



Wildfire Development Standards

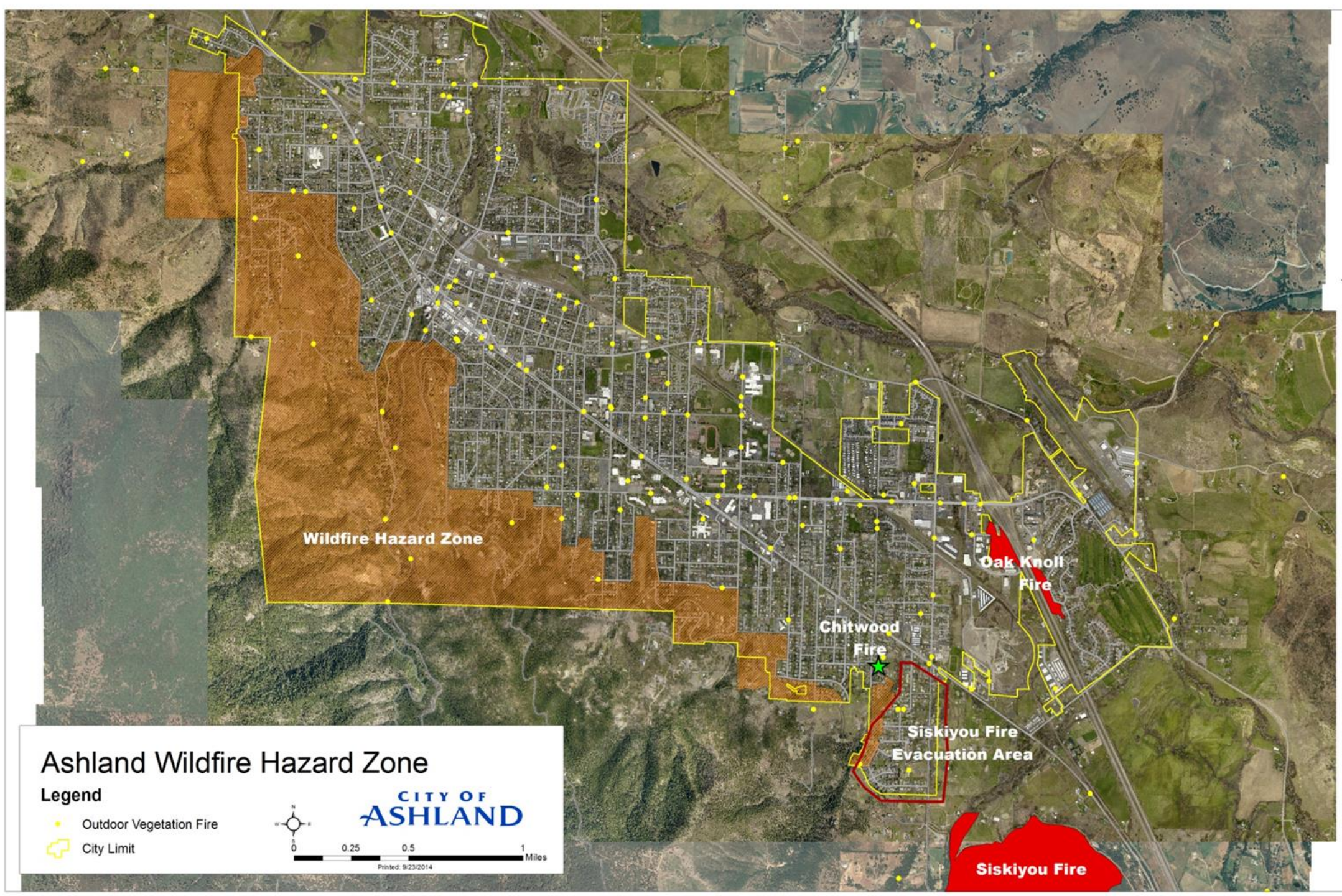
Ordinance Amendments

City Council 5/14/2018





Why is this Needed?

