
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, 2020

SITE: 183 Harrison Street
APPLICANT: Debyra Groskreutz
REQUEST: Site Design Review for ARU

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: The proposal is to formally approve a 416 sq. ft. ARU that has been existing at least since 2007. Approval of an ARU requires Site Design review. There are no proposed exterior changes or new development on the site so the applicant will not be required to address all the criteria for Site Design Review or compliance with the Historic Design Standards.

The property is zoned multifamily, but at ~5600 sq. ft. is not capable of being developed with a 2nd there for the ARU standards apply.

According to the assessor improvement notes in 2007 the garage was reclassified as an ARU. A recent MLS listing (*MLS# 103011885*) describe the property as “Adorable single level vintage cottage with detached 2 story guest studio.” Despite a comprehensive review of archive building permits it is unclear when the Shed was converted into living space.

Items that will need to be addressed will include

- installing a separate electrical service for the ARU
- coordinate with the building department to comply with any work that has been done without a permit
- pay for city SDC fees related to the ARU
- apply for a new address for the ARU.

Historic Inventory: The Marie Walker House: Historic Contributing - *Dated 1938 by the Assessor, this small volume was part of a much larger parcel owned by Warren Williams in 1920 and may have been constructed as a rental at that time. Marie Walker purchased the property sometime around 1938, although the deed does not appear to have been filed until 1943. In 1942 Ms. Walker is listed at this address in the city directory and was employed as a Department Manager at Adrienne's, a Medford dress shop. By 1948 the house was occupied by Charles Lattimer.*

The Walker House is a single-story clipped gable with a small projecting gable porch canopy centered upon the facade. Cottage windows, narrow siding (possibly replaced) and other elements remain. A two story gable volume is located to the rear of the main dwelling. The Marie Walker House retains sufficient integrity to relate its appearance during the period of historic significance.

Historic Design Standards, and MPFA would normally be addressed here, but as the applicant is not proposing any exterior changes or physically development of the site these remarks are not included.

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UNDERLYING ZONE PROVISIONS (18.2.5.030.A.)

ZONING: R-2, Multi-Family Residential.

MAXIMUM BUILDING HEIGHT: 30 feet maximum height within the historic districts.

SETBACKS: Twenty feet for front yard. Six feet for side yards but ten feet for side yards abutting a public street. Ten feet per story and five feet per half-story for rear yards. In addition, the setbacks must comply with the solar access requirements.

LOT COVERAGE: A maximum of 65 percent of the lot may be covered with impervious surface. Please identify on site plan and in text all areas of landscaping, impervious surface, patio space, outdoor recreational space, etc.

LANDSCAPING REQUIREMENTS: 35 percent of the site must be retained in landscaping, and a site-, size-, and species- specific landscaping plan is required at time of formal application. The landscape plan must address any required screening, and include street trees, one per 30 feet of street frontage where applicable. Avoid using lawn. Provide irrigation system for all landscaped areas. Landscaping shall be designed so that 50 percent coverage occurs after one year and 90 percent coverage occurs after five years.

WRITTEN FINDINGS

ARU SPECIAL USE STANDARDS

B. R-1 Zone. Accessory residential units in the R-1 zone shall meet the following requirements:

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

D. R-2 and R-3 Zones. Accessory residential units in the R-2 and R-3 zones shall meet the standards in subsection [18.2.3.040.B](#), except that the maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50 percent of the GHFA of the primary residence on the lot, and shall not exceed 500 square feet GHFA.

SITE DEVELOPMENT AND DESIGN STANDARDS

C. Building Orientation. Residential buildings that are subject to the provisions of this chapter shall conform to all of the following standards. See also, solar orientation standards in section [18.4.8.050](#).

1. **Building Orientation to Street.** Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.
2. **Limitation on Parking Between Primary Entrance and Street.** Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.
3. **Build-to Line.** Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.

D. Garages. *Not applicable, no garage is proposed.*

E. Building Materials. Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.

SITE DESIGN REVIEW APPROVAL CRITERIA

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

A. Underlying Zone. The proposal complies with all of the applicable provisions of the underlying zone (part [18.2](#)), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.

