

The comments of this pre-application 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.

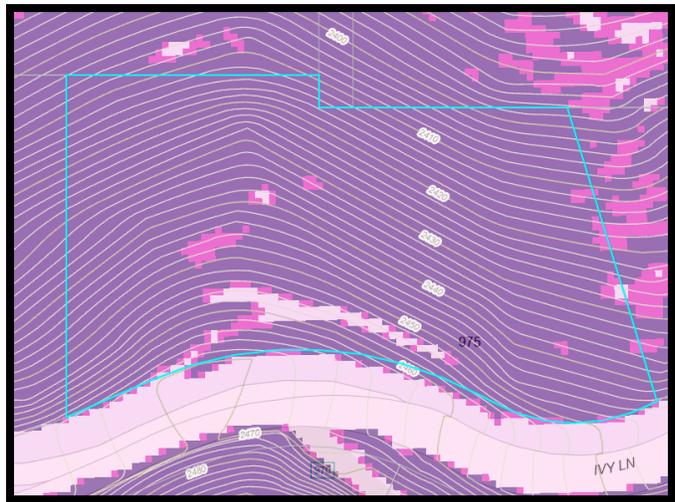
**ASHLAND PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
COMMENT SHEET
May 20, 2024**

SITE: 975 Ivy Street
APPLICANT: Structure Vision LLC
REQUEST: Physical & Environmental
Constraints Review Permit for Hillside
Development, Exceptions

PLANNING DIVISION COMMENTS:

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

The subject property is located to the west of the cul-de-sac at the end of Ivy Lane, toward the south end of the City limits. The lot is vacant and approximately 0.69 acres, or 30,147 square feet. The zoning is RR-.5, Rural Residential. The lot is part of the Pineview Estates Subdivision. The property is ‘severely constrained’ (slopes greater than 35%). On the image to the right (generated by City GIS) the dark magenta/purple are slopes greater than 35%, and light magenta showing slopes greater than 25%. The land use ordinance requires all new construction to happen on slopes less than 35%, however AMC 18.3.10.090.A.1.a allows for “Existing parcels without adequate buildable area less than or equal to 35 percent shall be considered buildable for one unit.” Because of the steepness of the property and the presence of slopes greater than 25% a Physical and Environmental Constraints Review Permit is required for development.



Summary: Ashland’s Hillside Development Standards seek to protect the natural features of hillside lands and the visual character of the city. The application as proposed requires a substantial number of exceptions to these standards. Given the number of exceptions involved, staff would schedule this item for a hearing before the Planning Commission to determine whether the exceptions are appropriate. For the most part, staff could support exceptions where a strong case is made that the exception criteria are being however staff could not support a Variance request to exceed lot coverage or Exception requests relative to the driveway (i.e. multiple curb cuts, more than 100 feet of driveway on severe constraints land.) Staff have identified several issues in reviewing the proposal to construct a single-family residence on the subject property that will need to be fully addressed in the application submittal. They are as follows:

- **Driveway:** The driveway as proposed presents several issues: 1) There is a road slope and public utility easement extending 20-feet north of the right-of-way. Any work within that easement – if approved by the Public Works Department – would require approval by Public Works and, if approved, a permanent encroachment permit. It would be advisable to contact

Karl Johnson in Public Works fairly early on in the design process to identify any potential issues with driveway placement within the easement. 2) The circular driveway configuration proposed runs counter to controlled access requirements which limit single family residences to one curb cut/driveway approach (AMC 18.4.3.080.D.5). The driveway configuration as proposed would require a Variance to these standards. 3) The driveway as proposed appears to cross slopes of more than 35 percent for a length of more than 100 feet. This would require an Exception to the Hillside Development Standards (AMC 18.3.10.090.A.3.b). 4) A driveway in excess of 50 feet in length would be required to meet the flag drive standards of AMC 18.5.3.060 which calls for a 12-foot paved surface within a 15-foot clear width. 5) The applicant would need to sign an agreement acknowledging that if sidewalks are ever installed, on-street parking may need to be removed to accommodate city-standard street improvements. 6)The driveway also contributes substantially to lot coverage and would need to be included in lot coverage calculations. Staff would not be able to support a Variance to the controlled access requirements or to lot coverage, or an Exception to disturb more than 100 feet of severe constraints lands for a driveway.

