
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** November 17, 2022

SITE: 1111 Granite St
39 1E 17 TL#600
APPLICANT: City of Ashland (PW)
REQUEST: SDR/CUP, P&E for Floodplain
and/or Hillside Development, and Limited Use
Permits, Tree Removal

PLANNING STAFF COMMENTS:

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.

This project has previously been through the pre-application process on 11/20/2019. This document is largely the same with some additional updates based on specific asks from HDR.

Planning Review Required

- Proposed Use Public Utility is allowed as a Conditional Use in the WR zone. AMC 18.2.2.030
- Conditional Uses involving new structures require a Type II review AMC 18.5.4.030
- Additionally, a Physical and Environmental Constraints permit and WRPZ permit are both required (AMC 18.3.10 and 18.3.11)

Fire Questions and answers

- The fire apparatus road serving the Ashland WTP site will have a grade steeper than 10 percent. The exception for the 10 percent grade requirement for fire apparatus roads in Oregon Fire Code §D103.2 indicates that "Grades steeper than 10 percent as approved by the fire code official." During the Ashland WTP final design meeting held on 1/29/20, Fire Marshal Ralph Sartain indicated that "Sprinklers are required as main access road is >10 percent grade." Are sprinklers still required for the main WTP in order to get fire code approval for the exception for fire apparatus roads with grades steeper than 10 percent?
Yes, fire sprinklers are required
 - There are other structures at the Ashland WTP site including an ozone equipment building and pump building, and these smaller buildings served by the same fire apparatus road. Are sprinklers required for the exception to the fire apparatus road grade steeper than 10 percent or just for the main WTP building? **Sprinklers would be required in all buildings**
- Is the proposed outdoor battery energy storage system (BESS) acceptable to the fire code official? Per the permit application, we are following OSSC and OFC 2019 and local amendments to these codes. **I don't have specific information on this, but if you are following all the code requirements, it is acceptable.**
- The site is within a heavily wood area and there have been fires near this area.
 - Are there any additional Wildland-Urban Interface requirements for this site? **A fuel break will be required, which is usually a minimum 100 feet around structures (Sometimes 200-300 for structures at the top of slopes). Weeds and ladder fuels need to be treated each year around the perimeter of the site. Any landscaping/vegetation planted should be firewise landscaping and meet Ashland vegetation standards.**
 - What type of lawn sprinklers would be used to wet down the site in an event of a fire and where would these tie into the system? Are there additional pressure and flow requirements for these? **There are no Building or Fire Code requirements for this. With this said, some property owners have chosen to install exterior sprinkler systems around their property. This is frequently a rainbird type system that pre-wets their property ahead of a wildfire.**

- Per our understanding of AMC 18.4.4, a permanent irrigation system should be installed as part of new site/landscape development. Can this requirement be replaced with a robust specification for temporary irrigation during vegetation establishment?

AMC 18.4.4.030.I.3. **Exceptions.** Requests to depart from the requirements of this section shall demonstrate that the water consumption for the project as a whole is equal to or less than what would occur if the standards were strictly applied, in addition to meeting the criteria in [18.5.2.050.E](#) Exception to the Site Development and Design Standards.

AMC 18.5.2.050.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](#).

- 18.3.10.090.B.3. **Retention in Natural State.** On all projects on Hillside Lands involving partitions and subdivisions, and existing lots with an area greater than one-half acre, an area equal to 25 percent of the total project area, plus the percentage figure of the average slope of the total project area, shall be retained in a natural state. Lands to be retained in a natural state shall be protected from damage through the use of temporary construction fencing or the functional equivalent. For example, on a 25,000-square-foot lot with an average slope of 29 percent, 25 percent plus 29 percent equals 54 percent of the total lot area shall be retained in a natural state. The retention in a natural state of areas greater than the minimum percentage required here is encouraged.
 - The existing topography will require a substantial amount of grading in the project area and we will not be able to meet this requirement. The total tax lot is 80 acres, and the project area is approximately 4.5 acres. Do we need a variance or is there another process to get an exception?

