning how to ensure the mix of units that are built as affordable echo the market rate housing. Suggestion was made for comparability between affordable and market rate exterior and interior amenities.

OTHER BUSINESS

1. Request by staff to re-open the record for Planning Action #2008-00359 – Applicant: Lithia Arts Guild.

Mr. Molnar stated the applicant has requested the record be re-opened so that they can submit new information.

Commissioners Mindlin/Church m/s to re-open the record for PA 2008-00359, Lithia Arts Guild. Voice Vote: all AYES. Motion passed 8-0.

UNFINISHED BUSINESS

1. Continued Public Hearing – Water Resource Protection Zones Ordinance

Royce Duncan/1065 Paradise Ln/Stated he is very uncomfortable with the ordinance and feels it does not address the stated goals. Mr. Duncan suggested the Commission send this back to an advisory committee for further study and stated the current ordinance was poorly crafted and very cumbersome.

Clair Duncan/1065 Paradise Ln/Stated she had difficulty correlating the requirements in the ordinance with the intended goals. Ms. Duncan recommended the science behind the requirements be included in the ordinance and suggested they provide stakeholder education and resources in advance of the ordinance being adopted. She also recommended the proposed ordinance go back to committee for further study.

Chris Chambers/City of Ashland Forest Resource Specialist/Clarified he is speaking as staff and shared his concerns with the ordinance's potential conflicts with the City's weed abatement ordinance and the removal of invasive species in riparian zones. Mr. Chambers commented briefly on the weed abatement ordinance and expressed concern that the proposed ordinance would preclude certain areas to be kept clear and stated this could pose a significant fire hazard. He noted the issue with the invasive species and recommended a provision be included that would allow for the management of invasive species no matter how big they are.

Stromberg suggested the Commission arrange for additional site visits to help them gain additional insight on this issue. He noted staff is prepared to set this up and offered to video tape the visits for the members that are unable to attend. Comment was made noting the suggestion to send this ordinance back to committee. Stromberg voiced his support for keeping this at the Planning Commission level since they are the ones who will be voting on it. It was clarified the Commission has not yet had the opportunity to deliberate on this issue.

Commissioners Church/Dimitre m/s to extend meeting to 10:30 p.m. Voice Vote: all AYES. Motion passed 8-0.

The Commission discussed whether they wanted to send this back to committee or to continue researching and discussing this at the Planning Commission level. It was noted that staff is being urged to have something ready for Council by September and if the Planning Commission does not feel this is possible they need to relay this information to the Council. Planning Manager Maria Harris clarified staff has prepared the draft language and now need input from the Commission to find out whether they are on the right track. Comment was made voicing support for hearing staff's presentation and then moving towards deliberation. Suggestion was made for the Commission to continue this discussion at their next meeting. Additional suggestion was made to obtain samples from other cities and to possibly ask a representative from the Department of Land Conservation and Development to provide input.

Stromberg recommended they continue this to their next meeting and asked the Commission members to communicate their ideas and concerns with staff before they meet again.

Commissioners Dotterer/Dimitre m/s to continue the Public Hearing to the July 22, 2008 Study Session. Voice Vote: all AYES. Motion passed 8-0.

ADJOURNMENT

Meeting adjourned at 10:15 p.m.

*Respectfully submitted,
April Lucas, Administrative Assistant*

Lithia Arts Guild of Oregon

light epiphany culture

ArtWing@mind.net

265 North Main Street ~ Suite B

Ashland OR 97520

RECEIVED

JUN 18 2003

City of Ashland

Field Office Coun

Mr. Bill Molnar, Director
Ashland Planning Department
51 Winburn Way
Ashland, OR 97520

Applicant: Lithia Arts Guild of Oregon

Dear Bill:

I request that the permit be granted without additional reviews. As a nonprofit corporation the addition of an \$800 yearly expense would be burdensome in the extreme. If, at any time, we should be found in violation of the permit, the City could revoke it under the following section:

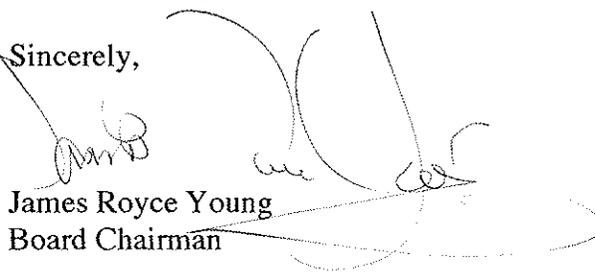
18.112.040 Revocation--conditions violated

Any zoning permit, planned unit development permit, conditional use permit, or variance granted in accordance with the terms of this Title may be revoked if any of the conditions or terms of such permit or variance are violated or if any law or ordinance is violated in connection therewith.

