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*The comments of this pre-app are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.*

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**ASHLAND PLANNING DEPARTMENT  
PRE-APPLICATION CONFERENCE  
COMMENT SHEET**

March 13, 2024

**SITE:** TL 100 & 200 Washington St.  
**APPLICANT:** Rogue Development for  
Cullen Beck Properties LLC  
**REQUEST:** Annexation & Site Design  
Review, CUP, & WRPZ

## **PLANNING STAFF COMMENTS**

**Summary** The proposal requires planning applications and approvals for Annexation, Site Design Review, Limited activity permit for Water Resource Protection Zone Permit, and a Conditional Use Permit (CUP) as both requested uses are conditionally allowed, these can be processed as a single CUP.

*Because of the number of expected trip counts a Traffic Impact Analysis (TIA) will be required.*

### **Comments from ODOT**

1. ODOT - this portion of Washington St is an ODOT managed facility.
2. ODOT recommends frontage improvements consistent with the adopted TSP. Sidewalk should be installed to standards identified in the TSP and ODOT Highway Design Manual.
3. Applicant will need to obtain a misc./utility permit prior to any disturbance within the State ROW.
4. Applicant would need to obtain a private approach permit prior to any new connection to Washington St.
5. Any new signage visible from I-5 will require approval by ODOT.
6. Applicant will need to obtain ODOT approval of drainage calculations, showing the proposal will not adversely affect state facilities.

Please contact Michael Wang for ODOT TIA scoping at [wei.wang@odot.oregon.gov](mailto:wei.wang@odot.oregon.gov)

Please contact Beau Appling at [beau.appling@odot.oregon.gov](mailto:beau.appling@odot.oregon.gov) or 541.864.8811 to discuss permits.

The primary annexation criteria is to show that “Adequate transportation can and will be provided to serve the annexed area.”

The application will require full frontage improvements across the entire subject property. This will cross an identified ‘ephemeral stream’ in the water resource protection zone (WRPZ), which will require a limited activities and uses’ permit. Staff anticipates that the application will also include a request for an exception to street standards to not install park row to allow the improvements to ‘neck down’ around the stream crossing. (as was done to the south.)

WRPZ – AMC 18.3.11.060 Limited Activities and Uses ..

A3a New Public Access and Utilities. The location and construction of public streets, bridges, trails, multi-use path connections, and utilities deemed necessary to maintain a functional system and upon finding that no other reasonable, alternate location outside the Water Resource Protection Zone exists. This ordinance, the Comprehensive Plan, Transportation System Plan, adopted utility master plans, and other adopted documents shall guide this determination.

- City Designation of Road as an Avenue:
  - 2. Avenue. Avenues provide concentrated pedestrian, bicycle, transit, and motor vehicle access from neighborhoods to neighborhood activity centers and boulevards. Avenues are similar to boulevards, but are designed on a smaller scale. Design should provide an environment where walking, bicycling, using transit, and driving are equally convenient and facilitates the avenue's use as a public space. A two-lane or three-lane configuration can be used depending on the number of trips generated by surrounding existing and future land uses.
- **Adequate Public Facilities:** Annexation approval will require a demonstration that adequate capacity of public facilities can and will be provided to and through the development by the developer with annexation.
- **Storm Drain Facilities:** The application will need to address requirements that post development peak storm water flows are less than or equal to pre-development levels and address any necessary water quality mitigation requirements. See Public Works comments below.
- **Parking:** *Due to new state law (CFEC) we can no longer enforce parking minimums.*
- **Pedestrian, Bicycle and Transit Improvements:** The annexation criteria emphasize providing a variety of ways to travel to and from property that is annexed into the city limits.
- According to the county surveyor this property has not been surveyed. Part of the application submission requirements will include a boundary map prepared by a licensed PLS.
- A Site Design Review application would need to include additional detail – building designs with elevation drawings for proposed buildings, landscaping and irrigation plans, utility details and frontage improvements details, internal pedestrian circulation/connectivity, etc. Some Site Review comments were included in the 2020 pre-application report below.

### **18.5.8.050 Approval Criteria and Standards**

An application for an annexation may be approved if the proposal meets the applicable criteria in subsections [A](#) through [H](#) below. The approval authority may, in approving the application, impose conditions of approval consistent with the applicable criteria and standards, and grant exceptions and variances to the criteria and standards in this section in accordance with subsection [I](#).

