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*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.*

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

December 13, 2023

**SITE:** 292 Gresham  
**APPLICANT:** Gresham House LLC  
**REQUEST:** Multi Family Site Design Review &  
Physical and Environmental Constraints  
review for Hillside standards & CUP

**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.*

**Summary:** Staff are supportive of the proposal in concept and appreciate the applicant's efforts to develop multi-family rental housing.

The Application will require the following land use approvals:

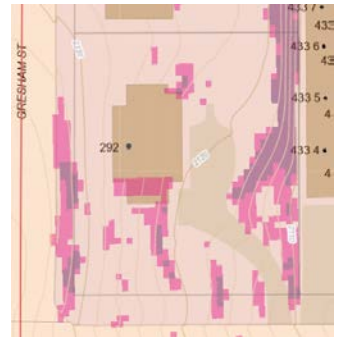
- Site Design Review
  - Exceptions to Street Standards
  - Historic Standards see: AMC 18.4.2.050
- Physical & Environmental (P&E) Constraints Permit see: AMC 18.3.10
  - Hillside Development Standards (Exceptions to ??)
  - A slope analysis will be required.
- CUP to exceed Maximum Permitted Floor Area (MPFA)
- Tree Removal Permit

<b>FEES:</b>	5-unit Site Design Review, Residential:	\$1,271.25 + \$ 84.50 per unit
	Type II CUP	\$2,663.25
	P & E	<u>\$1,271.25</u>
	Total:	\$5,628.25

**Items of Conversation**

- Frontage improvements per AMC 18.4.6, including the installation of sidewalk behind a park row along both frontages, or request exceptions. The grade and trees along Gresham tend to lend support to an exception request.
- To exceed the allowed MPFA requires a CUP. Because the CUP involves more than three dwelling units it is a type II application. (Conditional Use Permits involving existing structures or additions to existing structures, and not involving *more than three residential dwelling units.*)
  - 0.35 ~acres = 15,246 <- overstates the actual size in sq. ft.
  - $114.1 \times 132.38 = 15,104.55 \times 0.56 \times 0.46 = 3,890.93$
  - Application states proposed 3,895
  - Assessor states existing home is  $1876 \text{ sq. ft.} + 137 + 900 + 900 + 497 = 4310$
  - 4310 ~ 11% increase beyond the allowed MPFA

- Proposed Unit B will be required to meet a 6' side yard setback (site plan indicates a proposed four-foot setback)
- The application works with the allowed density and could be increased with earth advantage housing.
- A final application should address pedestrian connectivity to the rear units. The submittal should include elevations of all sides of the building as well as size-/species-specific landscaping plans and address the Site Review criteria and Site Development & Design Standards. Additional detail on fence plan (including wildfire standards should be included.
- The application materials indicate that there are slopes on the property of greater than 25%. City GIS also indicates the same and also shows so parts of the property as slopes greater than 35% [unbuildable]. A final application will be required to provide a slope analysis indicating that the building envelopes are on land that is less than 35%.
  - Is it unbuildable if it is classified as such due to man made improvements in the 1960's??



## **Historic Review**

As noted in AMC 18.4.2.050.A.2.b where a development requires Site Design Review, the authority exists in the law for the Staff Advisor and the Planning Commission to require modifications in the design to match the Historic District Development Standards. In these cases, the Historic Preservation Advisory Committee advises both the applicant and the Staff Advisor or other City decision maker.

The Historic Preservation Advisory Committee's Review Board noted the following:

- "The subject property is in a transitional zone, within the local historic district but not the national, and is considered to be a non-contributing property.
- The "Pine Lodge" unit as proposed is a two-story structure but the design and material treatment (with no bellyband or other break between stories) appears monolithic and the height is exaggerated. In addition, the window-to-wall ratio shown on one elevation is not historically compatible.
- More detail is needed on the connection between "Unit C" and the existing house at the garage."

**Neighborhood Outreach:** Staff always recommends applicants approach the affected neighbors to discuss proposals and try to address any concerns as early in the process as possible. Notices will be sent to owners of neighboring properties within a 200-foot radius, signs posted on the site and 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.

