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.

ASHLAND PLANNING DIVISON
PRE-APPLICATION CONFERENCE
COMMENT SHEET March 7, 2018

SITE: 833 Hillview Drive
APPLICANT: Rogue (Walsh)
REQUEST: Site Design Review for an Accessory Residential Unit

PLANNING DIVISION COMMENTS

This pre-application conference is intended to highlight significant issues before the applicant prepares and submits a formal application.

Summary: The proposal requires Site Design Review to add an Accessory Residential Unit (ARU). Staff are generally very supportive of ARU's as a means of providing a more diverse range of housing through in-fill development.

SITE DESIGN REVIEW

The application must address the following criteria and standards from Ashland Municipal Code (AMC) 18.5.2.050 for a Site Design Review approval for residential development.

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.

- The property is zoned Single Family Residential (R-1-7.5). The application would need to demonstrate compliance with the applicable provisions for this zoning district as detailed in Table 18.2.5.060.A "Standards for Urban Residential Zones" including standard setbacks, 45 percent maximum lot coverage, maximum 35-foot/2½-story building height, building orientation, and compliance with applicable design standards.

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

- The subject property is not located within any overlay zones.

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.

- **Multi-Family Residential Development Standards** – This proposal, like any application involving two or more residential units on the same lot, is subject to the Residential Development Standards in AMC 18.4.2.030.
- **Open Space**: An area equal to at least eight percent of the lot area is required to be dedicated as open space for recreational use by residents of the proposed unit. Decks, patios and similar areas are eligible for open space but areas covered by ground covers that do not provide suitable surface for human use (e.g., shrubs, bark mulch) cannot be counted

toward this requirement. Units would need to be able to easily access the open space area. The open space area and calculations must be clearly indicated in the application.

- **Landscaping:** The property is required to meet the landscape standards of AMC 18.4.4.030. If the landscaping has experienced deferred maintenance and requires upgrades, the landscape plan could focus on the area immediately around the proposed unit.
  - Landscape areas are required to have plant coverage of not less than 50% within one year and 90% coverage within five years of planting.
  - An irrigation plan is required at the time of submittal of the building permit.
- **Tree Preservation/Protection:** While tree removal is not generally regulated for single family homes, requirements of the previous partition and the requirement for Site Design Review for an ARU require that existing trees be preserved and protected. Mitigation trees to replace those removed with the partition are required to be planted before a certificate of occupancy is issued.
- **Parking**

  Automobile Parking

  - Four off-street parking spaces are required with three spaces for the main home on a flag lot and one spaces for the proposed ARU.

  Bicycle Parking

  - One bicycle parking space meeting the requirements of AMC 18.4.3.070 are required for the proposed ARU; if there is a garage provided for the main residence, its bicycle parking could be accommodated therein.
- **Solar Access:** The application would need to include calculations demonstrating that the proposed unit would cast no more shadow on the property to the north than would be cast under the applicable solar standard.

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.

- **Utility Connections:** A utility service plan is required with the Planning application, and needs to show locations of existing services and proposed utilities. Any transformers or cabinets shall be placed in locations that are the least visible from the public right-of-way. the utility line and meter locations needs to be coordinate with the tree protection plan to identify any potential impacts to trees that are six inches dbh or greater.

- **Electric Meter -** The city requires a separate underground electric service for each residential unit. Electric meters/boxes should be placed in locations that are least visible from the street right-of-way while providing for the access needs of the Electric Department.

- **Frontage Improvements:** With Site Review, applications are typically required to install frontage improvements (i.e. parkrow planting strips with irrigated street trees and sidewalks) along their full street frontage or request an Exception to the Street Standards. Applications for ARU often request Exceptions to this standard, and are typically required to sign-in favor of a future Local Improvement District (LID) in lieu of installing street improvements.

- **Drainage Plan**: A drainage plan to deal with roof/footing drains and surface drainage will need to be submitted for the review and approval of the Building and Public Works/Engineering Departments. The Ashland Building Division policy BD-PP-0029 requires that storm water from all new impervious surfaces and run-off associated with peak rainfalls must be collected on site and channeled to the City storm water collection system (i.e., curb gutter at public street, public storm pipe or public drainage way) or through an approved alternative.