- A.** The annexed area is within the City's Urban Growth Boundary.
- B.** The annexation proposal is consistent with the Comprehensive Plan designations applicable to the annexed area, including any applicable adopted neighborhood, master, or area plan, and is an allowed use within the proposed zoning.
- C.** The annexed area is contiguous with the City limits.
- D.** Adequate City facilities for the provision of water to the annexed area as determined by the Public Works Department; the transport of sewage from the annexed area to an approved waste water treatment facility as determined by the Public Works Department; the provision of electricity to the annexed area as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided from the annexed area. Unless the City has declared a moratorium based upon a shortage of water, sewer, or electricity, it is recognized that adequate capacity exists system-wide for these facilities. All required public facility improvements shall be constructed and installed in accordance with subsection [18.4.6.030.A](#).
- E.** Adequate transportation can and will be provided to serve the annexed area. For the purposes of this section, "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation meeting the following standards:
  - 1. For vehicular transportation a minimum 22-foot-wide paved access exists, or can and will be constructed, providing access to the annexed area from the nearest fully improved collector or arterial street. All streets bordering on the annexed area shall be improved, at a minimum, to an applicable City half-street standard. The approval authority may, after assessing the impact of the development, require the full improvement of streets bordering on the annexed area. All streets located within annexed areas shall be fully improved to City standards unless exception criteria apply. Where future street dedications are indicated on the Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.
  - 2. For bicycle transportation, safe and accessible bicycle facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Should the annexed area border an arterial street, bike lanes shall be constructed along the arterial street frontage of the annexed area. Likely bicycle destinations within a quarter of a mile from the annexed area shall be determined and the approval authority may require the construction of bicycle lanes or multiuse paths connecting the annexed area to the likely bicycle destinations after assessing the impact of the development proposed concurrently with the annexation.
  - 3. For pedestrian transportation, safe and accessible pedestrian facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side of all streets bordering on the proposed annexed area. Sidewalks shall

be provided as required by ordinance on all streets within the annexed area. Where the annexed area is within a quarter of a mile of an existing sidewalk system or a location with demonstrated significant pedestrian activity, the approval authority may require sidewalks, walkways or multiuse paths to be constructed and connect to either or both the existing system and locations with significant pedestrian activity.

4. For transit transportation, should transit service be available to the annexed area, or be likely to be extended to the annexed area in the future based on information from the local public transit provider, the approval authority may require construction of transit facilities, such as bus shelters and bus turnout lanes.

5. Timing of Transportation Improvements. All required transportation improvements shall be constructed and installed in accordance with subsection [18.4.6.030.A](#).

*Because the application does not include residential land or commercial land where residential development is allowed its F & G of the approval standards do not apply.*

**F.** For all residential annexations, ..... [N/A]

**G.** Except as provided in subsection [18.5.8.050.G.7](#), below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay).... [N/A]

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

1. The annexation proposal shall meet the requirements of subsection [18.5.8.050.B](#), above.

2. A current or probable danger to public health exists within the proposed area for annexation due to lack of full City sanitary sewer or water services in accordance with the criteria in ORS chapter [222](#) or successor state statute.

3. Existing development in the proposed area for annexation has inadequate water or sanitary sewer service, or the service will become inadequate within one year.

4. The proposed area for annexation has existing City water or sanitary sewer service extended, connected, and in use, and a signed consent to annexation agreement has been filed and accepted by the City.

5. The proposed area for annexation is an island surrounded by lands within the City limits.

**I. Exceptions and Variances to the Annexation Approval Criteria and Standards.**

The approval authority may approve exceptions to and variances from the approval criteria and standards in this section using the criteria in section [18.4.6.020.B.1](#), Exceptions to the Street Design Standards, or chapter [18.5.5](#), Variances. (Ord. 3204 § 3, amended, 12/21/2021)

**18.5.2.050 Site Design Review 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. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

**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, 2, or 3, 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;
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; or
3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of section [18.2.3.090](#). (Ord. 3147 § 9, amended, 11/21/2017)