- **Original Subdivision Conditions:** The subject property is part of the Pineview Estates subdivision. The City has many documents and plans dating back to the early 1980s pertaining to this subdivision. The conditions of approval of final plat from the Planning Commission in 1994 (PA-93-121), the original outline plan approval (PA-89-078) and subsequent modification (PA 95-029) are attached to this report. Some of the relevant conditions to this project include:
 - A pedestrian access easement between lots three and four (connecting to Beach Street).
 - “All homes located north of the proposed streets shall incorporate engineered dry well systems to accommodate storm water runoff from impervious surfaces associated with the home.”
 - “That all residences in the subdivision be constructed in conformance with the Conservation Housing Requirements outlined in the revised Performance Standards Guidelines. Such construction measures required to achieve the 15% density bonus required for the development.” [*Conservation Housing requirements call for homes to be constructed to Earth Advantage standards as detailed in Resolution #2006-06. Please contact Dan Cunningham in the Conservation Division at (541) 488-5305 with any questions.*]
 - “That all residences in the subdivision have residential sprinkler systems for fire protection. Such residential sprinkler systems to be indicated on the building plans and approved prior to issuance of the building permit.”
 - The CC&R’s for the subdivision were to have included a specific tree preservation and protection plan and subdivision-specific tree requirements. The applicant will need to verify the requirements of the CC&R’s and consult with any homeowners association for necessary approvals.
 - That if the property to the west ever develops to necessitate a street connection, property owners of the four Ivy Lane lots would be responsible for a one-quarter share of the cost of these street improvements.
- **Building Envelope:** Previous approvals included a modification to the building envelope. The newest approved modification was in 2017. The applicant will need to show how the new proposed building envelope fits within the previously approved envelope or apply for

modification.

- **Building Design Standards:** The City’s Land Use Ordinance has specific requirements for development on hillside lands. The intent is to encourage “a sensitive form of development and to allow for a reasonable use that complements the natural and visual character of the City.” The Development Standards for Hillside Lands can be found in section 18.3.10.090 of the Land Use Ordinance (shown in part below). Upon review of the proposed single-family residence, Staff has identified a couple of issues:
 - It appears the building height exceeds or comes close to the 35-foot maximum for development on hillside lands (18.3.10.090.E.2.a and.3); this appears to be partially due to the orientation of roofline which does not orient with the hillside.
 - The preliminary plans provided show downhill walls to be greater than 20 feet in height (measured from natural grade). The standards call for a step back of at least six-feet (18.3.10.090.E.2.c). As proposed, the structure steps forward instead of stepping back as the standards require. For staff to support an Exception the applicant would need to make a strong case that the proposal benefitted both the natural and visual character of the hillside.
 - Wall planes greater than 36-lineal feet are required to include at least a six-foot offset which must be reflected through the roofline to break up the massing of the building. . Though the building is proposed here in such a way to orient with the natural curve of the lot, the floor plan provided shows a continuous horizontal wall that is significantly over the allowed 36 lineal feet. This wall plane would need to incorporate an off set or request an exception. (18.3.10.090.E.2.d).
 - **Grading – Cuts:** The standards call for the use of cut slopes for structure foundations which reduce the effective visual bulk, such as split pad or stepped footings. It appears that the building is not being set into the hill using stepped footings but is placed upon the slope which increases the overall height.
 - **Grading – Fill:** Grading shall be minimized in order to accommodate the structure and a reasonable yard area. Pads for swimming pools are specifically discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope. An Exception to the design standards would be necessary if the building is not able to be stepped into the slope. Staff would not generally be supportive of an exception for a pool given the steepness of the lot and the magnitude and number of exceptions. Exceptions to the Development Standards are addressed in AMC 18.3.10.H.
 - **Retaining Wall(s):** According to AMC 18.3.10.B.4.b, cut slopes greater than seven feet in height are required to be terraced. Terraces cannot exceed five feet in height with a three-foot width and a total cut of 15 feet. Retaining walls not meeting these standards would require an Exception from the Development Standards for Hillside Lands.

Each deviation from the Development Standards for Hillside Lands would require detailed explanation addressing the exception standards and demonstrating that the exception would be more beneficial to the surrounding area, topography, etc. than meeting the minimum required standards would provide.

Due to the number and magnitude of exceptions to the design standards that would be required of this proposal, while the resulting application would be a “Type 1” Physical and Environmental Constraints Review Permit the Staff Advisor would refer the application to the Planning Commission for a decision through a public hearing.

Engineered Foundations: All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.

Tree Conservation, Protection and Removal: In addition to the Tree Preservation & Protection Standards (AMC 18.4.5) and the Tree Removal requirements (AMC 18.5.7), there are specific requirements addressing tree removal on Hillside Lands found in AMC Chapter 18.3.10.090.D. The hearing authority may approve the removal of trees if the proposal meets the criteria in AMC 18.3.10.090.D.5. Tree protection measures are required for trees impacted by site disturbance and construction and detailed in AMC 18.4.5. A tree inventory prepared by a certified arborist will need to locate all trees greater than six inches DBH on the property, and on adjacent properties within 15 feet of the property line, and identify the species of each tree and approximate extent of the tree canopy. Trees to be removed and in areas of disturbance must be clearly identified. The application must also address the suitability of trees for conservation and demonstrate that the trees to be preserved have been incorporated into the design. Trees to be removed, unless diseased, dead or a hazard must be replaced. A tree-replanting plan must be submitted with the application.

