
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 DIVISION
PRE-APPLICATION CONFERENCE
COMMENT SHEET October 4, 2023

SITE: 1500 E. Main St.
APPLICANT: ScienceWorks
REQUEST: Conditional Use Permit and
Commercial Site Design Review

PLANNING STAFF COMMENTS

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

Summary: The proposal includes installation of two modular classroom buildings, one modular office and kitchen building and one modular restroom building for use as an Early Learning Center in the ScienceWorks lawn area. In addition to the buildings, a fenced playground and garden space will be installed. City utilities (water, sewer, storm sewer, gas, and electricity) that were installed by the Ashland School District for the temporary modulares during school district construction will be used for the new Learning Center. The Early Learning Center would be managed by the Children's Museum of Southern Oregon's Ivy School. Installation and development will be overseen by ScienceWorks. The site is expected to serve 40 students.

Conditional Use Permit approval per AMC 18.3.6.040 is required for any use, site design, or construction or alteration of same not agreed upon in advance by the City and SOU in the SOU Master Plan. Site Design Review would be required for this proposal and is intended to reduce effects on surrounding property owners, to create safe and comfortable business environments, promote energy conservation efforts, and enhance the environment.

Key issues for staff include:

- Traffic and site circulation with other uses on the property and in the vicinity should be addressed.
 - For example, ScienceWorks, the Forensics Lab, the Armory, and the Rogue Valley Growers and Crafters Market have the same working hours. In addition, the traffic and circulation of nearby schools such as Willow Wind Elementary, Ashland Middle School, and Trails Elementary should be addressed in greater detail. The proposal should consider traffic and circulation, specially at the intersection of Campus Way and East Main as was previously done with the temporary siting of the modulares for the School District.
 - If the Rogue Valley Growers and Crafters Market relocates to the field adjacent to the preschool and increases the number of vendors, as shown on the submitted plans, then consideration should be given to if these uses are compatible with the intensification of the RVG&CM.
- Tree preservation and protection.
 - Ensure that the placement of permanent structures would not adversely impact existing trees on the property, and that the installations would be completed in compliance with applicable fire, life, and safety regulations.

Background: The site was previously improved for temporary classroom modulares that were installed for the Ashland School District during elementary schools' construction projects.

Conditional Use Permit: Conditional Use Permits apply to land use actions or certain uses that are permitted in each zoning district. The subject property is zoned SO (Southern Oregon University District). For SO-zoned properties, the envisioned target uses “are all those which are directly related to the educational functions of SOU, provided that such uses are indicated and located in conformance with the adopted and City approved SOU Master Plan and are greater than 50 feet from privately owned property.” Within the approved SOU Master Plan (http://www.ashland.or.us/files/SOU_MasterPlan_4.2010.pdf), the property is identified for use as a satellite district complex comprised of Campus Partnerships, with the Oregon National Guard Armory, US Fish and Wildlife Forensic Lab, and Science Works Museum.

The Conditional Use Permit criteria from Ashland Municipal Code (AMC), Chapter 18.5.4.050 (<https://ashland.municipal.codes/LandUse/18.5.4.050>) are as follows:

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.

- I. **HC, NM, and SOU.** The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

In responding to these criteria, staff concludes that the following should be thoroughly addressed:

- The application states, “Increase to traffic would be modest and the prior habitation of AMS and Walker Elementary has given us knowledge of best practices for traffic management and flow.” And “The ScienceWorks parking lot is designed for bus parking and loading, and car staging for large gatherings and can easily accommodate the modest increase in traffic and parking. On school days, vehicles will enter the site from East Main Street onto Campus Way and be directed to the *designated drop-off zone*. A central sidewalk will guide families to their classrooms. Parents will park their cars in the designated drop-off area and walk their kids to their classroom before exiting the site to Campus Way. Due to the proximity to the classrooms, there are no safety concerns.” The application should describe and show clearly on the site plan where the drop off zone/island is located and check with City of Ashland Fire department about location and duration of parking in the drop off zone.
- The application states that parking spaces will be allocated for six Early Learning School staff and two parking spaces and drop-off islands may be included in the building application. In relation to parking and other uses on the property, how will the proposed use as and Early Learning Center interact with other uses, i.e. ScienceWorks, the Armory and the Rogue Valley Growers and Crafters Market?
 - Will the Growers Market continue to be in operation concurrently with the Early Learning Center operations at the Armory or will the market be relocated as shown on the site plans adjacent to the Early Learning School?
 - Will ScienceWorks operate concurrently with the Early Learning Center and if so, how will potential parking and circulation conflicts be dealt with?
- The application should also speak clearly to the surface treatments of proposed walkways and drop off islands. Specifically, will the site be designed to ADA standards?
- Will there be any signage associated with the Early Learning Center?