**Site Design Review:** The creation of additional residential units or the alteration of parking and circulation trigger Site Design Review approval and require a demonstration that the following criteria are met by the proposal:

**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.

- Lot coverage: the application does not address lot coverage but it looks like it will meet the standard. The final application should include totals showing that the lot coverage is less than 65%.
- **Building & Yard Setbacks:** Unit B is too close to the street to qualify for a reduced setback. Unless a variance is being applied for
- **Parking buffering:** 5' at property line, 8' to structure.

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

- **Wildfire / Hillside.**

**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.

Generally, multi-family residential projects are subject to the Building Placement, Orientation and Design Standards for Residential Development in AMC 18.4.2.030 as well as the Parking, Access & Circulation Standards in AMC 18.4.3; the Landscaping, Lighting & Screening Standards in AMC 18.4.4; the Tree Preservation & Protection Standards in AMC 18.4.5; and the Solar Access Standards in AMC 18.4.8.

- **Landscaping, Lighting & Screening:** The final application should address all applicable requirements for landscaping, lighting and screening. Irrigation will be required for all landscaped areas, but irrigation plans may be deferred until building permit submittal.
- **Tree Preservation, Protection and Removal:** An inventory of all trees six-inches in diameter at breast height and greater on the property and within 15 feet of the property boundaries is required with the application under AMC 18.4.5. The inventory must include detailed information 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 how they will be protected and show those trees to be removed, and address the tree removal permit requirements in AMC 18.5.7 for significant trees to be removed.

- **Solar:** The final application would need to demonstrate compliance with Solar Access Standard A. Given the relationship to rights-of-way to the north, staff would not anticipate any issue with compliance.

**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.

- **Adequate Capacity of Public Utilities:** The final application will need to demonstrate that adequate capacity of public facilities (water, sanitary sewer, storm sewer, and electricity services, and paved access/adequate transportation) is available or can and will be extended to serve the proposed development. The Site Plan must show the location and size of the public utility lines that will serve the proposed parcels and detail service locations for each proposed lot, and plans will not be deemed complete without a utility plan which includes an Electric Department-approved electric service plan. *Recent multi-family development proposals have seen a particular focus by neighbors on the adequacy of city facilities, and the applications should carefully consider this standard.*
- **Street Improvements:** City street standards require development to provide street frontage improvements (sidewalks, parkrow planting strips with irrigated street trees, street lights, etc.) for the property's full street frontage, or request exceptions thereto.
  - Gresham St. [Avenue]
  - Holly [Neighborhood Collector]

**E. Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part [18.4](#) if the circumstances in either subsection 1 or 2, 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.; or
2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.
1. 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 18.2.3.090.

## OTHER DEPARTMENTS'/AGENCIES' COMMENTS

**BUILDING DEPARTMENT:** Please contact Building Official Steven Matiacco in the Building Division for information on applicable building codes at (541) 488-5305.

**CONSERVATION DEPARTMENT:** Please contact the Conservation Division for information on available programs and rebates at (541) 488-5305.

**ELECTRIC DEPARTMENT:** The applicant will need to contact Dave Tygerson in the Electric Department at (541) 552-2389 or via e-mail to [tygersod@ashland.or.us](mailto:tygersod@ashland.or.us) to discuss service requirements and fees. An approved electric service plan is required to be included in the final application submittal for the application to be deemed complete. Dave can arrange an on-site meeting to assess service requirements and will prepare a schematic service plan to be incorporated into the applicants' civil drawings. Please allow additional time for scheduling an on-site meeting with Dave Tygerson, subsequent preparation of a schematic plan, and incorporation of this plan into your submittals. *Applications will not be deemed complete without an approved electric service plan.*

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

**PUBLIC WORKS DEPARTMENT:** *See comments at the end of this document.* For any further information, please contact Karl Johnson at (541) 552-2415 or via e-mail to: [karl.johnson@ashland.or.us](mailto:karl.johnson@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. 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 at 541-552-2326 or e-mail [walkers@ashland.or.us](mailto:walkers@ashland.or.us) to discuss the intended use of the facility or property and any potential cross connection hazards associated with it or for any questions regarding water connections.