- **Permit Fees and System Development Charges (SDC's):** In addition to building permit fees and utility connection fees, ARU's are required to pay systems development charges SDC's for the various utility systems impacted by a new unit (i.e. Water, Sewer, Storm Water, Parks, Transportation). These fees are paid at the time of issuance of a building permit. Front counter staff can provide an estimate of the likely permit fees and SDC charges for the project.

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

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

- **If any Exceptions are required to the Design Standards, they would need to be requested and justified based on the above criteria.**

ARU's in the R-1 Zone

In addition to the Site Design Review criteria, applications for ARU's in the R-1 zone must also demonstrate compliance with the following standards:

1. One accessory residential unit is allowed per lot, and the maximum number of dwelling units shall not exceed two per lot.
2. Accessory residential units are not subject to the density or minimum lot area requirements of the zone, except that accessory residential units shall be counted in the density of developments created under the Performance Standards Option in chapter 18.3.9.
3. The maximum gross habitable floor area (GHFA) of the accessory residential unit shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA.
4. The proposal shall conform to the overall maximum lot coverage and setback requirements of the underlying zone.
5. Additional parking shall be provided in conformance with the off-street parking provisions for single-family dwellings in section 18.4.3.040, except that parking spaces, turn-arounds, and driveways are exempt from the paving requirements in subsection 18.4.3.080.E.1.

Neighborhood Outreach: Staff always recommends that applicants approach affected neighbors, particularly those who are likely to receive notice of an application, in order to make them aware of proposals and to try to address any concerns that may arise as early in the process as possible. Notices are typically sent to neighboring property owners within a 200-foot radius of the perimeter of the subject property.

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 submittal. Applicants should be aware that written findings addressing the ordinance and applicable criteria are required, and are heavily depended on when granting approval for a planning action. In addition, the 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 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.

OTHER ORDINANCE REQUIREMENTS: See "**Table 18.2.5.030.A – Standards for Urban Residential Zones.**"

OTHER CITY OF ASHLAND DEPARTMENT COMMENTS

BUILDING: No comments at this time. Please contact the Building Division for any building codes-related questions at 541-488-5305.

CONSERVATION: For more information on available water conservation programs, including any available appliance rebates or assistance with landscaping and irrigation system requirements, please contact Water Conservation Specialist Julie Smitherman of Conservation Division at 541-552-2062 or via e-mail to julie.smitherman@ashland.or.us . For information on any financial or technical assistance available for the construction of Earth Advantage/Energy Star buildings, please contact Conservation Analyst/Inspector Dan Cunningham at 541-552-2063 or via e-mail to dan.cunningham@ashland.or.us

ENGINEERING: *See comments at the end of this document.* Please contact Karl Johnson of the Engineering Division for any Public Works/Engineering information at 541-552-2415 or via e-mail to karl.johnson@ashland.or.us .

FIRE: *See comments at the end of this document.* Please contact Ralph Sartain from the Fire Department for any Fire Department-related information at 541-552-2229 or via e-mail to ralph.sartain@ashland.or.us.

WATER AND SEWER SERVICE: "*If the project requires additional water services or upgrades to existing services the Ashland Water Department will excavate and install in the city right of way all water services up to and including the meter on domestic and commercial water lines. If a fire line is required, the water department will also only install a stub out to the location where the double detector check assembly complete with a Badger brand cubic foot bypass meter should be placed in a vault external to the building. The vault and the DCDA device housed in it are the responsibility of the property owner and should be placed at the property line. Fees for these installations are paid to the water department and are based on a time and materials quote to the developer or contractor. Meter sizes and fire line diameters will need to be provided to the Water Department at the time of a quote being requested. Please Contact Steve Walker at 541-552-2326 or (walkers@ashland.or.us) with any questions regarding water utilities.*"