Lot Coverage: As described in table 18.2.5.030.C, the maximum lot coverage for the RR-.5 zone is 20%. The approximate lot size of the subject property is 30,109 square feet. However, it appears that the impervious surface calculation does not include *all* impervious surfaces of the lot (such as the driveway, decks, etc.) and is likely over the allowed 20% lot coverage. Lot coverage is defined as, “*the total area of a lot covered by buildings, parking areas, driveways, and other solid surfaces that will not allow natural water infiltration to the soil.*” Staff would not be supportive of any Variance to lot coverage for severe constraints lands given that they are generally considered to be unbuildable.

Submittal Requirements: A final application will be required to include:

- Written Findings addressing all applicable approval criteria and development standards. This should include detailed narrative regarding the building design vis a vis the Hillside Design Standards and explaining any required exceptions.
- A slope analysis
- An engineering geologic study prepared by a geotechnical expert to establish that the site is stable for the proposed use and development. (See AMC 18.3.10.110.D.)
- Plans detailing the proposed development of the site.
- An inventory of existing trees and a tree protection plan / tree removal plan
- A landscape and irrigation plan to demonstrate how the cut slope terraces and fill slopes will be revegetated. The vegetation used for these areas must be native or species similar in resource value, which will survive, help reduce the visual impact of the cut/fill slopes and assist in providing long-term slope stabilization.
- A grading and Erosion & Sediment control plan

Zoning: The property is zoned RR-.5 which has a maximum lot coverage of 20%. The application materials indicate a proposed approximate 5% lot coverage. However, this amount does not appear to take all impervious surfaces into account. A breakdown of all lot coverage (*i.e. anything other than natural*

landscaping which allows natural infiltration of water into the soil) will be required to be submitted with the application materials.

Solar Standards: Ashland’s Solar Access Ordinance typically limits the shadow which can be cast over the north property line to no more than would be cast by a six-foot fence constructed on the north property line. A final application would need to include calculations demonstrating that the proposal complies with the Solar Access standards.

Development Standards for Wildfire Lands (AMC 18.3.10.100): The property is located within the designated Wildfire Lands Overlay. As a result, a Fire Prevention and Control Plan, prepared at the same scale as the development plans, addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.B is required with the application. Additionally, any new landscaping proposed is required to meet the General Fuel Modification Area standards and not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028. As originally conditioned with the subdivision, the residence will be required to have a sprinkler system. It would be advisable to contact Fire Marshall Mark Shay to verify any fire code-related issues and to confirm water pressure, etc.

On-Site Pre- Construction Meeting: Prior to the commencement of site work, there will need to be a pre-construction meeting on site with the applicant’s development team (applicant, general contractor, excavation contractor, geo-tech, arborist, etc.) and city staff to go over the requirements of the Hillside Development permit.

Inspection Schedule & Final Report: The final application submittal should include an inspection schedule for the geotechnical expert with the engineered geotechnical report. The project geotechnical expert will also need to certify that the building permit submittals (i.e. foundation plan, grading plan, erosion control plan, etc.) have been designed consistent with the geotechnical report’s recommendations. The geo-tech will need to provide a final letter indicating that the all required grading, drainage, and erosion control measures were installed as per the approved plans and all scheduled inspections were conducted and approved throughout the project.

Neighborhood Outreach: Staff always recommends that applicants approach the affected neighbors, particularly those who are likely to receive notice of an application or who are within the homeowners association of the subdivision, in order to make them aware of the proposal 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 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 DEPARTMENTS’ 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 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 attached comments.** Please contact Mark Shay from the Fire Department for any Fire Department-related information at 541-552-2217 or via e-mail to mark.shay@ashland.or.us

WATER AND SEWER SERVICE: Please contact the water department at 541-488-5353 with any questions regarding water utilities.

ELECTRIC SERVICE: No comments at this time. Please contact Rick Barton in the Electric Department for service requirements and connect fee information at (541) 552-2082 or via e-mail to rick.barton@ashland.or.us. Rick will arrange an on-site meeting and develop a preliminary electrical service plan for the site. Please allow additional time to accommodate scheduling of this on-site meeting and preparing the preliminary plan. Submittals will not be deemed complete without a preliminary approved plan from the Electric Department.