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## ZONING DISTRICT REQUIREMENTS

See Table 18.2.5.030.A. “Standards for Urban Residential Zones” for R-2 Zoning District

**Zoning:** R-2 Multi-Family Residential

**Landscaping Requirements:** 25 percent of the lot area. Size- and species-specific landscaping & irrigation plan required, including park rows and open space, at time of formal application. Avoid using lawn. Provide irrigation system. Include street trees, one per 30 feet of street frontage.

**Parking, Access and Internal Circulation:** As per AMC 18.4.3. Please note that on-street parking credits and other parking management strategies are discretionary, and existing and anticipated future parking will be looked at closely in considering requests. The applicants would need to speak with the Building Division regarding any required ADA-accessible parking and any associated requirements for providing accessible routes on-site.

**Lot Coverage:** A maximum of 65 percent of the lot may be covered with building footprints, driveways, parking spaces and other lot coverage. Compliance with lot coverage standards should be demonstrated in the application.

**Standard Setbacks:** Front yards shall be a minimum of 15 feet, excluding garages which require a 20-foot front setback. Unenclosed porches shall be permitted with a minimum setback of eight feet. Side yards require six feet; the side yard of a corner lot abutting a public street shall have a ten-foot setback; rear yard, ten feet plus ten feet for each story in excess of one story. In addition, the setbacks must comply with Chapter 18.4.8 which provides for Solar Access.

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## **APPLICATION SUBMITTAL REQUIREMENTS**

**Application Requirements:** Residential Site Design Review applications involving new structures or additions less than 10,000 square feet in gross habitable floor area are subject to a “Type I” procedure which involves an administrative decision which may be appealed to the Planning Commission. For procedural & timeline details see attachment at end of document.

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

### **Application Requirements.**

1. Application Form and Fee. Applications for Type I review shall be made on forms provided by the Staff Advisor (see <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.
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, and further detail at: [http://www.ashland.or.us/SIB/files/Comm%20Dev/Forms%2C%20Brochures%2C%20Handouts/2019-07-01\\_Planning\\_Fees.pdf](http://www.ashland.or.us/SIB/files/Comm%20Dev/Forms%2C%20Brochures%2C%20Handouts/2019-07-01_Planning_Fees.pdf)).

The Ashland Land Use Ordinance in its entirety may be accessed on-line at:  
<https://ashland.municipal.codes/LandUse>.

**PLAN & EXHIBIT REQUIREMENTS:** *Two (2) copies of the plans below 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 - please submit clear, readable, reproducible copies.*

- the materials required for a Site Design Review approval as detailed in chapter 18.5.2.040.
- the materials required for a P&E approval as detailed in chapter 18.3.10.040.

- the materials required for a Variance as detailed in chapter 18.5.5.040. (if applicable)
- Tree Protection Plan as required chapter 18.4.5.030.
- the plans required for a Tree Removal Permit (*if tree removal is proposed*).

**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 following criteria for Site Design Review approval detailed in chapter 18.5.2.050.
- written findings addressing the following criteria for P&H for hillside development approval detailed in chapter 18.3.10.050.
- written findings addressing the following criteria for a Variance from chapter 18.5.5.050 (*if applicable to the final proposal*).
- written findings addressing the following criteria for an Exception to Street Standards from chapter 18.4.6.020.B.1 (*if applicable to the final proposal*).
- written findings addressing the following criteria for Tree Removal Permit from chapter 18.5.7.040.B.2. (*if applicable to the final proposal*).