AMC 18.3.10.090.H. **Exception to the Development Standards for Hillside Lands.** An exception under this section is not subject to the variance requirements of chapter [18.5.5](#), Variances. An application for an exception is subject to the Type I procedure in section [18.5.1.050](#) and may be granted with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria:

1. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
2. The exception will result in equal or greater protection of the resources protected under this chapter.
3. The exception is the minimum necessary to alleviate the difficulty.
4. The exception is consistent with the stated Purpose and Intent of chapter [18.3.10](#), Physical and Environmental Constraints Overlay, and section [18.3.10.090](#), Development Standards for Hillside Lands.

- 18.4.6.030.E. Performance guarantee required
 - Is this not applicable since the applicant is the City?
- 18.4.6.030.G Agreement
 - Is this not applicable since the applicant is the City?

AMC 18.4.6 relates to public improvements only – eg right of way. While the proposal does include some work in city ROW most of the work is on the parcel and there is no new public ROW being dedicated. There will be no need for a performance guarantee or agreement as specified at AMC 18.4.6.030.G

- 18.3.10.090.D.1 – Inventory of existing trees and 18.3.10.090.D.2 – Evaluation of suitability for conservation
 - A tree survey was done and recorded the tree size, deciduous/conifer, and drip line. Will this suffice or do we need to have another tree survey done to get each individual species, tree base elevations, and the evaluations in D.2? Is it the City’s intent to get this done with the City arborist.

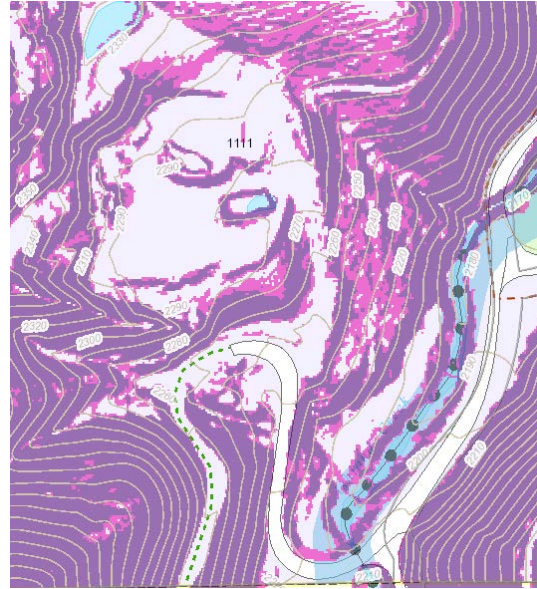
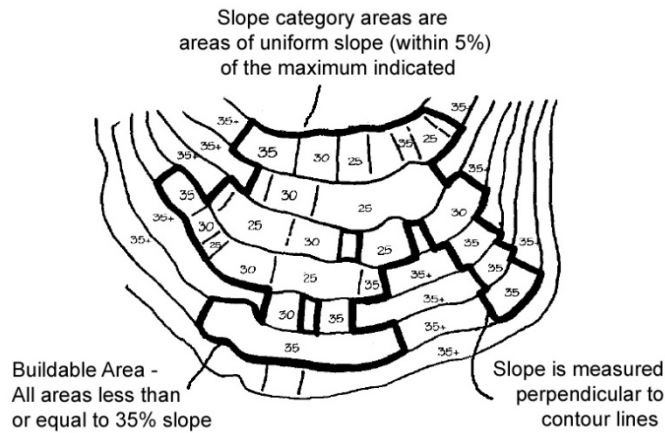
If it can be demonstrated that the approval criteria are met (see below) and that the removal is required to allow the building and road to be constructed then a comprehensive health evaluation of the tree proposed for removal will not be required.

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard 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.

- a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part [18.4](#) and Physical and Environmental Constraints in part 18.3.10.
- b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
- c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
- d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
- e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section [18.5.7.050](#). Such mitigation requirements shall be a condition of approval of the permit.