**Both mini storage and the caretaker dwelling are Conditional Uses in the E1 zone.**

18.2.2.030 Allowed Uses										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	S
Self-Service Storage, Commercial	N	N	N	N	N	N	N	CU	P	
Dwelling for a caretaker or	N	N	N	N	N	N	N	CU	CU	

**18.5.2.050 Conditional Use Permit Approval Criteria**

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

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

**Written Findings/Burden of Proof:** This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant(s)' attention prior to their preparing a formal application. Applicants are advised that written findings addressing the ordinance criteria are required, and the applicable criteria and required plans are explained in writing below. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required maps, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference. Applicants proposing annexations or similarly complex applications are always advised to consider enlisting the services of a professional land use planner well-versed in Oregon land use law and familiar with the development review process in Ashland to assist in the application process.

**Neighborhood Outreach:** Applicants are always advised to contact impacted neighboring property owners to make them aware of proposals, and to try to identify and address any concerns, prior to making application. At the time a complete application is received, notice will be sent to neighboring property owners within 200 feet, posted on the properties and published in the newspaper. Neighbors are often more agreeable if they've been contacted about a proposal prior to receiving required public notice from the city

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## OTHER DEPARTMENTS

**BUILDING DEPT:** Contact the Building Division for any Building Codes-related information at (541) 488-5305.

**ENGINEERING/PUBLIC WORKS/STREETS/TRANSPORTATION/STORMWATER:** See comments at the end of this document and contact Karl Johnson in the Engineering Division for any further information at (541) 488-5347 or e-mail [karl.johnson@ashland.or.us](mailto:karl.johnson@ashland.or.us) .

**ENERGY CONSERVATION:** For more information, contact Dan Cunningham in Conservation at [cunningd@ashland.or.us](mailto:cunningd@ashland.or.us) or (541) 552-2063.

**FIRE DEPARTMENT:** See comments at the end of this document and contact Fire Marshal Ralph Sartain of Ashland Fire at Rescue for Fire Codes-related information for this project at (541) 552-2229 or e-mail [ralph.sartain@ashland.or.us](mailto:ralph.sartain@ashland.or.us) .

**WATER AND SEWER SERVICE:** Contact Steve Walker of the Water Quality Division for service requirement and fee information at (541) 552-2326 or via e-mail to [walkers@ashland.or.us](mailto:walkers@ashland.or.us) .

**ELECTRIC SERVICE:** Contact Dave Tygerson in the Electric Department at (541) 552-2389 or e-mail [tygersod@ashland.or.us](mailto:tygersod@ashland.or.us) for service requirements and fee information.

**OREGON DEPARTMENT OF TRANSPORTATION (ODOT):** Because the application involves a zone change, it is subject to review for ODOT for potential impacts to their system under the Transportation Planning Rule OAR 660-012-0060. A copy of the pre-application submittal has been provided to ODOT for their review and comment, and ODOT commented “the proposed zone change to RR 5 on 7.5 acres is off system. It will not significantly generate traffic impacting state highway system.” For any further information, contact ODOT Region 3 Senior Planner Micah Horowitz, AICP at 541.774.6331 or [micah.horowitz@odot.state.or.us](mailto:micah.horowitz@odot.state.or.us).

**ROGUE VALLEY TRANSPORTATION DISTRICT (RVTD):** In addressing requirements for adequate transportation facilities, which include provisions for transit, the applicants will need to coordinate transit provisions (i.e. a future bus stop/shelter on Ashland Street) with the Rogue Valley Transit District. A copy of the pre-application submittal has been provided to RVTD for their review and comment. For any further information, contact RVTD Senior Planner Paige Townsend at (541) 608-2429 e-mail [p.townsend@rvtd.org](mailto:p.townsend@rvtd.org) .

**TALENT IRRIGATION DISTRICT (TID):** See attached comments. For further information, contact Talent Irrigation District, PO Box 467, 104 West Valley View Road, Talent OR 97540, Phone: 541-535-1529, Fax: 541-535-4108, Email: [tid@talentid.org](mailto:tid@talentid.org) , Website: [www.talentid.org](http://www.talentid.org)

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**PROCEDURE:** Type III – Public hearing at the Planning Commission with a recommendation to the City Council followed by a public hearing at the City Council and final decision by the City Council. The final decision must be adopted by Ordinance, which requires two separate readings at City Council meetings.