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<b>FEES:</b>	Site Design Review, Residential:	\$1,271.25 + \$ 84.50 per unit
	Type II CUP	\$2,663.25
	P & E	\$1,271.25
	Exceptions ( <i>if applicable</i> ):	\$0
	Tree Removal Permit ( <i>if applicable</i> ):	\$0
	Variances (Type I or II, <i>if applicable</i> ):	\$1,271.25 or \$2,663.25

**NOTES:**

- Applications are accepted on a first come-first served basis.
- All applications received are reviewed by staff, and must be found to be complete before being 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, and the first complete applications submitted are processed at the next available Planning Commission

**For further information, please contact:**

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

December 13, 2022

Date



## Public Works Conditions of Approval

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

- If drawings are submitted to the City of Ashland digitally, they shall be true scale PDF drawings. If AutoCAD drawings are also submitted, they shall be compatible with the AutoCAD release being used by the City at that time and shall be located and oriented within the Oregon State Plain Coordinate System (NAD83-89).
- Drawings sizes shall comply with ANSI-defined standards for page width and height. Review drawings may be submitted in B size (11x17). Bidding and construction documents may also be printed at B size; however, all final as-constructed drawings must be submitted to scale on D-size (24x36) Mylar. Digital files of the as-constructed drawings shall also be submitted. Drawings shall be drawn such that reduction of plans from full size (D sized) to half size (B sized) can be done to maintain a true scale on the half-sized plans.

2. 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 a 12-in sanitary sewer main in Wightman Street. 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 a 12-in water main in Wightman Street. 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 36-in storm sewer main in Wightman Street. City of Ashland Engineering Department must review an engineered storm drainage plan.

## Storm Water Facility Design Requirements

All development or redevelopment that will create or replace 2,500 square feet or more of impervious surface (buildings, roads, parking lots, etc.) area that discharges to an MS4 (municipal separate storm sewer systems), must comply with the requirements of the DEQ MS4 General Permit phase 2. 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:

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.

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

# Type II Procedure

## Quasi-Judicial Decision



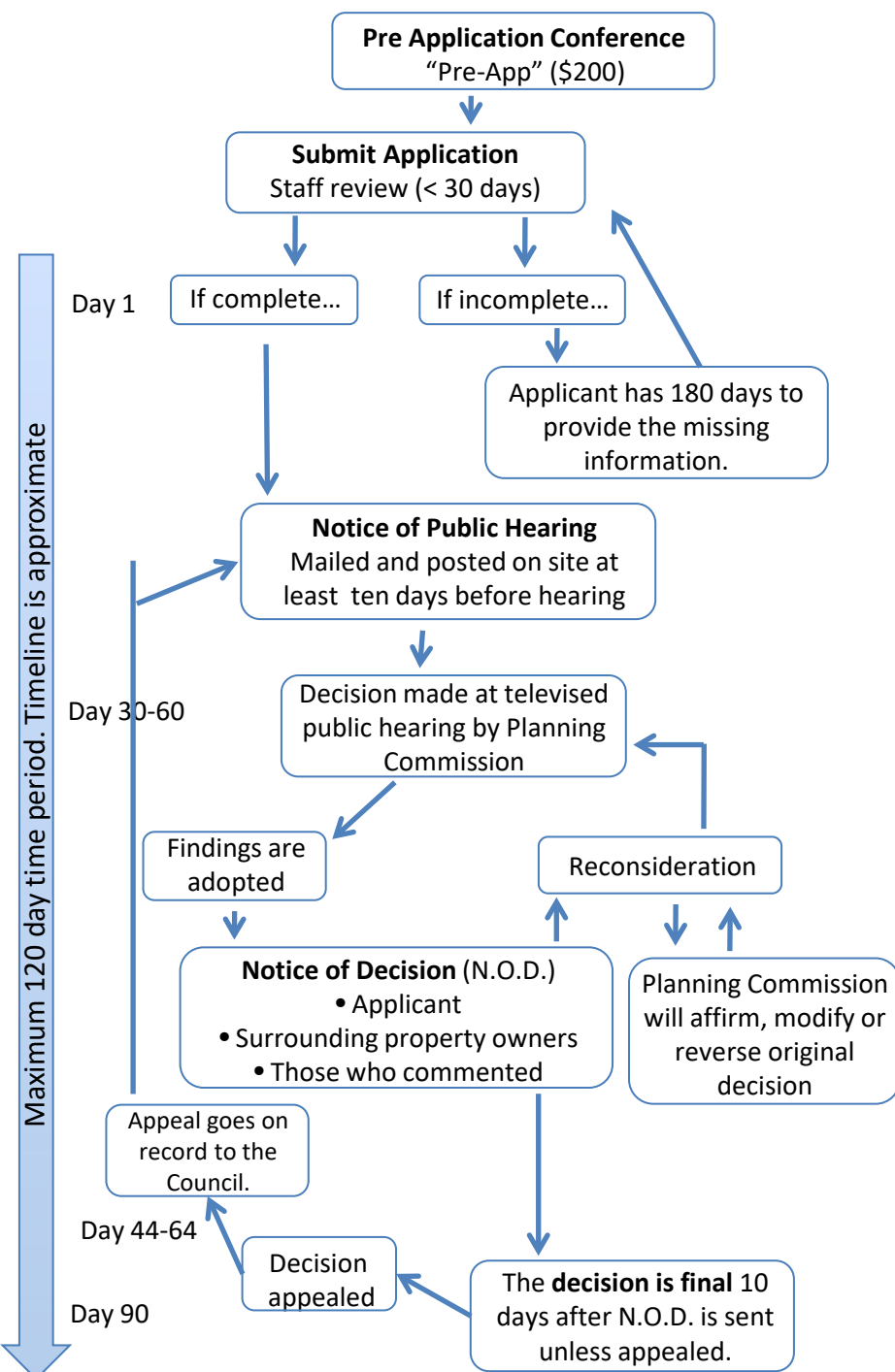
Subdivisions, Larger Scale & Commercial Projects, Minor Comprehensive Plan and Zoning Map Changes