Slope analysis

Hill side standards only apply in areas of slope greater than 25%. Based on the city GIS it appears that there is a distinct bifurcation from flatter areas to slopes greater than 35%. If it can be

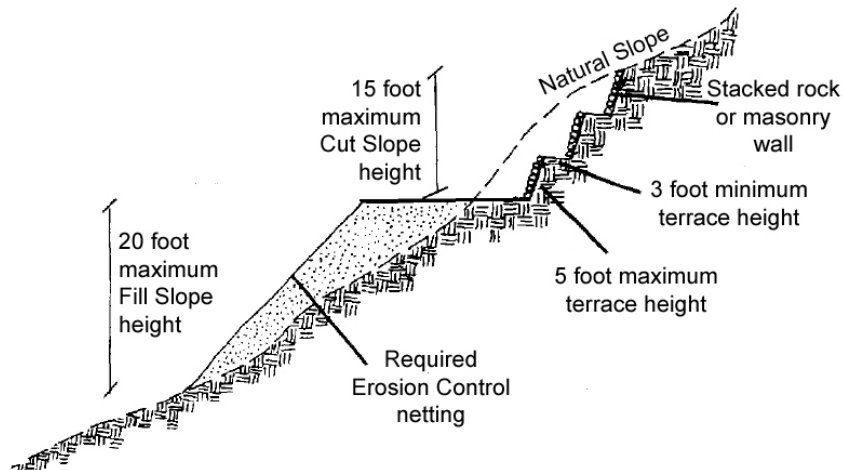


demonstrated that the building is located in an area of the project site that is less than 25% by a slope analysis, then the hill side standards would not apply.

Retaining walls and grading standards.

The present plans submitted appear to have no information on retaining wall details. As depicted on the site plan they have no depth. A completed application should include details on cut/fill and construction details of retaining walls

From AMC 18.3.10.090.B4 Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet.



From 2019 pre-app report:

Generally: Depending upon the final details of the project, in addition to a Site Design Review/Conditional Use Permit, permits may also be required for Hillside Development (P&E), Floodplain Development (P&E), Limited Uses or Activities within a Water Resources Protection Zone (WRPZ), and Tree Removal. For staff, a key to the application will be in clearly articulating the request as it relates to the applicable criteria and standards both in narrative and plan form to make the request clear and understandable despite its scale and complexity.

- In all zones, non-residential structures including public buildings require **Site Design Review** permit approval. In addition to the Site Design Review criteria, the application would need to respond to the Building Placement, Orientation & Design Standards in AMC 18.4.2.040 for non-residential development. *(Many of these criteria are intended to establish a relationship between a building and the streetscape to support a pedestrian-scale commercial character and will not apply to the building/use/location proposed.)*
- Within the WR zones, Utility and Service Buildings are subject to **Conditional Use Permit** approval. Conditional Use Permits consider the “adverse material impacts” of the request in comparison to the target use for the zone *(i.e. an 80-acre parcel would typically be considered in comparison to the impacts of four residential units.)*
- Work constituting development on hillside lands and/or floodplain corridor lands within the Ashland city limits will require a **Physical & Environmental (P&E) Constraints Review permit** for hillside and/or floodplain development if it triggers any of several threshold levels. Some key considerations are 1) that standards are followed to minimize impacts; and 2) that work will not result in an increase in flood levels downstream.
- Work within Water Resource Protection Zones (WRPZ's) **will** require a **Limited Activities and Uses permit**. WRPZ's are those areas within 50 feet upland of the top of bank of Ashland Creek north of the “swimming hole” or within 40 feet of the centerline of Ashland Creek south of the “swimming hole.” *Maintenance and replacement of existing streets, driveways and utilities is exempt from these regulations **if** the work involves no more than the existing ROW/easement plus five percent. New facilities, or facilities increasing the existing disturbance more than five percent beyond the existing r-o-w or easement would be required to address WRPZ regulations.*
- *The removal of “Significant Trees” requires **Tree Removal Permits** for properties under the control of the City of Ashland. Significant Trees are: Coniferous Trees 18”+ dbh or Deciduous Trees 12”+ dbh. Impacts of tree removal would also be considered as part of the P&E permit and WRPZ permit (as applicable). The application will need to include a Tree Inventory of all trees six-inches in diameter at breast height or greater in the areas of disturbance, and demonstrate how trees to be preserved will be protected during development.*