TALENT IRRIGATION DISTRICT (TID): *Comments from the Talent Irrigation District are included at the end of this document.* For any further TID-related information, please contact the Talent Irrigation District at PO Box 467, 104 West Valley View Road, Talent, OR 97540. **Phone:** 541-535-1529; **Fax:**541-535-4108; **E-Mail:** tid@talentid.org; **Website:** www.talentid.org

ELECTRIC SERVICE: "*I have met with contractor and we have developed a plan to supply electric service for the project; should be good to go. See attached map of proposed service. Regards, Dave Tygerson.*" Please contact Dave Tygerson in the Electric Department for service and meter location requirements and fee information if there are any remaining questions at (541) 552-2389 or via e-mail to tygersod@ashland.or.us .

PROCEDURE

Site design review for two or more units is subject to a "Type I" procedure (see http://www.ashland.or.us/SIB/files/Flowchart_Type%20I_Revised%207_2017.pdf) which includes an administrative decision made following public notice and a public comment period. Type I decisions provide an opportunity for appeal to the Planning Commission.

APPLICATION REQUIREMENTS

Submittal Information.

The application is required to include all of the following information.

a. The information requested on the application form at http://www.ashland.or.us/Files/Zoning%20Permit%20Application.pdf .

b. Plans and exhibits required for the specific approvals sought (see below).

c. A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail (see below).

d. Information demonstrating compliance with all prior decision(s) and conditions of approval for the subject site, *as applicable*.

e. The required fee (see below).

The Ashland Land Use Ordinance, which is Chapter 18 of the Municipal Code, is available on-line in its entirety at: http://www.ashland.or.us/SIB/files/AMC_Chpt_18_current.pdf

Written Statements

Please provide two copies of a written statements explaining how the application meets the approval criteria from the sections of the Ashland Municipal Code listed below. These written statements provide the Staff Advisor or Planning Commission with the basis for approval of the application:

- **Site Design Review** **AMC 18.5.2.050**
- **Accessory Residential Unit** **AMC 18.2.3.040.A**
- **Exception to Street Standards** **AMC 18.4.6.020.B.1**
  (*if applicable to the final proposal*)

Plans & Exhibits Required

Please provide two sets of exhibits (plans or drawings) addressing the submittal requirements from the sections of the Ashland Municipal Code listed below. These exhibits are used to copy the Planning Commission packets and for notices that are mailed to neighbors. Please provide two

copies on paper no larger than 11-inches by 17-inches and reproducible copies that are drawn to a standard architect's or engineer's scale.

- **Site Design Review:** **AMC 18.5.2.040**
- **Tree Protection Plan:** **AMC 18.4.5.030**

PLANNING APPLICATION FEES:

Site Design Review/ARU	$680.00
Exception (if applicable)	$ 0

NOTE: Applications are accepted on a first come-first served basis. All applications received are reviewed and must be found to be complete before being processed or scheduled at 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.

For further information, please contact: March 7, 2018

Derek Severson, *Senior Planner* Date

City of Ashland, Department of Community Development

Phone: 541-552-2040 or e-mail: derek.severson@ashland.or.us

Public Works/Engineering Pre-Application Comments

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 **SHALL** 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:

    a. 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).

    b. 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 street standards will be required at this time.
4. **Right of Way** – No additional right of way dedication beyond any necessary to comply with street standards will be required at this time.
5. **Sanitary Sewer** - The property is currently served by a 6-in sanitary sewer main in Hillview Drive. 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 4-in water main in Hillview Drive. 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 15-in storm sewer main in Hillview Drive. City of Ashland Engineering Department must review an engineered storm drainage plan.

2015 City of Ashland Engineering Standards
Appendix 2.05: Stormwater Facility Design Requirements

Stormwater Facilities are considered to be all of the components required to collect, convey, and treat storm water from and through a development to an approved destination point, including but not limited to surfacing, piping, ditches, swales, inlets, basins, vaults, ponds, access roads, landscaping, gates, and fencing that support the storm water system.