The attached Amendment was coauthored by myself, Allen Drescher, and Bev Thruston.

Thank you for your consideration.

Sincerely,


James Royce Young
Board Chairman

Lithia Arts Guild of Oregon

light epiphany culture

ArtWing@mind.net

265 North Main Street ~ Suite B

Ashland OR 97520

•Permanent Conditional Use Permit

•Briscoe ArtWing

Amendment to CUP Application Based on Neighborhood Feedback

The Applicant amends its application to include the following conditions:

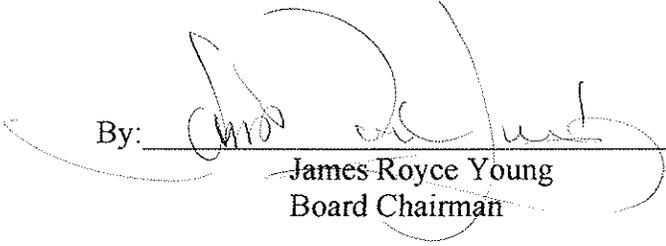
1. Annual outdoor events are limited to the two-day Midsummers Dream event in June, the 2½-day First Nations event in September and a maximum of two (2) one-day events, one in July and one in August, for a total of four (4) outdoor events per year.
2. The Midsummers Dream event will be permitted between the hours of 10:00 am and 8:00 pm on Saturday and between 11:00 am and 5:00 pm on Sunday. Sound amplification for Midsummers Dream at the sound booth will not exceed a maximum peak level of 95 decibels between 10:00 a.m. and 6 p.m. and 75 decibels between 6 p.m. and 8 p.m. The Guild will require performers to comply with the foregoing decibel limits and will only permit performances that comply with the foregoing decibel limits. A sound technician is required to be present at each event with sound amplification to conduct sound measurements and confirm and record compliance with these standards.
3. The First Nations Day event will be permitted between the hours of 10:00 am and 8:00 pm on Friday and Saturday and between 11:00 am and 5:00 pm on Sunday. Sound amplification will be limited to a single speaker to allow attendees to be addressed and will not be audible more than 250 feet from the site. There will be no amplification of music or drumming. Drumming will be done softly, to honor speakers and guests and will not be continuous.
4. The two one-day events are limited to a maximum of 350 attendees, and will end by 6:00 pm, and no sound amplification or drumming will be permitted at these two one-day events.
5. Indoor events open to the public will be limited to a maximum of five weekend events and twelve evening events per year.
6. The Guild will deliver a notice to each residence within two blocks of the site, 60 days prior to the Midsummer event at least 60 days prior to the First Nations Day event, of the days and hours of such event, together with a notice that the Guild will provide traffic barricades, upon request, to residents who wish to protect the parking spaces in front of their houses.
7. The Guild will arrange for traffic and parking direction during the Midsummers

Dream event and First Nations Day Event to direct traffic and parking to be done safely and legally in the two-block area surrounding the site. The Guild will provide signs, cones and personnel, as required, to direct traffic and parking to be done in a safe and legal manner. Shuttles from outside public parking facilities and other creative approaches may be also be considered to reduce the amount of onstreet parking on neighboring streets.

The foregoing conditions have satisfied the concerns expressed by neighbors of the site. Those neighbors agree that an annual review of the CUP is not necessary.

Dated: This 19th day of June, 2008.

LITHIA ARTS GUILD OF OREGON

By: 

James Royce Young
Board Chairman

June 10, 2008

Mr. Bill Molnar, Director
Ashland Planning Department
51 Winburn Way
Ashland, OR 97520

Re: PA #2008-00359 Applicant: Lithia Arts Guild

Dear Bill:

This is to confirm my request to re-open the hearing in the above matter for the purpose of submitting an agreement between the applicant and the parties who have objected to the application. Enclosed is a draft of that agreement for your review prior to execution by the parties.

The enclosed draft is not a final draft but is being circulated for review by the applicant and the parties who have objected to the application. We have agreed in substance to the terms of the enclosed agreement, subject to review by the parties and any modifications that may be required. I am sending it to you at this time so you can look at it and let me know if there is anything objectionable to the planning department that should be changed.

The purpose of the agreement is to withdraw the objections subject to approval of the application by the planning commission with the conditions agreed to by the parties and such other conditions as may be required by the planning commission.

We are attempting to get the agreement finalized and signed and submitted to the planning department by the end of next week. Please let me know if you see anything that would not be satisfactory to the planning department.