Jurisdiction: The subject property is at the south-edge of the city limits, and is entirely outside of the city’s Urban Growth Boundary (UGB). Any work occurring outside of the city limits

would fall within Jackson County’s jurisdiction and would need to be reviewed by the Jackson County Planning Department. City of Ashland review would only apply to that property within the current Ashland city limits. The application should clearly identify the city limit line relative to the work proposed. (*Work in proximity to streams, riparian areas, floodplain corridors and/or wetlands will also require applicable federal and state review and permitting.*)

Hillside Development & Floodplain Development (18.3.10): As detailed in AMC 18.3.10.020.A, land alterations constituting development (i.e. 20 cubic yards of excavation/1,000 square feet of surface disturbance on any lot; culverting or diversion of any stream; or construction of a building, road, driveway, parking area or other structure; tree removal) in areas of flood plain corridor land or hillside lands (slopes greater than 25 percent) trigger a physical and environmental (P&E) constraints review permit. Generally, a P&E permit requires demonstration that:

- A. *Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.*
 - o *The Development Standards for Flood Plain Corridor Lands are found at: <https://ashland.municipal.codes/LandUse/18.3.10.080>.*
 - o *The Flood Damage and Prevention Regulations of AMC 15.10 (local building code) must also be considered. See <https://ashland.municipal.codes/AMC/15.10>.*
 - o *The Development Standards for Hillside Lands (slopes >25%) are found at: <https://ashland.municipal.codes/LandUse/18.3.10.090>*
 - o *The Development Standards for Wildfire Lands are found at: <https://ashland.municipal.codes/LandUse/18.3.10.100>*
 - o *The Development Standards for Hillside Lands with severe constraints (slopes >35%) are found at: <https://ashland.municipal.codes/LandUse/18.3.10.110>*
- B. *That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.*
- C. *That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.*

Water Resources Protection (18.3.11): AMC 18.3.11.050.B.7 provides that the following activities and uses do not require a permit or authorization under the Water Resources Protection Zones chapter (AMC 18.3.11):

Routine maintenance and replacement of existing public utilities... if work disturbs no more total surface area than the area inside the public utility easement and up to an additional five percent surface area of the public utility easement outside of the public utility easement.

Driveway and Street Maintenance and Paving. Maintenance, paving, and reconstruction of existing public and private streets and driveways if work disturbs no

more total surface area than the area inside the street right-of-way or access easement and up to an additional five percent surface area of the street right-of-way or access easement outside of the right-of-way or easement. Public streets shall be located in public right-of-way or a public easement.

AMC 18.3.11.060.A.3 provides that new public access, utilities and bridges or similar bottomless crossing structures require a Limited Activities/Use Permit and generally require a demonstration that the installation is necessary to maintain a functional system and that no other alternative location outside the WRPZ exists.

Where work is occurring within the city limits and within the protection zones and involves the installation of new public access, new public utilities or a new bridge/crossing, a Limited Activities & Uses Permit will be required. Limited Activities & Uses Permits must respond to the criteria in subsection D at <https://ashland.municipal.codes/LandUse/18.3.11.060> and must include mitigation (<https://ashland.municipal.codes/LandUse/18.3.11.110>) and provide for long-term management and maintenance as required in <https://ashland.municipal.codes/LandUse/18.3.11.110.C>.

Tree Preservation/Protection/Removal: All planning actions are required to include a tree preservation/protection plan to ensure that trees are protected during site disturbance (including demolition, construction, driveway/parking installation, staging of materials, etc.) This plan is supposed to address all trees on the subject property(-ies) over six-inches in diameter at breast height (d.b.h.) and all trees that are located on adjacent properties within 15 feet of the property line as well, **including any existing street trees**. Any removal of significant trees would also need to be addressed through applicable tree removal permit procedures. *Generally, tree protection is required for trees within 15 feet of the area of disturbance, and city-standard tree protection requires six-foot chain link fencing supported with blocks at grade rather than stakes driven into the root zone of the trees.*

Written Findings/Burden of Proof: This pre-application conference is intended to highlight procedural requirements and staff-identified issues 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.