All development or redevelopment* that increases impervious area by more than 2,500 SF at full build-out of the project (exceptions: Single family dwellings and duplexes not part of a common plan of development and constructed on a single taxlot) *shall conform to the following requirements:

1. Submit drainage design calculations per current Engineering Design Standards for Public Improvements.
2. Conveyance for drainages less than 300 acres shall be sized to carry the ODOT Zone 5, 25-year event.
3. Culverts with flows greater than 50 CFS shall be sized to carry the ODOT Zone 5, 50-year event.
4. Stormwater Quality & Erosion Control conforms to Rogue Valley Stormwater Quality Design Manual (RVSQDM). ***Proprietary Stormwater facilities shall conform with RVS TM dated 12/31/2014.**
5. Low Impact Development (LID) Best Management Practices (BMPs) are required when NRCS soil type A or B is present and is sloped at 5% or less, (exceptions: roadway developments in public right-of-way (or to be annexed to the public), which may use any type of stormwater facility that meets the performance standards outlined in Chapter 2 of the RVSQDM). *
6. Future Peak Stormwater flows and volumes shall not exceed the pre-development peak flow. The default value for pre-development peak flow shall be 0.25 CFS per acre.
7. Detention volume shall be sized for the 25-year, 24-hour peak flow and volume.
8. An overflow spillway shall be provided to convey the 25-year peak flow for systems receiving up to 50 CFS, and 100-year peak flow for systems receiving more than 50 CFS.
9. Structural Water Quality Best Management Practices (BMPs) shall be sized for the 2-year, 24 hr. flow and volume.
10. Water Quality BMPs shall provide at least 80% removal of bacteria and TSS (75 microns and larger).
11. All ground disturbances exceeding 1000 SF shall implement an Erosion and Sediment Control Plan (ESCP).
12. All ESCP BMPs shall prevent sediment from leaving the site for storms up to the 10-year 24 hr. storm.

13. An *Operation and Maintenance Plan* for all storm water facilities shall be submitted for approval together with plans prepared by a professional engineer licensed in the State of Oregon. The plans shall specify that storm water facilities must be inspected under the direction of a licensed engineer and maintained in accordance with the annual inspection report findings that are submitted to the regulating agency annually by the owner of the stormwater facility.

14. A signed and recorded *Declaration of Covenants for Operation and Maintenance of Stormwater Facilities* (for multi-owner developments) or an *Operation and Maintenance Agreement* (for single-owner developments) shall be submitted with the plans. The above documents shall allow city staff to enter private property to inspect stormwater facilities and ensure proper maintenance. Subdivisions may include the O&M Plan and Covenants in the "CCR"s in lieu of recording them separately.

15. Avoid the use of rip rap, concrete or hardscaping in open channel drainages and riparian areas to the maximum extent practicable through the use of USACE "SLOPES" or other approved "natural" approaches.

16. Existing wetlands, natural drainage ways, and open spaces shall be preserved from development to provide their natural flow attenuation, retention, or detention of runoff by providing a buffer.

17. The grading plan shall indicate the direction of flow of all surface flows, including those on to and off of adjoining properties. Site grading shall be designed to provide positive drainage away from all buildings and structures except those designed to withstand flooding in accordance with the building code standards for flood-proofing. Freeboard shall be specified on the grading plan per AMC 15.10.

18. Bridges, Culverts & other flow limiting structures in or near riparian areas shall be permitted in accordance with the agency's requirements in AMC 18.3.10.080. Removal/fill permits shall be submitted with the plans.

19. Pollution, track out, and sediment dumping into stormwater are strictly prohibited per AMC 9.08.060.

20. Drainage from automotive use areas shall be limited to oil concentrations of 10 mg/l by a pre-approved means.

21. Trash storage areas shall be covered or provide additional stormwater treatment by an approved means.

22. 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.

8. **Erosion & Sediment Control** – Erosion 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.

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.
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.