Thank you for your kind assistance.

Sincerely,



Allen Drescher
115 Nob Hill St.
Ashland, OR 97520
(541) 482-4935

enc.
Cc. Jim Young, Lithia Arts Guild
David and Bev Thruston

RECEIVED

JUN 11 2008

COMMUNITY DEVELOPMENT

CITY OF
ASHLAND

August 18, 2004

Lithia Arts Guild
P. O. Box 3194
Ashland, OR 97520

RE: Planning Action #2004-077

Dear Lithia Arts Guild:

At its meeting of July 13, 2004, the Ashland Planning Commission approved your request for a Conditional Use Permit for the property located at 265 North Main Street -- Assessor's Map # 39 1E 05 DD, Tax Lot: 2500.

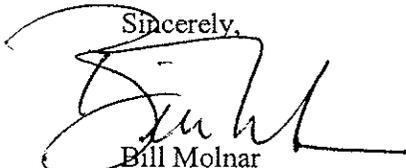
The Findings, Conclusions and Orders document, adopted at the August 10, 2004 meeting, is enclosed.

Please note the following circled items:

1. A final map prepared by a registered surveyor must be submitted within one year of the date of preliminary approval; otherwise, approval becomes invalid.
2. A final plan must be submitted within 18 months of the date of preliminary approval; otherwise, approval becomes invalid.
3. There is a 15-day appeal period which must elapse before a building permit may be issued.
4. All of the conditions imposed by the Planning Commission must be fully met before an occupancy permit may be issued.
5. Planning Commission approval is valid for a period of one year only after which time a new application would have to be submitted.

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

Sincerely,


Bill Molnar
Senior Planner

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cc: Property Owner, People Who Testified, People Who Submitted Letters

JUN 11 2008

City of Ashland
Department of Community Development



BEFORE THE PLANNING COMMISSION OF THE CITY OF ASHLAND, OREGON

In the Matter of the Application of) PA 2008-00359
Lithia Arts Guild for a Conditional) AGREEMENT FOR
Use Permit and Type II Variance) WITHDRAWAL OF
) OBJECTIONS

The parties to this agreement are Lithia Arts Guild of Oregon, hereafter referred to as "Applicant," and Allen G. Drescher, Karen M. DeSantis, David M. Thruston and Beverly I. Thruston, hereafter referred to a "Objecting Parties."

Whereas, Applicant has applied for a Conditional Use Permit and Type II Variance to use a portion of the real property commonly known as the former Briscoe Elementary School building and grounds for artists' workspaces and community events (the "Application"); and

Whereas, Objecting Parties have objected to the Application; and

Whereas, the parties desire to resolve the objections of the Objecting Parties to the Application;

Now, therefore, the parties agree that the objections of Objecting Parties to the Application are hereby withdrawn, subject to approval of the Application by the Ashland Planning Commission with the following conditions and such other conditions as the Ashland Planning Commission may require:

MidSummer's Dream Art & Music Festival ~ June event Two Days

1. Main and Cypress Stages may have sound amplification on Saturday between 10 am and 8 pm, and on Sunday between 11 am and 5 pm. Sound amplification outdoors, after 8 pm, will not be permitted. Sound amplification at the sound booth will not exceed ____ decibels between 10:00 a.m. and 6 p.m. and ____ decibels between 6 p.m. and 8 p.m.

First Nations Day ~ September event One Day

1. The only sound amplification will be for a single speaker, and the amplified sound will be directed inward toward the stage so that the sound will not be able to be heard beyond 250 feet from the stage. The drumming will not be amplified.

2. Drumming will be done softly, to honor guests and speakers. It will not go on throughout the day.

3. The event will occur between 10:00 am and 6:00 pm on Saturday and between 11:00 am and 5:00 pm on Sunday.

Two Events to be Announced One Day for Each Event

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JUN 11 2008

City of Ashland
Planning Commission

1. Two outdoor events in addition to MidSummer's Dream Art & Music Festival and First Nations Day will be allowed.
2. Amplified sound will not be allowed at these two additional events.
3. These events will be limited to 350 people, and will end by 6 pm.
4. There will be no drumming at these events.

This agreement is subject to approval of the Application by the Ashland Planning Commission with the foregoing conditions and such other conditions as the Ashland Planning Commission may require.

Dated: This ___ day of June, 2008.