1. Conditional Use Permit (\$2,663.25)\*
2. Variance (\$2,663.25)\*
3. Commercial Site Review (\$2,663.25 + ½ % value)\*
4. Outline Plan or Preliminary Plan for subdivisions (\$2,663.25 + \$170.25 per lot)\*
5. Final Plan with outline (\$3,397 + \$170.25 per lot)\*
6. Independent Review of W.C.F. (\$5,000 - \$10,000)\*

\*Fees are cumulative and depend on project specifics.

See Ashland Municipal Code (AMC) 18.5.1 for complete information. Contact City of Ashland Planning for any questions or more information at 51 Winburn Way Ashland OR, 97520. **Phone:** 541-488-5305 or **E-mail:** [Planning@ashland.or.us](mailto:Planning@ashland.or.us).

**Priority planning action processing for LEED® certified buildings.**



A pre-application conference is required and valid for six months. Conferences are Wednesday afternoons, as available, and must be scheduled at least two weeks in advance.

Fees must be paid upon submission of the application. Planning staff review the application and determine if it is complete, and inform the applicant of any deficiencies within 30 days of submittal.

City may hold an initial evidentiary hearing. Complete applications are heard initially at Planning Commission meeting at least 30 days after the submission of the complete application. Public hearing notice must be mailed and posted ten days before the hearing.

Staff reviews application and prepares a written recommendation to the Commission 7 days before the hearing. Commission conducts public hearing and approves or denies application.

Reconsideration may be requested by any party if (1) new evidence material exists, (2) a factual error occurred, or (3) a procedural error occurred. If reconsideration is requested within 7 days of mailing findings it goes before the Planning Commission at the next scheduled meeting.

The Planning commission shall decide to affirm, modify or reverse the original decision. Notice of the reconsideration decision shall be sent to any party entitled to notice of the planning action.

After Commission hearing, Staff prepares findings document. Commission adopts the findings document at the next months hearing. Decision is final 10 days after findings adopted, unless there is an appeal.

Appeals are heard by the City Council. Fee \$325. Council appeals are on the record.

**FEES EFFECTIVE:**  
**July 1, 2023**



## RESIDENTIAL

### SYSTEMS DEVELOPMENT CHARGES

The purpose of the systems development charge (SDC) is to impose an equitable share of the public costs of capital improvements upon those developments that create the need for or increase the demands on capital improvements.