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

C. Site Development and Design Standards. The proposal complies with the applicable Site Development and Design Standards of part [18.4](#), except as provided by subsection E, below.

D. City Facilities. The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part [18.4](#) if the circumstances in either subsection 1, 2, or 3, below, are found to exist.

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

PLANS AND EXHIBITS

Conditional Use Permit: AMC 18.5.3.040

A. General Submission Requirements. Information required for Type I or Type II review, as applicable (see sections [18.5.1.050](#) and [18.5.1.060](#)), including but not limited to a written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards.

B. Plan Submittal. The plan or drawing accompanying the application shall include the following information.

1. Vicinity map.
2. North arrow and scale.
3. Depiction and names of all streets abutting the subject property.
4. Depiction of the subject property, including the dimensions of all lot lines.
5. Location and use of all buildings existing and proposed on the subject property and schematic architectural elevations of all proposed structures.
6. Location of all parking areas, parking spaces, and ingress, egress, and traffic circulation for the subject property, including accessible parking by building code.
7. Schematic landscaping plan showing area and type of landscaping proposed.
8. A topographic map of the site showing contour intervals of five feet or less.
9. Approximate location of all existing natural features in areas which are planned to be disturbed, including, but not limited to, all existing trees of greater than six inches DBH, any natural drainage ways, ponds or wetlands, and any substantial outcroppings of rocks or boulders.

OTHER CITY OF ASHLAND DEPARTMENT COMMENTS

BUILDING: Please contact the Building Division for any building codes-related questions at 541-488-5305.

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

ENGINEERING: No comments at this time. 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: General Fire Department comments are included at the end of this document. Please contact Fire Marshal Ralph Sartain of the Fire Department for any additional Fire Department-related information at 541-552-2229 or via e-mail to ralph.sartain@ashland.or.us.

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

ELECTRIC SERVICE: No comments at this time. If any upgrades to existing service are necessary, please have applicant contact the Electric Department @ 552.2389.

APPLICATION REQUIREMENTS

PROCEDURE

Site Design Review for an ARU is subject to a “Type I” procedure which provides for an administrative decision made following public notice and a public comment period. Type I decisions provide an opportunity for appeal to the Planning Commission. If there are larger issues involved – or a Variance is requested – a Type II application with a public hearing may be required.

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 online in its entirety at: <https://ashland.municipal.codes/LandUse>

Written Statements

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

- **Site Design Review:** **AMC 18.5.2.050**
- **ARU** **AMC 18.2.3.040 B & D**

Plans & Exhibits Required

Please provide two sets of exhibits (plans or drawings) addressing the submittal requirements from the sections of the Ashland Municipal Code listed below. These exhibits are used to copy the Planning Commission packets and for notices that are mailed to neighbors. Please provide two copies on paper no larger than 11-inches by 17-inches and reproducible copies that are drawn to a standard architect’s or engineer’s scale.

- **Site Design Review:** **AMC 18.5.2.040**

FEES: **Site Design Review (ARU)** **\$710**

***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. The first fifteen COMPLETE applications submitted are processed at the next available Planning Commission meeting.*

For further information, please contact:

Aaron Anderson, Assistant Planner

City of Ashland, Department of Community Development

Phone: 541-552-2052 or e-mail: aaron.anderson@ashland.or.us

May 20, 2020

Date



Standard Mechanical Permit

Permit Number: BD-2017-01612

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Job Address: 183 HARRISON ST
ASHLAND OR 97520

Owner's Name: SOUTHERN OREGON RENOVATIONS

Customer #: 08581
DUCTLESS HEAT PUMPS OF SO

Applicant: 4311 COLEMAN CREEK RD
Address: MEDFORD OR 97501

Phone: (541) 821-3306

Applied: 08/22/2017

Issued: 08/22/2017

Expires: 03/17/2018

Maplot: 391E09DB2500

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Contractor:
Address:

Phone:
State Lic No:
City Lic No:

Sub-Contractor: DUCTLESS HEAT PUMPS OF SOUTHERN OF
Address: 4311 COLEMAN CREEK RD
MEDFORD OR 97501