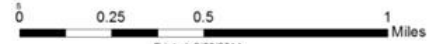
- Protect life and property, firefighter safety, watershed, and quality of life
- Wildfires are occurring throughout the City, and have led to loss of property
- Highly flammable vegetation continues to be planted throughout the City



Ashland Wildfire Hazard Zone

Legend

-  Outdoor Vegetation Fire
-  City Limit



CITY OF
ASHLAND

Printed: 9/23/2014

Siskiyou Fire

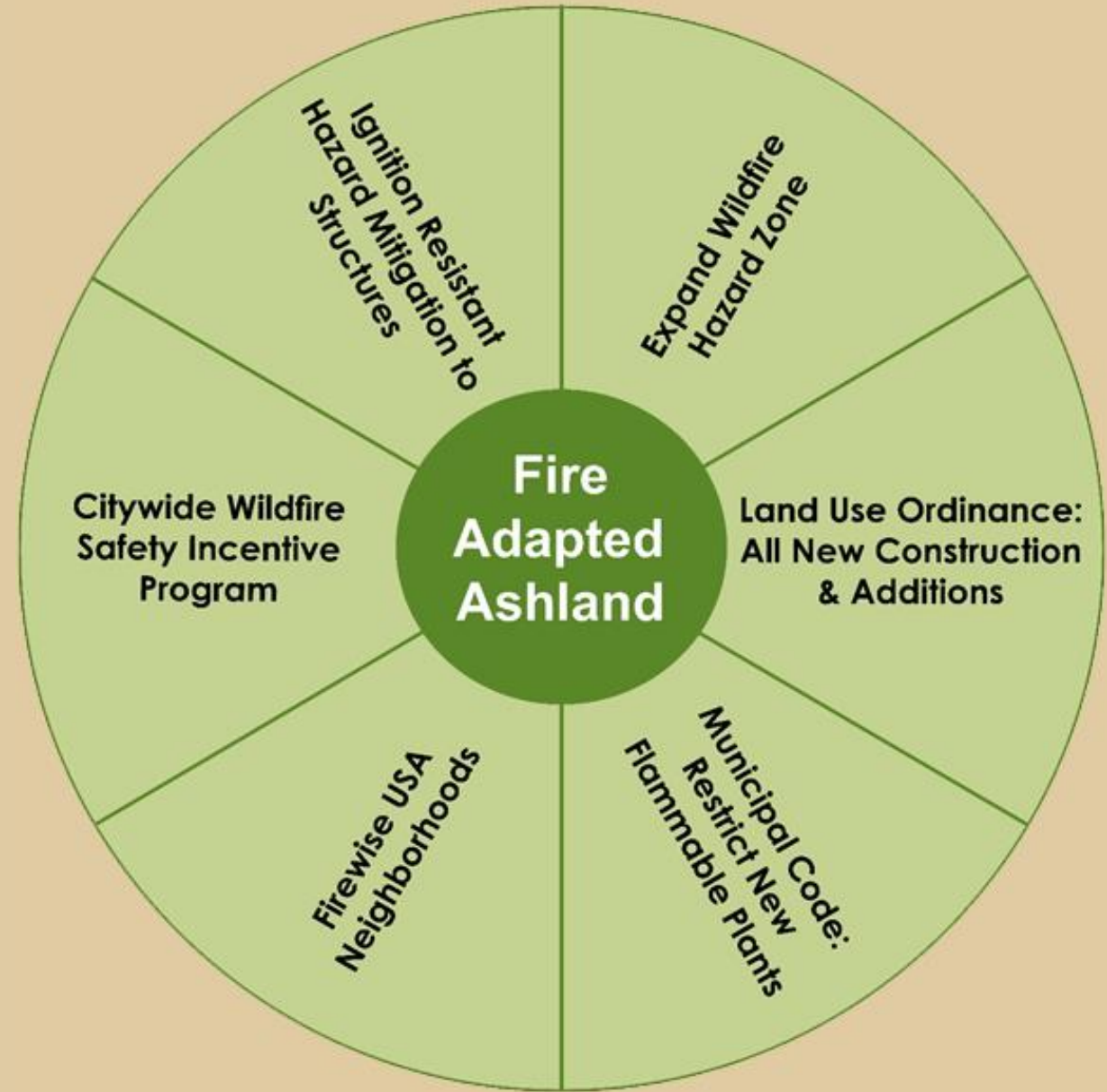
Oak Knoll Fire 2010



Nezla Street Fire 2001



Comprehensive Approach to Wildfire Readiness and Preparedness

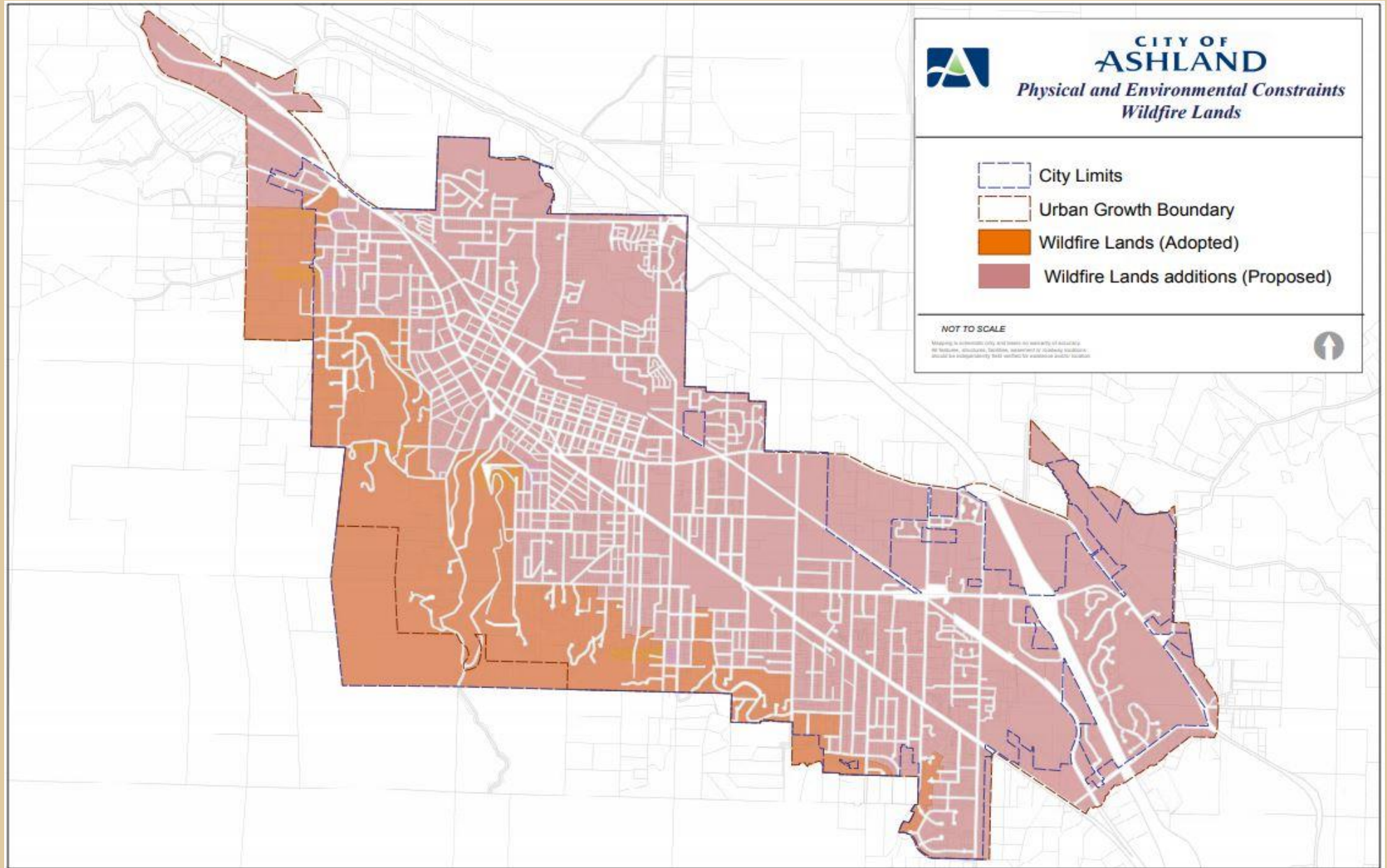




Fire Adapted Ashland

1. Expand the Wildfire Lands Overlay to include the entire city.
2. Adopt an updated Wildfire Lands Ordinance for new construction and additions
3. Adopt a Municipal Code (Health & Sanitation Chapter) restricting new plantings of known flammable species identified on the Prohibited Flammable Plant List.
4. Increase wildfire safety through a citywide grant incentive program encouraging residents to remove known flammable plant species and implement fire resistant landscaping.
5. Continue the Firewise USA program. To date there are 28 Firewise USA neighborhoods in Ashland.
6. Adopt wildfire building codes as permitted by the State of Oregon.