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

Written Statements

Please provide a written statement 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:

- **Physical & Environmental Constraints:** **18.3.10.050**
- **Development Standards for Hillside Lands:** **18.3.10.090**
- **Development Standards for Severe Constraint Lands:** **18.3.10.110**
- **Narrative for Variance (if applicable/Lot Coverage/Curb Cuts):** **18.5.5.050**
- **Narrative for all Exceptions:**
 - **Development Standards for Hillside Lands:** **18.3.10.090.H.**

- **Parking, Access, & Circulation:** **18.4.3.020.B.**
- **Solar Setbacks (if applicable):** **18.4.8.020.C.1.**

Plans & Exhibits Required

Please provide one set of digital 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 format drawings to be reproducible at a standard architect’s or engineer’s scale.

- **Physical & Environmental Constraints:** **18.3.10.040**
- **Tree Preservation and Protection:** **18.4.5.030, 18.3.10.090.D**
- **Variance** **18.5.5.040**

PLANNING APPLICATION FEES:

P&E Constraints Permit	\$1,271.25
Exceptions	\$ 0
Minor Modification (Type 1/Envelope)	\$1,271.25
Variance (Lot Coverage, Curb Cuts, if applicable)	\$1,271.25 or \$2,663.25 (by magnitude)

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: May 22, 2024
 Veronica Allen, CFM, *Associate Planner* Date
 City of Ashland, Department of Community Development
 Phone: 541-552-2042 or e-mail: veronica.allen@ashland.or.us

Public Works 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 **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 **MUST** be submitted in B size (11x17). Bidding and construction documents **MUST** 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 **MUST** also be submitted. Drawings **MUST** 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. **Street Improvement** – No additional street improvements, beyond those necessary to comply with City Street Standards, will be required at this time.
3. **Right of Way** – No additional right of way dedication, beyond that necessary to comply with City Street Standards, will be required at this time.
4. **Sanitary Sewer** - The property is currently served by an 8-in sanitary sewer main in Ivy Lane. The applicant proposed improvements must be reviewed, approved and permitted by the City of Ashland Engineering Department.
5. **Water** - The property is currently served by an 8-in water main in Ivy Lane. 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.
6. **Storm Drainage** - The property is currently served by a 12-in storm sewer main in Ivy Lane. 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.

7. **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.
8. **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.
9. **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.
10. **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.



AF&R Pre-Application Report

PreApp/Land Development Review Inspection Result

Inspected by
Mark Shay

Completed at
05/08/2024 10:22:29

Address	Suite	City	State	Zip
975 IVY LN	--	ASHLAND	OR	97520
Business Name				
--				

This project is approved with the conditions noted below. This plan review is based on information provided only. Fire department comments are based upon the 2022 Oregon Fire Code as adopted by the Ashland Municipal Code, and Ashland Land Use Laws. This plan review shall not prevent the correction of errors or violations that are found to exist during construction.

Address Identification:

✘ Correction Required

ITEM: Address Numbers Provided?

CODE: OFC - 505.1 - Address identification. - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. 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 identification shall be maintained.

Fire Department Road Access:

✘ Correction Required

ITEM: Road Grade within Limits?

CODE: AF&R - AF&R 24 - 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 - 2022 - D103.2 - Road Grade - Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

AF&R - OAR 918-480-0125; OFC 503; OFC - Alternate Method of Protection Construction Standard (Home Fire Sprinkler System - 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. The Building Official has been advised that an alternate method of protection construction standard (home fire sprinkler system) will be required in lieu of the deficiency.

Additional Fire Code Considerations:

✘ Correction Required

ITEM: Wildfire Hazard Mitigation Requirements Accounted For?

CODE: ORSC - 2021 - R327.4 - Wildfire Hazard Zone Ignition-Resistant Construction Requirements - This house/subdivision is located in the wildfire hazard zone and the homes are required to be built with ignition-resistant materials/features according to Oregon Residential Specialty Code section R327.4. For more information, visit: www.ashland.or.us.

AF&R - AF&R 15 - Wildfire Hazard Areas - Roofing - All structures shall be constructed or re-roofed with Class B or better non-wood roof coverings, as determined by the Oregon Structural Specialty Code. No structure shall be constructed or re-roofed with wooden shingles, shakes, wood-product material, or other combustible roofing material, as defined in the City's building code. AMC 18.3.10.100

OFC - 304.1.2 - Vegetation. - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with the International Wildland-Urban Interface Code.

AF&R - AF&R 16 - Vegetation Requirements - 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 - AF&R 14 - Wildfire Hazard Areas - Fuel Breaks - On lands designated in the Wildfire Lands Overlay, a "Fuel Break" as defined in Ashland Municipal Code, section 18.3.10.100 is required.

This project/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. 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 Mark Shay. He may be contacted at (541) 552-2217 or mark.shay@ashland.or.us.

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

541-482-2770 www.ashland.or.us