SDCs are collected to help pay for growth related improvements in the following areas: water supply, distribution and treatment, sewer collection and treatment, transportation, storm water collection, and parks and recreation/open space acquisition.

**If you are building a new structure or adding onto an existing one, the following fees will be assessed along with standard Plan Review, Building Permit, Community Development and Engineering fees. The Plan Review fee is due at application and rest are due at the time of building permit issuance.**

#### **WATER AND SEWER SDC**

If you are adding additional habitable space (any heated space), water and sanitary sewer SDCs will be charged.

To calculate water SDC, multiply **\$2.8389** by the total of the additional habitable space being created (any heated space). To calculate sewer SDC, multiply **\$2.3316** by the total of the additional habitable space being created (any heated space)

#### **STORM/IMPERVIOUS SURFACE SDC**

If you are adding roof area, driveway or any other impervious surface (concrete paths/decks, swimming pools, etc) you will be assessed for storm water collection.

To calculate, multiply **\$0.1894** by the total square footage of the impervious surfaces.

#### **PARKS AND RECREATION SDC**

The Parks and Recreation SDC is charged only for the creation of new units of the following categories:

Single Family	\$1,041.20/unit
Multi-Family	\$ 814.86/unit
Units less than 500 sq ft	\$ 611.15/unit
Tourist Room	\$ 487.76/room

#### **TRANSPORTATION SDC**

The Transportation SDC is based on the land use category for each project and is charged for each new dwelling unit.

	Under 500 sq.ft.	501 sq.ft. – 800 sq.ft.	Over 800 sq. ft.
Single Family Dwelling/Townhome	\$2,635.73	\$3,953.60	\$5,271.47
Apartment/Condominium/ARU	\$2,043.65	\$3,065.48	\$4,087.31