Wildfire Lands Overlay





Wildfire Development Standards

- Fire Prevention and Control Plan Submittals
- General Fuel Modification Area
- Prohibited Highly Flammable Plant List

Code Refs: 18.3.10.100.A.2
18.3.10.100.B.1



Fire Prevention and Control Plan

- **Fire Prevention and Control Plan Applicability**

- Subdivisions, Land partitions
- Site Design Review
- Not required for new single family dwellings, accessory residential units, or additions.

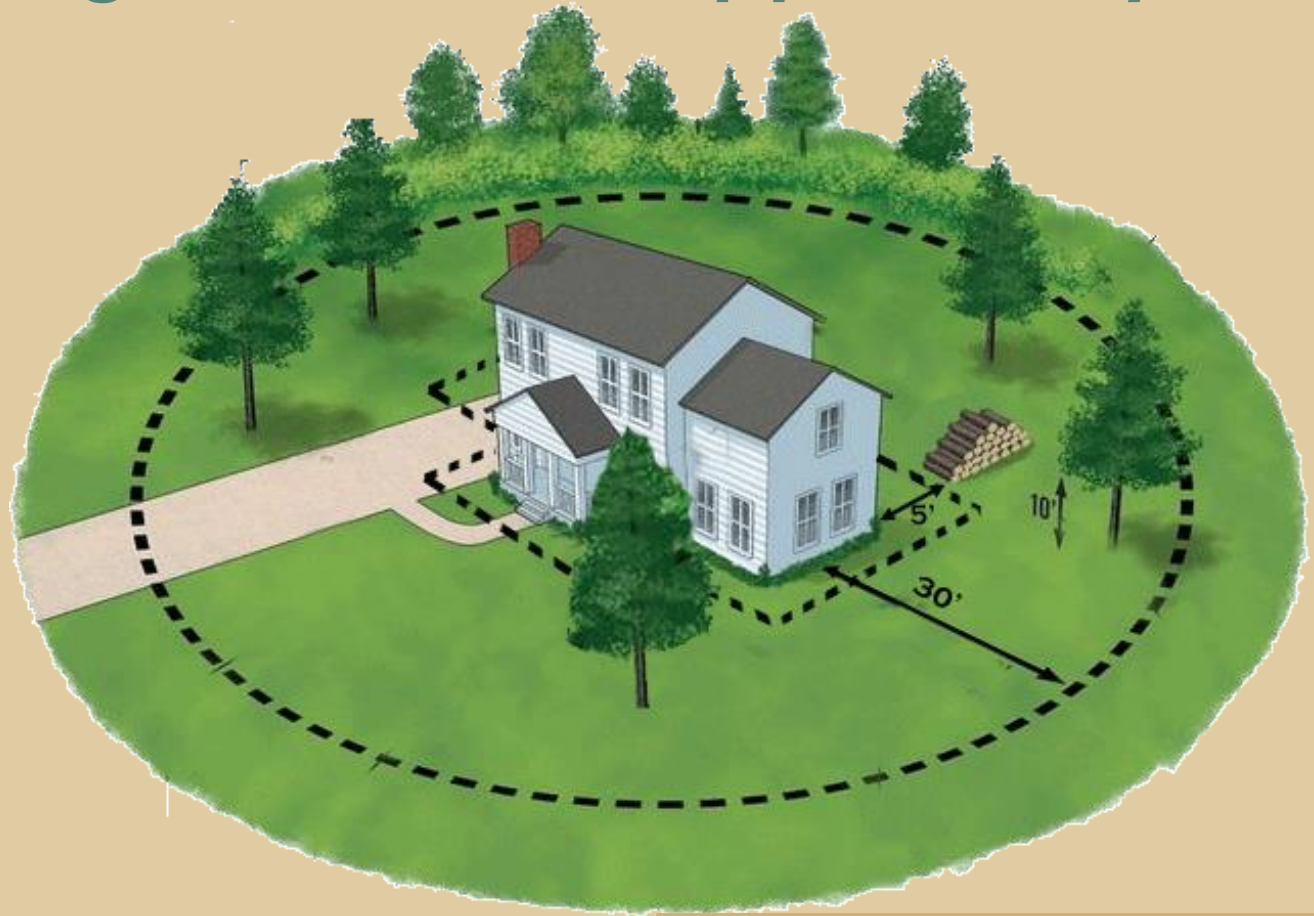
Requires tree and vegetation management plan for large projects (commercial, multifamily, subdivisions):

- New Landscaping
- Tree removals
- Areas to be thinned
- Schedule for thinning and removal

General Fuel Modification Areas

- **General Fuel Management Area Applicability**

Applies to all new buildings, additions, and decks increasing lot coverage by 200 sq.ft. or greater extending 30' from furthest extent of an addition or deck.