Site Design Review: Site Design Review applies to non-residential uses and projects. The project is in the SO (Southern Oregon University District) zone, a non-residential zone that is proposing a public preschool.

The Site Design Review criteria from AMC Chapter 18.5.2.050 (<https://ashland.municipal.codes/LandUse/18.5.2.050>) are as follows:

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)

Tree Preservation and Protection: The application states that no trees will be damaged or removed as part of this proposal. An inventory is required with the application under AMC Chapter 18.4.5 (<https://ashland.municipal.codes/LandUse/18.4.5>). The inventory must include all trees six inches in diameter at breast height and greater within the project area and out to 15 feet beyond the identified limits of disturbance. The inventory must include detailed information prepared by a certified arborist including but not limited to species, diameter at breast height, condition, and drip line/protection area of each tree. The plan must clearly identify trees to be preserved and details about how they will be protected.

Building Codes, Fire Codes and Electrical Codes: The applicants would be well-advised to contact the Building Official, Fire Marshal, Public Works/Engineering, Water and Electric Departments to verify installation, permitting and metering requirements which might affect placement or permitting prior to preparing final application submittals.

Scalable Drawings: The applications must include plans addressing the application submission requirements in AMC 18.5.2.040 including a site and landscaping plans drawn to a standard scale and formatted to print to scale on paper no larger than 11-inches by 17-inches.

Signature: The final application submittal must include the property owner's signature.

Neighborhood Outreach: Staff recommends that the applicant approach any affected and/or potentially affected neighbors to discuss the proposal and try to address any concerns as early in the process as possible. Formal public notices will be sent to the owners of neighboring properties within a 200-foot radius, a sign will be posted on site, and the proposal will be advertised in the local newspaper once an application is deemed complete. In many cases, it is better if neighbors first hear of the proposal from the applicants rather than by a more formal notice from the city.

Written Findings/Burden of Proof: Applicants should be aware that written findings addressing the ordinance and all applicable criteria are required and are heavily depended on in the decision making process 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.

ZONING DISTRICT REQUIREMENTS

Zoning: SO (Southern Oregon University). Development requirements on campus are regulated through <https://ashland.municipal.codes/LandUse/18.3.6> and through the Southern Oregon University Master Plan 2010-2020 [See http://www.ashland.or.us/files/SOU_MasterPlan_4.2010.pdf].

Parking, Access and Internal Circulation: As per <https://ashland.municipal.codes/LandUse/18.4.3>.

Signage: As per <https://ashland.municipal.codes/LandUse/18.4.7.120>. Campus signage is subject to an approved Campus Signage Master Plan approved through the Conditional Use Permit process. Any additional signage or changes to existing signs may require Conditional Use Permit approval.

OTHER DEPARTMENT/AGENCY COMMENTS

BUILDING: *Building permits will be required, and building codes will need to be met.*

It would be advisable to consult with Building Official Steven Matiacco regarding any building code issues prior to submittal of permit drawings. Please contact the Building Division for any building codes-related questions at 541-488-5305.

CONSERVATION: For more information on available conservation programs, 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-related 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 only install a stub out to the location where the double check detector assembly or reduced pressure detector 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 or RPDA 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.

Materials to complete construction may not be available to meet project deadlines please contact Steve Walker to discuss what the Water Department can supply and what may need to be supplied by the developer.

The Ashland Water Department is also requiring new projects to comply with all current cross connection rules and regulations, this may require backflow prevention devices to be placed at the potential hazard or just behind the meter or connection for premises isolation depending on the degree of hazard, type of intended use of the facility or even the geographical location of the building or facility.

Please Contact Steve Walker prior to the design of water connections to the City system at [541-552-2326](tel:541-552-2326) or steve.walker@ashland.or.us to discuss the intended use of the facility and property regarding meter and hydrant placement and also potential cross connection hazards associated with the project.

ELECTRIC SERVICE: Please contact the Electric Department for service requirements, fee information, and assistance in preparing a department-approved electric service plan for the site at (541) 488-5357.