Phone: (541) 821-3306
State Lic No:
City Lic No: 57078

DESCRIPTION: Ductless heat pump

VALUATION

Occupancy Type	Construction	Units	Rate Amt	Actual Amt	Constuction Description
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Total for Valuation:

MECHANICAL

Heat Pump < or = 3ton		1			
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ELECTRICAL

STRUCTURAL

PERMIT FEE DETAIL

Fee Description	Amount	Fee Description	Amount
Heat Pump with Air Handler	15.00	State Surcharge Mechanical	6.00
Minimum Permit Fee - Mech	35.00		

CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT

20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

CITY OF
ASHLAND



Standard Mechanical Permit

Permit Number: BD-2017-01612

I hereby certify the contents of this application to be correct to the best of my knowledge, and furthermore, that I have read, understood and agreed to the following:

1. This permit shall remain valid only in accordance with code or regulation provisions relating to time lapse and revocation (180 days).
2. Work shall not proceed past approved inspection stage. All required inspections shall be called for 24 hours in advance.
3. Any modifications in plans or work shall be reported in advance to the department.
4. Responsibility for complying with all applicable federal, state, or local laws, ordinances, or regulations rests solely with the applicant.

Applicant

Date

Fee Summary

Paid Amounts

Building:	\$50.00	\$50.00
State Surcharge:	\$6.00	\$6.00
Development Fees:	\$0.00	\$0.00
Systems Development Charges:	\$0.00	\$0.00
Utility Connection Fees:	\$0.00	\$0.00
Public Works Fees:	\$0.00	\$0.00
Planning Fees:	\$0.00	\$0.00
Sub-Total:		\$56.00
Fees Paid:		\$56.00
Total Amount Due:		<u><u>\$0</u></u>

COMMUNITY DEVELOPMENT

20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

CITY OF ASHLAND



Home Occupation Permit

Permit Number: PL-2010-00317

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Job Address: 183 HARRISON ST
ASHLAND OR 97520

Owner's Name: SANDERS KENNETH C & MARY C

Customer #: 02989
KIM BLACKWOLF

Applicant: 303 GARFIELD ST
Address: ASHLAND OR 97520

Phone: (541) 482-4474

Applied: 03/16/2010

Issued: 03/16/2010

Expires: 09/12/2010

Maplot: 391E09DB2500

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Contractor:
Address:

Phone:
State Lic No:
City Lic No:

Sub-Contractor:
Address:

Phone:
State Lic No:
City Lic No:

DESCRIPTION: At Your Service Home Owner Referral, LLC

VALUATION

Occupancy Type	Construction	Units	Rate Amt	Actual Amt	Constuction Description
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Total for Valuation:

MECHANICAL

ELECTRICAL

STRUCTURAL

PERMIT FEE DETAIL

Fee Description	Amount	Fee Description	Amount
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CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT

20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

CITY OF ASHLAND



Home Occupation Permit

Permit Number: PL-2010-00317

I hereby certify the contents of this application to be correct to the best of my knowledge, and furthermore, that I have read, understood and agreed to the following:

1. This permit shall remain valid only in accordance with code or regulation provisions relating to time lapse and revocation (180 days).
2. Work shall not proceed past approved inspection stage. All required inspections shall be called for 24 hours in advance.
3. Any modifications in plans or work shall be reported in advance to the department.
4. Responsibility for complying with all applicable federal, state, or local laws, ordinances, or regulations rests solely with the applicant.

Applicant _____

Date _____

Fee Summary

Paid Amounts

Building:	\$0.00	\$0.00
State Surcharge:	\$0.00	\$0.00
Development Fees:	\$0.00	\$0.00
Systems Development Charges:	\$0.00	\$0.00
Utility Connection Fees:	\$0.00	\$0.00
Public Works Fees:	\$0.00	\$0.00
Planning Fees:	\$0.00	\$0.00
Sub-Total:		\$0
Fees Paid:		\$0
Total Amount Due:		\$0

COMMUNITY DEVELOPMENT

20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

CITY OF ASHLAND



INSPECTION RESULTS

Permit Number: BD-2017-01612

Completion Date	Action	Results
8/22/2017	ISSUE PERMIT	Approved
9/15/2017	FINAL MECHANICAL Inspections done by NW Code.	Approved w/comment