**APPLICATION MATERIALS:** The application is required to include drawings of the proposal (i.e. plan requirements) as well as written findings addressing the applicable approval criteria in accordance with the Ashland Land Use Ordinance (ALUO), Chapter 18 of the Ashland Municipal Code. The following section includes the requirements for plans and approval criteria which are applicable to the proposal as described in the pre-application submittals. When more than one planning approval is required for the proposal, multiple sections of the ALUO may apply. *The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted* even if those items were not discussed in specific, itemized detail during this initial pre-application conference.

The current land use ordinance is available on-line at: <https://ashland.municipal.codes/LandUse>

**Plan Requirements**

- AMC 18.5.8.020 “Application Submission Requirements” for annexation
- AMC 18.5.2.040 Site Design Review approval as detailed in
- AMC 18.4.5.030 Tree Protection and Preservation Plan (if required)
- AMC 18.3.11.100 “Application Submission Requirements” for WRPZ

**Approval Criteria**

Applicants are advised that in addition to required plans, written findings addressing how the ordinance criteria are satisfied in narrative format are required. The applicable criteria are included below.

- Written findings addressing t AMC 18.5.8.050 for Annexation.
- Written findings addressing AMC 18.5.2.050 for Site Design Review
- Written findings addressing AMC 18.4.6.020.B.1 Exception to Street Design Standards
- Written findings addressing AMC 18.3.11.110 Mitigation Requirements for Limited Activities and Uses permit in a Water Resource Protection Zones
- Written findings addressing AMC 18.5.4.050

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**APPLICATION DEADLINE:** *At least 45 days before the first public hearing at the Planning Commission.*

**TREE COMMISSION:** Thursday before Planning Commission, 6:00 p.m.

**PLANNING COMMISSION\*:** Second Tuesday of each month, 7:00 p.m.

**COUNCIL MEETING:** First and Third Tuesday of each month, 7:00 p.m.



**FEES:**

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Annexation (Type III):	\$5,110.00
Site Design Review (Type II)	\$2,663.25 + ½ % valuation
Limited Activities Permit for WRPZ	\$1,271.25
CUP (Type II)	\$2,663.25

**NOTES:**

- *Applications are accepted on a first come-first served basis.*
- *All applications received are reviewed by staff, and must be found to be complete before being scheduled for a Planning Commission meeting.*
- *Applications will not be accepted without a complete application form signed by the applicant(s) and property owner(s), all required materials and full payment.*
- *Applications are reviewed for completeness in accordance with ORS 227.178. Annexations, Comprehensive Plan Map Amendment & Zone Changes requests are not subject to the "120-Day Rule" under state law.*

**For further information, please contact:**

Aaron Anderson, Senior Planner  
City of Ashland, Department of Community Development  
Phone (541) 552-2052 or e-mail [aaron.anderson@ashland.or.us](mailto:aaron.anderson@ashland.or.us)

March 13, 2024

Date

## Public Works Conditions of Approval

1. Engineered Plans - Where public improvements are required or proposed, the applicant's engineer shall submit design plans for approval of all public improvements identified on the approved plan or as specified in conditions of approval. One set of these civil plans MUST be submitted DIRECTLY to the Public Works/Engineering Department. All design plans must meet the City of Ashland Public Works Standards. Engineered construction plans and specifications shall be reviewed and signed by the Public Works Director, prior to construction. All public facilities within the development will be designed to the City of Ashland Engineering Design Standards for Public Improvements. The engineered plans shall also conform to the following:

- If drawings are submitted to the City of Ashland digitally, they shall be true scale PDF drawings. If AutoCAD drawings are also submitted, they shall be compatible with the AutoCAD release being used by the City at that time and shall be located and oriented within the Oregon State Plain Coordinate System (NAD83-89).

- Drawings sizes shall comply with ANSI-defined standards for page width and height. Review drawings may be submitted in B size (11x17). Bidding and construction documents may also be printed at B size; however, all final as-constructed drawings must be submitted to scale on D-size (24x36) Mylar. Digital files of the as-constructed drawings shall also be submitted. Drawings shall be drawn such that reduction of plans from full size (D sized) to half size (B sized) can be done to maintain a true scale on the half-sized plans.