Neighborhood Outreach: Projects involving changes to established neighborhood patterns can be a concern for neighbors, and planning staff always recommends that applicants approach neighbors to make them aware of the proposal and to try to address any concerns as early in the process as possible. Notices are typically sent to neighbors within a 200-foot radius of the property.

OTHER DEPARTMENTS' COMMENTS

BUILDING DEPT: No comments at this time. Please contact the Building Official Steven Matiaco in the Building Division to verify any requirements relating to building codes, including the flood prevention regulations in AMC 15.10 at (541) 488-5305.

CONSERVATION: No comments at this time. For any Conservation-related information, please contact Conservation Analyst/Inspector Dan Cunningham at 541-552-2063 or via e-mail to dan.cunningham@ashland.or.us

ENGINEERING: No comments at this time. Please contact Karl Johnson of the Engineering Division for any general Public Works/Engineering information at 541-552-2415 or via e-mail to karl.johnson@ashland.or.us .

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

WATER AND SEWER SERVICES: No comments at this time. For any Water Department-related information, please Contact Steve Walker at [541-552-2326](tel:541-552-2326) or e-mail walkers@ashland.or.us.

ELECTRIC SERVICE: For any information from the Electric Department, please contact Dave Tygerson at (541) 552-2389.

ZONING DISTRICT REQUIREMENTS

The subject property is zoned WR-20, a Woodland Residential Zoning District with a 20-acre minimum lot size. The uses allowed by zone are detailed in the table in **AMC 18.2.2.030**. The zoning district requirements for the WR zone are detailed in the table in **AMC 18.2.5.030.B**. Generally, there is a 20-acre minimum lot size, an allowance for up to seven percent lot coverage, and an allowed density of .05 dwelling units per acre. Setbacks are: Front – 20 feet; Rear – 10 feet per story; Side – 6 feet/10 feet on a street or alley side. Building height is limited to the lesser of 35 feet or 2 ½ stories, and all development must comply with the Solar Access ordinance (**AMC 18.4.8**).

PROCEDURE

Type II Procedure (Public Hearing)

Conditional Use Permits involving new buildings require a “Type II” procedure with a decision by the Planning Commission through a public hearing and the potential for appeal “on the record” to Council

APPLICATION REQUIREMENTS

Application Form and Fee.

Applications for Type II review shall be made on forms provided by the Staff Advisor and available on-line at <http://www.ashland.or.us/Files/Zoning%20Permit%20Application.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.

Submittal Information.

The application shall include all of the following information.

Submittal Information. The application shall include all of the following information.

- a. The information requested on the application form
<http://www.ashland.or.us/Files/Zoning%20Permit%20Application.pdf> .
- 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 fees at the end of this document*).

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	18.5.2.050
Conditional Use Permit	18.5.4.050
P&E Permit criteria	18.3.10.050
P&E Development Standards for Floodplain Corridor Lands	18.3.10.080
P&E Development Standards for Hillside Lands	18.3.10.090
P&E Development Standards for Wildfire Lands	18.3.10.100
P&E Development Standards for Severe Constraints Lands	18.3.10.110
WRPZ Limited Uses & Activities Permit criteria (<i>if app.</i>)	18.3.11.060.D
Tree Removal Permit:	18.5.7.040

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. Please submit clear, reproducible copies that are drawn to a standard architect’s or engineer’s scale:

Site Design Review	18.5.2.040
Conditional Use Permit	18.5.4.040
P&E Permit Submittal Requirements	18.3.10.040
WRPZ Submittal Requirements (if applicable):	18.3.11.100
Tree Removal Permit (if applicable):	18.5.7.030

Submittal Deadlines

UPCOMING APPLICATION DEADLINES:	First Friday of each month
UPCOMING PC MEETINGS:	Second Tuesday of each month