OREGON DEPARTMENT OF TRANSPORTATION (ODOT): ODOT Rail Crossing has indicated they have no concerns/comments on this proposal. ODOT Region 3 also indicated that they have not comments on this proposal. For any necessary ODOT-related information, please contact:

Ruth Price
Rail Crossing Program Coordinator
ODOT | Commerce and Compliance Division
455 Airport Rd SE, Building A | Salem, OR | 97301
ruth.e.price@odot.oregon.gov | c: 541-250-6788

Micah Horowitz, AICP | Senior Transportation Planner
ODOT Region 3 | Southwest Oregon (Coos, Curry, Douglas, Jackson & Josephine Counties)
c: 541-603-8431 | e: micah.horowitz@odot.oregon.gov

TALENT IRRIGATION DISTRICT: *See attached Talent Irrigation District Land Use Agency Response Form at the end of this document.*

Please contact Talent Irrigation District at 541-535-1529 or tidd@talenitid.org for any questions.

PROCEDURE

Application Requirements: As a Conditional Use Permit, the proposal would be subject to a “Type I” procedure 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.

1. Application Form and Fee. Applications for Type I review shall be made on forms provided

by the Staff Advisor.

Zoning Permit Application:

[https://www.ashland.or.us/SIB/files/Comm%20Dev/Forms%2C%20Brochures%2C%20Handouts/Zoning Permits Application FY23-24.pdf](https://www.ashland.or.us/SIB/files/Comm%20Dev/Forms%2C%20Brochures%2C%20Handouts/Zoning_Permits_Application_FY23-24.pdf)

One or more property owners of the property for which the planning action is requested, and their authorized agent, as applicable, must sign the application. The application shall not be considered complete unless the appropriate application fee accompanies it.

2. Submittal Information. The application shall include all of the following information.
 - a. The information requested on the application form.
 - b. Plans and exhibits required for the specific approvals sought.
 - c. A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail.
 - d. Information demonstrating compliance with all prior decision(s) and conditions of approval for the subject site, as applicable.
 - e. The required fee (*see the end of this document*).

The Ashland Land Use Ordinance in its entirety may be accessed on-line at:

<https://ashland.municipal.codes/LandUse>

PLAN & EXHIBIT REQUIREMENTS: Required plans formatted to print to scale on paper no larger than 11"x 17". Note: These copies may be used for the Planning Commission packets and for the notices mailed to neighbors.

- The materials required for a Conditional Use Permit approval as detailed at <https://ashland.municipal.codes/LandUse/18.5.4.040>.
- The materials required for a Tree Protection Plan as required at <https://ashland.municipal.codes/LandUse/18.4.5.030>.

RELEVANT CRITERIA AND STANDARDS: 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 the criteria for Conditional Use Permit approval as detailed at <https://ashland.municipal.codes/LandUse/18.5.4.050>.
- Written findings addressing the criteria for Site Development and Design standards as detailed at <https://ashland.municipal.codes/LandUse/18.3.4.060>.

| | |
|--|------------------------------|
| SUBMITTAL DEADLINES (For Hearings Only): | First Friday of Each Month |
| HEARING DATES (Tree Commission, 6:00 p.m.): | Thursday before PC |
| HEARING DATES (Planning Commission, 7:00 p.m.): | Second Tuesday of Each Month |

FEES: Commercial Site Design Review (Type I): \$1,271.25 + ½ percent of valuation
Conditional Use Permit (Type I): \$1,271.25

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. 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:

Jennifer Chenoweth, Associate Planner

City of Ashland, Department of Community Development

Phone: 541-552-2045 or email: jennifer.chenoweth@ashland.or.us

Public Works Department/Engineering Division
Pre-Application Comments

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 an 8-in sanitary sewer main in Campus Way. 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 an 8-in water main in Campus Way. 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 12-in storm sewer main in Campus Way. 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 2,500 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.
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.

Ashland Fire & Rescue (AF&R)

Pre-Application Comments

[attached]

Talent Irrigation District (TID)

Pre-Application Comments

[attached]



Ashland Fire & Rescue Pre-Application Report

Conditions Descriptions

Reviewed By: Sartain, Ralph; Kleinberg Tech, Admin

Date Completed: 09/11/2023

LD File #: PreApp -2023-00385

Date Scheduled:

Applicant: Sceince Works

Site Name: Early Learning Center

LD Description: Installation of two classroom modular buildings, one office/kitchen modular building, and one restroom modular building, used as an early learning center with a capacity of 40 children.