Karl Johnson, E.I.T., Associate Engineer
City of Ashland, Public Works/Engineering
20 East Main St, Ashland, Oregon 97520
P: (541) 488-5347, TTY (800) 735-2900
F: (541) 488-6006

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Ashland Fire & Rescue
455 Siskiyou Boulevard
Ashland, OR 97520
541.482.2770

Pre-Application Comments

Date: 02-23-2018

Project Address:	833 Hillview	**Permit Number:**	PL-2018-00320
Project Description:	ARU addition to Residence		
Ashland Fire & Rescue Contact:	Ralph Sartain	541-552-2229	ralph.sartain@ashland.or.us

Fire department comments are based upon the 2014 Oregon Fire Code as adopted by the Ashland Municipal Code:

Addressing - Building numbers or addresses must be at least 4 inches tall, be of a color that is in contrast to its background, and shall be plainly visible and legible from the street fronting the property. Additional directional signage may be necessary to guide emergency responders down a driveway, path or through a gate. All premises identification, street signs and building numbers, must be in place with temporary signs when construction begins and permanent signage prior to issuance of any occupancy. OFC 505

Fire Apparatus Access Approach – The angle of approach at the point where the public road transitions to the private fire apparatus access road must meet the City of Ashland Engineering Department specifications. OFC 503.2.8

Fire Apparatus Access – Two or Three Residential Lots - If the furthest point on the structure is greater than 150' from the street, the entire length of the private drive or street must meet fire apparatus access. Fire apparatus access shall be 20 feet clear width, with the center 15 feet being constructed of an all weather driving surface. Fire apparatus access must support 60,000 pounds, pounds, no parking, have a maximum slope of 15 percent, and have vertical clearance of 13' 6". With the installation of fire sprinklers, 200' of the driveway is allowed to have an 18 percent slope. Inside turning radius is at least 20 feet and outside turning radius is at least 40 feet and must be indicated on site plans submitted for building permits. Fire apparatus access is required to be signed as "No Parking-Fire Lane". Final plat needs to indicate that the private drive is fire apparatus access and must state that it cannot be modified without approval of Ashland Fire & Rescue.

Fire Apparatus Access – Shared Access Easement – If a fire apparatus access road crosses onto or over another property owners parcel, an easement must be obtained to provide access for fire apparatus. Easement language needs to include wording that indicates that the shared access easement may not be modified, removed, or obstructed in any way without prior written approval from Ashland Fire and Rescue.

Firefighter Access Pathway – An approved footpath around the structure is required so that all exterior portions of the structure can be reached with the fire hose. Any changes in elevation greater than two feet in height (such as retaining walls) require stairs. The stairs shall be an all-weather surface, and meet the requirements as specified in the Oregon Structural Specialty Code. OFC 503.1.1

Fire Flow – Fire flow is determined by table B105.1 in Appendix B of the Oregon Fire Code. An increase or reduction as referenced by this code section may be required or allowed. Square footage of a structure for the purpose of determining fire flow includes all areas under the roof including garages, covered decks, basements and storage areas. A fire flow reduction of up to 75% can be allowed with the installation of a fire sprinkler system.

Fire Hydrant Distance to Structures - Hydrant distance is measured from the hydrant, along a driving surface, to the approved fire apparatus operating location. Hydrant distance shall not exceed 300 feet. Hydrant distance can be increased to 600 feet if approved fire sprinkler systems are installed.

Fire Hydrants Clearance - Hydrants must have 3 feet of clearance extending from the center nut of the hydrant all the way around. Fences, landscaping and other items may not obstruct the hydrant from clear view. Hydrants must be shown on site plan when submitting for building permits.

Fire Department Work Area – Flag drives serving structures greater than 24 feet in average roof height shall provide a Fire Work Area of 20 feet by 40 feet. At least one perimeter leg of the Fire Work Area shall be within 50 feet of the structure. The Fire Work Area requirement shall be waived if the structure served by the drive has an approved automatic fire sprinkler system installed.

Fire Sprinkler System – The installation of a fire sprinkler system may be an acceptable means to mitigate deficiencies related to other fire requirements such as fire flow, hose reach, fire lane width, fire apparatus turn-around, distance to fire hydrants, and fire department work areas. OFC 503.1.1 Find information about home fire sprinkler systems at www.ashland.or.us/homefiresprinklers

Gates and Fences – Obstructions such as gates, fences, or any other item which would block or reduce the required fire apparatus access width must be shown on the plans and approved by Ashland Fire and Rescue.
recommends the planting and maintenance of fire resistive vegetation throughout the city of Ashland. Here's how you can create a www.ashlandfirewise.org landscape.