CITY OF ASHLAND  
DEPT OF COMMUNITY DEVELOPMENT  
51 WINBURN WAY, ASHLAND, OR 97520

Phone: 541-488-5305 Fax: 541-488-6006  
www.ashland.or.us



## City of Ashland

### Estimated Building Permit & SDC fees for Single Family Residences

Square Footage	Valuation <sup>1</sup>	Structural Permit Fee <sup>2</sup>	Plan Check Fee	Fire Plan Check Fee	Comm Dev Fee <sup>3</sup>	Eng Fee <sup>3</sup>	School Excise Tax <sup>4</sup>	Transp SDC	Parks SDC	Impv. Surface SDC	Water SDC	Sewer SDC	Total
500	\$83,685	\$662	\$431	\$262	\$1,004	\$628	\$535	\$2,636	\$611	\$95	\$1,462	\$1,166	\$9,492
1000	\$167,370	\$1,013	\$659	\$401	\$2,008	\$1,255	\$1,070	\$5,271	\$1,041	\$189	\$2,924	\$2,332	\$18,163
1100	\$184,107	\$1,080	\$702	\$428	\$2,209	\$1,381	\$1,177	\$5,271	\$1,041	\$208	\$3,217	\$2,565	\$19,279
1200	\$200,844	\$1,147	\$746	\$454	\$2,410	\$1,506	\$1,284	\$5,271	\$1,041	\$227	\$3,509	\$2,798	\$20,393
1300	\$217,581	\$1,214	\$789	\$481	\$2,611	\$1,632	\$1,391	\$5,271	\$1,041	\$246	\$3,801	\$3,031	\$21,508
1400	\$234,318	\$1,281	\$833	\$507	\$2,812	\$1,757	\$1,498	\$5,271	\$1,041	\$265	\$4,094	\$3,264	\$22,623
1500	\$251,055	\$1,348	\$876	\$534	\$3,013	\$1,883	\$1,605	\$5,271	\$1,041	\$284	\$4,386	\$3,497	\$23,738
1600	\$267,792	\$1,415	\$920	\$560	\$3,214	\$2,008	\$1,712	\$5,271	\$1,041	\$303	\$4,679	\$3,731	\$24,854
1700	\$284,529	\$1,482	\$963	\$587	\$3,414	\$2,134	\$1,819	\$5,271	\$1,041	\$322	\$4,971	\$3,964	\$25,968
1800	\$301,266	\$1,549	\$1,007	\$613	\$3,615	\$2,260	\$1,926	\$5,271	\$1,041	\$341	\$5,263	\$4,197	\$27,083
1900	\$318,003	\$1,616	\$1,050	\$640	\$3,816	\$2,385	\$2,033	\$5,271	\$1,041	\$360	\$5,556	\$4,430	\$28,198
2000	\$334,740	\$1,683	\$1,094	\$666	\$4,017	\$2,511	\$2,140	\$5,271	\$1,041	\$379	\$5,848	\$4,663	\$29,313
2100	\$351,477	\$1,750	\$1,137	\$693	\$4,218	\$2,636	\$2,247	\$5,271	\$1,041	\$398	\$6,141	\$4,896	\$30,428
2200	\$368,214	\$1,817	\$1,181	\$719	\$4,419	\$2,762	\$2,354	\$5,271	\$1,041	\$417	\$6,433	\$5,130	\$31,544
2300	\$384,951	\$1,884	\$1,224	\$746	\$4,619	\$2,887	\$2,461	\$5,271	\$1,041	\$436	\$6,725	\$5,363	\$32,657
2400	\$401,688	\$1,951	\$1,268	\$773	\$4,820	\$3,013	\$2,568	\$5,271	\$1,041	\$455	\$7,018	\$5,596	\$33,774
2500	\$418,425	\$2,018	\$1,312	\$799	\$5,021	\$3,138	\$2,675	\$5,271	\$1,041	\$474	\$7,310	\$5,829	\$34,888
2600	\$435,162	\$2,085	\$1,355	\$826	\$5,222	\$3,264	\$2,782	\$5,271	\$1,041	\$492	\$7,603	\$6,062	\$36,003
2700	\$451,899	\$2,152	\$1,399	\$852	\$5,423	\$3,389	\$2,889	\$5,271	\$1,041	\$511	\$7,895	\$6,295	\$37,117
2800	\$468,636	\$2,219	\$1,442	\$879	\$5,624	\$3,515	\$2,996	\$5,271	\$1,041	\$530	\$8,187	\$6,528	\$38,232
2900	\$485,373	\$2,285	\$1,486	\$905	\$5,824	\$3,640	\$3,103	\$5,271	\$1,041	\$549	\$8,480	\$6,762	\$39,346
3000	\$502,110	\$2,352	\$1,529	\$932	\$6,025	\$3,766	\$3,210	\$5,271	\$1,041	\$568	\$8,772	\$6,995	\$40,462
3100	\$518,847	\$2,419	\$1,573	\$958	\$6,226	\$3,891	\$3,317	\$5,271	\$1,041	\$587	\$9,065	\$7,228	\$41,576
3200	\$535,584	\$2,486	\$1,616	\$985	\$6,427	\$4,017	\$3,424	\$5,271	\$1,041	\$606	\$9,357	\$7,461	\$42,691
3300	\$552,321	\$2,553	\$1,660	\$1,011	\$6,628	\$4,142	\$3,531	\$5,271	\$1,041	\$625	\$9,650	\$7,694	\$43,807
3400	\$569,058	\$2,620	\$1,703	\$1,038	\$6,829	\$4,268	\$3,638	\$5,271	\$1,041	\$644	\$9,942	\$7,929	\$44,923
3500	\$585,795	\$2,687	\$1,747	\$1,064	\$7,030	\$4,393	\$3,745	\$5,271	\$1,041	\$663	\$10,234	\$8,161	\$46,036

**Note: These calculations are based on estimated average costs - specific project costs will fluctuate.**

1 Valuation is calculated as square footage X \$167.37 for a single family residence.

2 Temporary Power, if needed, is a separate permit, at an additional fee. Utility Connection fees, Plumbing/Mechanical/Electrical fees, and State Surcharge fees are **not** included.

3 Community Development and Engineering Development fees are 1.2% and .75% of valuation, respectively.

4 School Excise Tax is \$1.07 per sq ft for residential.