Location: 1500 E Main Street

Status

**Approved with
Conditions Noted
Below?:** Yes

Specific Development Requirements for Access & Water Supply

Fire department comments are based upon the 2022 Oregon Fire Code as adopted by the Ashland Municipal Code, and Ashland Land Use Laws:

Conditions

| Comments | Code Set | Code Reference |
|---|---------------------|----------------|
| Addressing Requirements | Agency Defined Code | OFC 505.1 |
| Firefighter Access Pathway Requirements | Agency Defined Code | AF&R 3 |
| Fire Alarm System Requirements: If occupant load exceeds 50 (See OSSC/OFC Section 907.2.3). | Agency Defined Code | OFC 907 |
| Fire Extinguisher Requirements | Agency Defined Code | AF&R 12 |

Conditions Descriptions

| Code Reference | Description |
|----------------|--|
| OFC 505.1 | Addressing - New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained. |
| AF&R 3 | 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. |
| OFC 907 | Fire alarm system requirement information. Where a fire alarm system is required, it shall meet the requirements of the Oregon Fire Code and the National Fire Protection Association (NFPA) 72 Standard. |

AF&R 12 Provide minimum rated 2A:10BC fire extinguisher(s) in all areas of the occupancy so that there is no location in the structure with more than 75 feet of travel distance from a fire extinguisher. The fire extinguisher(s) shall be mounted on the wall at approximately 48 inches above the floor.

Construction General Information/Requirements

Development shall comply with access and water supply requirements in accordance with the Oregon Fire Code in effect at the time of development submittal. Fire apparatus access roads are required to be installed prior to the time of construction. The approved water supply for fire protection (fire hydrants) is required to be installed prior to construction when combustible material arrives at the site.

Specific fire protection systems may be required in accordance with the Oregon Fire Code. This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only. This plan review shall not prevent the correction of errors or violations that are found to exist during construction. This plan review is based on information provided only.

Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards.

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.

If work will be completed during fire season, check fire season fire prevention requirements found at www.ashland.or.us/fireseason.

Ashland Fire & Rescue, 455 Siskiyou Blvd, Ashland OR 97520

541-482-2770 www.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: City Of Ashland

ENTITY REFERENCE NUMBER: PREAPP-2023-00385

MEETING REVIEW DATE: September 27, 2023

MAP DESCRIPTION: 39-1E-10BD Tax Lot 4100

PROPERTY ADDRESS: 1500 E. Main St., Ashland OR.

☐ 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 from any newly created impervious surfaces within water right locations. Number of irrigated acres: 5.4
Comments: TID water rights are for irrigation purposes only. No other uses are allowed including use for a processing facility.

AND/OR

- ☒ 2. Must have District approval for water rights to remain in place on subject property. Number of irrigated acres: 5.4
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 District, Bureau of Reclamation and the Water Resources Department. Water rights must be removed from any impervious surfaces.

☐ **B. EASEMENTS**

DISTRICT EASEMENTS

- ☒ 1. Easement needs to remain clear. No structures or deep-rooted plants will be allowed within the easement limits.
Comments: The districts A-8-C-1 lateral runs along the east property line and then cuts across the tax lot in a northwesterly direction to East Main St. The easement width is 10 feet; 5 feet from the center of the pipe on each side. Any utility crossings of the districts pipeline must be done to district specifications and with prior written approval by the district.
- ☒ 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: _____
- ☒ 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 2017 ORS 92.090(6) which states as follows: "Subject to any standards and procedures adopted pursuant to ORS 92.044 (Adoption of standards and procedures governing approval of plats and plans), no plat of a subdivision or partition located within the boundaries of an irrigation district,

drainage district, water control district, water improvement district or district improvement company shall be approved by a city or county unless the city or county has received and accepted a certification

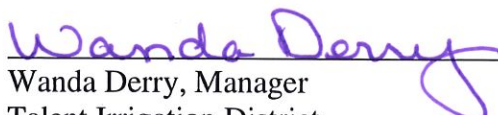
from the district or company that the subdivision or partition is either entirely excluded from the district or company or is included within the district or company for purposes of receiving services and subjecting the subdivision or partition to the fees and other charges of the district or company.”

Talent Irrigation District’s fee associated with this planning action is checked below.

☐ **Letter of No Concern: \$25.00**

☒ **Letter With Concern: \$110.00**

(Fees subject to change)



Wanda Derry, Manager
Talent Irrigation District

Date Signed: September 8, 2023