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.

TALENT IRRIGATION DISTRICT
LAND USE AGENCY RESPONSE FORM

104 W. Valley View Rd.
P.O. Box 467
Talent, OR 97540

Phone: 541-535-1529
Fax: 541-535-4108
Email: tid@talentid.org

NAME OF ENTITY REQUESTING RESPONSE: Ashland
ENTITY REFERENCE NUMBER: PL-2018-00320
MEETING REVIEW DATE: March 7, 2018
MAP DESCRIPTION: 39-1E-15AC Tax Lot 402
PROPERTY ADDRESS: 833 Hillview Ave.

☐ **NO COMMENT ON LAND USE ISSUE (IF NOT MARKED, CONTINUE BELOW)**

NO COMMENT	IF CHECKED COMMENTS ARE APPLICABLE	
☐		**A. WATER RIGHT ISSUES**
	☒	1. Water rights need to be sold to someone or transferred back to Talent Irrigation District. Number of irrigated acres: 0.20 Comments:
	☒	2. Must have District approval for water rights to remain in place on subject property. Number of irrigated acres: 0.20 Comments: If the existing water rights are to be sold or relocated to another area, the applicant must go through the transfer process with the Bureau of Reclamation and the Water Resources Department. Water right must be removed from any impervious surfaces.
☐		**B. EASEMENTS**
		DISTRICT EASEMENTS
	☒	1. Easement needs to remain clear. No permanent structures or deep rooted plants will be allowed within the easement limits. Comments:
	☒	2. If facility is to be relocated or modified, specifications must meet the District's standards and be agreeable to the District. A new written and recorded easement must be conveyed to the District. Comments: Be aware that the District's Harmony line runs along the backside of the property. The Easement needs to remain clear and be shown on the plat map.
	☒	3. If a written and recorded easement does not exist for an existing facility, then one must be provided in favor of the District. Comments: _____
		PRIVATE EASEMENTS

☒ 1. Property may have private facilities (ditch or pipeline) that the District does not manage. Arrangements may need to be made to provide continued service through the subject property for downstream water users.
Comments: _____

PRIVATE EASEMENT PROVISIONS FOR MINOR PARTITIONS AND/OR LOT LINE ADJUSTMENTS

☒ 1. If the property currently has water rights and it is being partitioned or a lot line adjustment is being made, easements must be written and recorded which allow access for all of the pieces of property with water rights to continue to have access to the water.
Comments: _____

WATER METER REQUIREMENT ON TRANSFERRED WATER RIGHTS

☒ 1. If the water right on this property is a transferred water right that currently has a water meter requirement, then each of the properties split off of the original parcel all need to have water meters installed prior to the use of irrigation water on the newly formed parcels.
Comments: _____

☐ **C. FACILITIES** (including but not limited to pipelines, ditches, canals, control checks or boxes)

☒ 1. Upgrades to District facilities may be required to support any land use changes or developments, such as pipe installations or encasing existing pipe under roads or concrete.
Comments: _____

☐ **D. DRAINAGE / STORM WATER**

☒ The District relies on the Bureau of Reclamation's Storm Water Policy. No urban storm water or point source flows will be allowed into the District's facilities without going through the Bureau of Reclamation process. (Developments in historically agricultural areas need to be aware of agricultural run-off water and take appropriate action to protect the development from upslope water.)
Comments: _____

GENERAL COMMENTS:

1. No interruptions to irrigation water deliveries will be allowed.
2. T.I.D. is a Federal Project and some facilities and/or easement issues may need Bureau of Reclamation approval.
3. The developer/sub-divider will take all appropriate actions to ensure the reliability and protection of the original function of the District's facilities.

As required by ORS 92.090(6) the entity must receive a certification form from the District before approval of the final plat.

_____ Date Signed: 2/15/18

Jim Pendleton, Manager
Talent Irrigation District

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