LITHIA ARTS GUILD OF OREGON

By: _____
James R. Young, President

Allen G. Drescher

Karen M. DeSantis

David M. Thruston

Beverly I. Thruston,

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JUN 11 2008

City of Ashland
Community Development

June 19, 2008

Mr. Bill Molnar, Director
Ashland Planning Department
51 Winburn Way
Ashland, OR 97520

RECEIVED
JUN 19 2008
City of Ashland
Field Office Court

Re: PA # 2008-00359
Applicant: Lithia Arts Guild

Dear Bill:

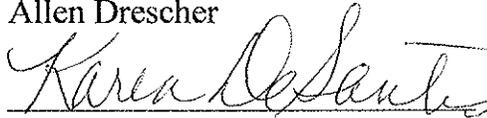
We withdraw our objection and wholeheartedly support the amended application dated June 19, 2008.

We would like to thank you and your staff and the applicant and Bev Thruston for helping us reach an outcome that meets the needs of the applicant while addressing the concerns of neighboring property owners. It was a real pleasure to work with Jim Young of the Lithia Arts Guild of Oregon in this process.

Sincerely,



Allen Drescher



Karen DeSantis

115 Nob Hill Street
Ashland, OR 97520

Angela Barry - Fwd: Lithia Arts summer festival

From: Bill Molnar
To: Barry, Angela; Lucas, April
Date: 6/19/2008 1:29 PM
Subject: Fwd: Lithia Arts summer festival

This needs to go in the file, once we re-open the record next Tuesday the 24th.

Bill Molnar
Community Development Director
City of Ashland, OR
Tel: (541) 552-2042
Fax: (541) 552-2050
molnarb@ashland.or.us

This email is official business of the City of Ashland, and it is subject to Oregon public records law for disclosure and retention.

If you have received this message in error, please let me know.

>>> "Ann Magill" <magill819@charter.net> 06/19/08 10:57 AM >>>
Dear Ashland Planning Commission Members,

I live next to the Iris Inn, directly across the street from the Briscoe playground. This past weekend we had guests from out-of-town. As always, we were thoroughly delighted with the Midsummer Festival--the music, the artists' booths, the food, the dancing, the general merriment. When we weren't on the grounds, we could sit on our deck and enjoy a rich variety of top-quality music. I understand that neighbors who may not live as close to the event as we do have complained about the noise and traffic. Yes, the streets are filled with traffic and the music and celebration lasts a while. And those in the immediate neighborhood may have to find new parking spaces from time-to-time. But what a pleasant and good thing to have something like this free to all takers. Children aged zero to one hundred were all having a good time, and if they weren't, they could choose to leave. Never did I notice disorderly conduct. All evidenced great organization in the best spirit of community, The smattering of litter left after things quieted down was quickly cleaned up and the grounds showed no trace of invasion. It seemed like everyone had fun, honored one another, the artists sold loads of their quality goods and could go home smiling, and responsible parties closed down noise and closed up shop when the magic hour came. Please, please do not let the voices of a small, more distant minority hamper this celebration.

Respectfully,

Ann Magill
77 Manzanita St #1
Ashland OR 97520
541-488-7673

Angela Barry - Fwd: Midsummers Fair

From: Bill Molnar
To: Barry, Angela; Lucas, April
Date: 6/26/2008 7:45 AM
Subject: Fwd: Midsummers Fair

FYI

Please make sure a copy gets into the file - record is re-opened.

Thanks

Bill Molnar
Community Development Director
City of Ashland, OR
Tel: (541) 552-2042
Fax: (541) 552-2050
molnarb@ashland.or.us

This email is official business of the City of Ashland, and it is subject to Oregon public records law for disclosure and retention.

If you have received this message in error, please let me know.

>>> "amyblossom" <amyblossom@ashlandhome.net> 06/25/08 9:26 PM >>>

Hello planning commission,

I want to thank you for allowing the Midsummer's Fair at Briscoe school. I live 1 block away from Briscoe and love the fair. I know to drive down Wimer rather than Manzanita that day, but it's a small price to pay for a wonderful community event. I enjoyed the music, crafts and food both days. I visited with neighbors, met some tourists and truly enjoyed the event.

I read that some neighbors who live a few blocks away, spoke out against the fair. I hope a few vocal complaints doesn't sway you to restrict this event. From what I could see there, the majority living in the Briscoe neighborhood had a fine time there. We did not attend the Planning session to talk about our support for this event, because we thought everyone enjoyed it. Of course I now realize that is never the case.

Again thank you for your support of this event. All of my children graduated from Briscoe and I was quite saddened to see it close. I'm glad the Migrant head start and the Briscoe artisans are keeping it an active place and that playground is still used on a regular basis by the community.

Amy Blossom
140 Susan Lane
Ashland, OR 97520