2. TIA (Transportation Impact Analysis) – No TIA will be required for this project.

3. Street Improvement – No additional street improvements, beyond those necessary to comply with City Street Standards, will be required at this time. The applicant proposed improvements must be reviewed and permitted by the City of Ashland Engineering Department.

4. Right of Way – No additional right of way dedication, beyond that necessary to comply with City Street Standards, will be required at this time.

5. Sanitary Sewer - The property is currently served by a 12-in sanitary sewer main in E. Main Street. The applicant proposed improvements must be reviewed, approved and permitted by the City of Ashland Engineering Department.

6. Water - The property is currently served by a 8-in water main in Abbott Avenue. City of Ashland Water Department shall tap existing water main and install any new water services and water meter boxes that are proposed by development. City of Ashland Water Department must be contacted for availability, placement and costs associated with the installation of the new water service. Service & Connection Fees will also be required for any new water services installed as part of this project.

7. Storm Drainage - The property is currently served by a road side ditch along E. Main Street. City of Ashland Engineering Department must review an engineered storm drainage plan.

## Storm Water Facility Design Requirements

Applicant MUST follow the guidance and requirements set forth in the current Rogue Valley Stormwater Quality Design Manual which can be found at the following website:

<https://www.rvss.us/stormwater-quality-documents-information>

All stormwater calculations, reports, drawings, etc. shall be submitted to the City of Ashland Engineering Department for review.

8. Erosion & Sediment Control - The following requirements shall be met:

- All ground disturbances exceeding 1,000 square feet shall implement an Erosion and Sediment Control Plan (ESCP).
- A 1200-C permit will be secured by the developer where required under the rules of the Oregon State DEQ. City of Ashland Engineering Department must receive a copy of this permit before any construction shall begin.
- Erosion Prevention and Sediment control measures that meet the minimum standards set forth by the City of Ashland Public Works/Engineering Standard Drawing CD282 must be in place before any construction related to the project begins.
- Pollution, track out, and sediment dumping into storm water are strictly prohibited per AMC 9.08.060.
- Drainage from automotive use areas shall be limited to oil concentrations of 10 mg/l by a pre-approved means.
- Trash storage areas shall be covered or provide additional storm water treatment by an approved means.
- Off street parking areas shall conform to Ashland Municipal Code 18.4.3.080.B.5, including provisions to minimize adverse environmental and microclimatic impacts.

9. Driveway Access – No additional improvements/requirements will be requested at this time, but the applicant proposed improvements must be reviewed and permitted by the City of Ashland Engineering Department.

10. Permits – Any construction or closure within the public right of way will require a Public Works permit and before any work in the right of way commences all necessary permits MUST be obtained

- Jackson County Roads will need to review and approve any improvements in the Jackson County right-of-way. City of Ashland must obtain a copy of any Jackson County approvals and/or permits that are granted before any work in the Jackson County right-of-way begins.
- A 1200-C permit will be secured by the developer where required under the rules of the Oregon State DEQ. City of Ashland Engineering Department must receive a copy of this permit before any construction shall begin.

11. As-Builts - Where public improvements are required or completed, the developer shall submit to the City of Ashland, reproducible as-built drawings and an electronic file of all public improvements constructed during and in conjunction with this project. Field changes made during construction shall be drafted to the drawings in the same manner as the original plans with clear indication of all modifications (strike out old with new added beside). As-built drawings shall be submitted prior to final acceptance of the construction, initiating the one-year maintenance period.

12. Addresses – Any new addresses must be assigned by City of Ashland Engineering Department.

13. Sign & Traffic Control Devices– Sign installation and visibility must be maintained to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD). The applicant proposed signage must be reviewed and approved by the City of Ashland Engineering Department.

Fire department comments are based upon the 2019 Oregon Fire Code as adopted by the Ashland Municipal Code, and Ashland Land Use Laws:

This installation shall meet the 2019 Oregon Fire Code Section 1204 requirements

Final determination of fire hydrant distance, fire flow, and fire apparatus access requirements will be based upon plans submitted for Building Permit review. Changes from plans submitted with this application can result in further requirements. Any future construction must meet fire code requirements in effect at that time. The fire department contact for this project is Fire Marshal Ralph Sartain. He may be contacted at (541) 552-2229 or [ralph.sartain@ashland.or.us](mailto:ralph.sartain@ashland.or.us).