Code Refs: 18.3.10.100.B.1



General Fuel Modification Areas

- **Requirements**

- Remove all dead or dying vegetation on the property.
- Removal of Prohibited Flammable Plants from within 5' of a new structure or addition.
- No new planting of plants listed on the new Prohibited Flammable Plant List within 30' of a structure.
- No combustible materials within 5 feet of a new structure or addition, including mulch.
- Fences connecting to a structure must be non-combustible within 5 feet of where they attach.

Code Refs: 18.3.10.100.B.2



General Fuel Modification Areas

- **Requirements**

- Flammable trees (evergreen pine, fir) which are to be retained:
 - provide a 10ft clearance to canopy from new building or additions
 - Must be maintained to remove understory growth and clearance from ground (8')
 - Allowance for an exception if pruning the tree to this extent will compromise its health.
- Existing fire resistant trees (deciduous oak, maple) to be retained:
 - Pruned to not touch a structure
 - provide a 10' clearance from a chimney.
- Allowances to preserve vegetation for erosion control, riparian and wetland preservation
- Roof Material (new or 50% re-roof) to be fire resistant (Class B).

Code Refs: 18.3.10.100.B.2 & B.3



Adjustments to Fire Prevention Control Plan and Fuel modification requirements

- New flexibility to address unique on-site conditions.
- Fire Code Official and Planning Director may waive or reduce submittal requirements, or fuel modification requirements, if on-site conditions are already sufficient to reduce fire risk.



Tree Removal

- A significant conifer tree will be one with an 18” diameter- to align with existing definition for “significant tree”.
- Allows removal of trees greater less than 18” in diameter without a separate tree removal permit in hillside lands if proposed as part of an approved Fire Prevention and Control Plan, or to implement a comprehensive general fuel modification strategy.
- Clarifies that tree removal permits are required for larger properties subject to partitions or subdivisions.

Code Refs: 18.3.10.020.A.3;
18.3.10.040



Prohibited Flammable Plant List

- Application City Wide
 - to reduce the risk of damage to property and persons by the spread of fire due to highly flammable plant material.
 - Prohibits planting listed flammable plants within 30' of buildings and decks.
 - Existing listed flammable plants are to be removed if within 5' of a new building or addition.



Prohibited Flammable Plant List

Trees:

- Arborvitae (Thuja sp.)
- Cedar (Cedrus sp.) *exception for prostrate or dwarf variety*
- Cedar/Cypress (Chamaecyparis sp.) *exception for prostrate or dwarf variety*
- Cypress (Cupressus sp.)
- Douglas fir (Pseudotsuga menziesi)
- Fir (Abies sp.)
- Hemlock (Tsuga sp.)
- Juniper (Juniperus sp.)
- Pine (Pinus sp.)
- Sequoia (Sequoia sp.)
- Spruce (Picea sp.)
- Yew (Taxus sp.)

Shrubs

- Blackberry (Rubus armeniacus)
- Bitterbrush (Purshia tridentata)
- Juniper (Juniperus sp.)
- Manzanita (Arctostaphylos sp.) *exception for 'Kinnikinnick'*
- Oregon grape (Mahonia aquifolium) *exception for 'Compacta'*
- *Rosemary (Rosmarinus sp.) *exception for 'Prostratus'*
- Sagebrush (Artemisia sp.)
- Scotch broom (Cytisus scoparius)
- Wild Lilac (Ceanothus sp.) *exception for prostrate varieties*

Grasses and Ground Cover

- Pampas grass (Cortaderia seloana)



Ordinance Review Process

- **Next Steps**

- **Public Open House**

- Council Chambers May 31 6:30-8:00

- **Public Hearings**

- 6/12 Planning Commission
- 7/17 City Council First Reading
- 8/7 City Council Second Reading