Application Fees

Site Review/Conditional Use Permit (Type II):	\$2,247.50 + 1/2% of valuation
WRPZ Limited Uses & Activities Permit (Type 1):	\$1,120.25
P&E Permit for Hillside/Floodplain Development (Type 1):	\$1,120.25
Tree Removal/Street Tree Removal (if applicable):	\$0

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 processed or scheduled at a Planning Commission meeting. Applications are reviewed for completeness in accordance with ORS 227.178. 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. The first fifteen **COMPLETE** applications submitted are processed at the next available Planning Commission meeting.

For further information, please contact:

Aaron Anderson, <i>Senior Planner</i>	<u>November 17, 2022</u>
City of Ashland, Department of Community Development	Date
Phone: 541-552-2052 or e-mail: aaron.anderson@ashland.or.us	



Ashland Fire & Rescue Pre-Application Report

Conditions Descriptions

Reviewed By: Sartain, Ralph; Kleinberg Tech, Admin

Date Completed: 11/07/2022

LD File #: PreApp-2022-00359

Date Scheduled:

Applicant: City of Ashland - Scott Fleury

Site Name: City of Ashland Water Treatment Plant

LD Description: New water treatment plant, including 2-story operations and treatment building, an 850,000 gallon clearwell (water reservoir), a diesel standby generator, an ozone generator (for disinfection) with liquid oxygen storage, and a pump station.

Location: 1111 Granite Street

Status

Approved with Yes
Conditions Noted
Below?:

Specific Development Requirements for Access & Water Supply

Fire department comments are based upon the 2019 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
Fire hydrants are required for this facility. Fire hydrant locations shall be approved by the Fire Department. A site plan is required to be submitted to the Fire Department for review showing fire hydrant locations. The approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustibile material arrives at the site.	Agency Defined Code	AF&R 8
Fire flow requirements.	Agency Defined Code	OFC B105.1
No parking sign requirements.	Oregon Fire Code 2019	D103.6.1
Gate access requirement.	Agency Defined Code	OFC 503.5; 503.5.1; 503.6; D103.5
Fuel break requirement.	Agency Defined Code	AF&R 14
Vegetation requirement.	Agency Defined Code	AF&R 16
Fire extinguisher requirement.	Agency Defined Code	AF&R 12
A Hazardous Materials Inventory Statement and a Hazardous Materials Management Plan are required in accordance with the Oregon Fire Code Section 407.	Agency Defined Code	Other
Fire Sprinkler Requirement.	Agency Defined Code	OFC D103.2; 503.2.7; D108

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 8	Fire hydrants with reflectors will be required for this project. Hydrants must have 3 feet of clearance extending from the center nut of the hydrant all the way around (OFC 507.5.5). 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.
OFC B105.1	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.
D103.6.1	Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
OFC 503.5; 503.5.1; 503.6; D103.5	Access control devices must be approved by Ashland Fire & Rescue. All gates shall have approved locking devices. Manual gates shall have a lock connected to a long length of chain. Automatic gates shall be equipped with an approved emergency services activated opening device (radio frequency microphone click from fire engines opens gate).
AF&R 14	On lands designated in the Wildfire Lands Overlay, a "Fuel Break" as defined in Ashland Municipal Code, section 18.3.10.100 is required.
AF&R 16	Existing and intentionally planted vegetation is required to meet AMC 18.3.10.100B(2) General Fuel Modification Area Standards. The Fire Wise landscaping brochure provides diagrams and examples of how to meet these requirements. www.ashlandfirewise.org . Contact Ashland Fire & Rescue Forestry Division for a fuel break inspection.
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.
Other	Additional Requirements
OFC D103.2; 503.2.7; D108	The determination has been made that this project does not meet fire apparatus access requirements as set forth in the Oregon Fire Code Section 503. Specifically, the road grades into this site exceed 10%. In lieu of this deficiency, all buildings will be required to be protected with a NFPA 13 automatic fire sprinkler system.

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.