COMMUNITY DEVELOPMENT
20 East Main St.
Ashland, OR 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900

Inspection Request Line: 541-552-2080

**CITY OF
ASHLAND**



**CITY OF ASHLAND
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION**

E

APPLICATION FOR ELECTRICAL PERMIT

9101005
PERMIT NUMBER

LOCATION OF ELECTRICAL WORK

ADDRESS 183 HARRISON

RESIDENTIAL COMMERCIAL

LEGAL DESCRIPTION 9DB-2500

OWNER Harland Curtis

CONTRACTOR INFORMATION

NAME HARLAND CURTIS

ADDRESS 183 HARRISON

PHONE 488-0612

BUILDERS BOARD
REGISTRATION # 64387 EXP. 3/19/91

CITY BUSINESS LICENSE OK

VALUATION \$ 500.00

SUPERVISOR'S SIGNATURE
Harland Curtis

OWNER/INSTALLER

The installation is being made on property I own which is not intended for sale, lease or rent.

SIGNATURE _____

ISSUED BY SK

RECEIPT # 9706 DATE 1-2-91

COMPLETE FEE SCHEDULE BELOW

Number of Inspections Per Permit Allowed ▼

A. New Residential-Single or Multi-Family per dwelling unit.

Services included:	Items	Cost	(ea.) Sum
1500 sq. ft. or less	_____	\$85.00	_____ 4
Each additional 500 sq. ft. or portion thereof	_____	\$15.00	_____
Each Manuf'd. Home or Modular Dwelling Service or Feeder	_____	\$35.00	_____ 2

B. Service or Feeders (10 Branch Circuits included)

Installation, Alterations or Relocation	Items	Cost	(ea.) Sum
100 amps or less	<u>1</u>	\$35.00	<u>35.00</u> 2
101 amps to 400 amps	_____	\$60.00	_____ 2
401 amps to 600 amps	_____	\$80.00	_____ 2
601 amps to 1000 amps	_____	\$130.00	_____ 2
Over 1000 amps or volts	_____	\$300.00	_____ 2
Reconnect only	_____	\$35.00	_____ 2

C. Temporary Services or Feeders

Installation, Alterations or Relocation	Items	Cost	(ea.) Sum
200 amps or less	_____	\$35.00	_____ 2
201 amps to 400 amps	_____	\$40.00	_____ 2
Over 401 amps to 600 amps	_____	\$80.00	_____ 2
Over 600 amps or 1000 volts see "B" above	_____		

D. Branch Circuits

New, Alteration or Extension Per Panel	Items	Cost	(ea.) Sum
One circuit	_____	\$35.00	_____ 2
Two to ten circuits	_____	\$50.00	_____ 2
Each additional ten circuits or part thereof	_____	\$15.00	_____ 2

E. Miscellaneous (Service or Feeder Not Included)

Each pump or irrigation circle	_____	\$36.00	_____ 2
Each sign or outline lighting	_____	\$36.00	_____ 2
Signal circuit(s) or a limited energy panel, alteration or extension	_____	\$36.00	_____ 2

F. Each additional inspection over the allowable in any of the above, per inspection

_____	\$35.00	_____
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SUBTOTAL \$ 35.00

5% STATE SURCHARGE \$ 1.75

PLAN REVIEW FEE \$ _____

TOTAL \$ 36.75

BUILDING INSPECTION FINAL REPORT - 11/26/91

Permit # 9101005 Type E Date 01/02/91 Use (S/M/T/C)S New?N Closed?Y
 Application to ELECTRIC Value 500.00 SDC? N

Owner CURTIS, HARLAND Apt# Map Id Taxlot
 Street 183 HARRISON ST 391E09DB 2500

Contractor HARLAND CURTIS Business Lic # NONE

of Res Units Floor Area/Sq. Ft. Present Zone

Heat Type (E/H/G) Super Good Cents Approved?

Planning Requirements? Planning Action #

Plan Check	0.00	Building	0.00		
Plumbing	0.00	Mechanical	0.00	State Surcharge	1.75
Electrical	35.00	Mobile Home	0.00	Total Fees	36.75
Special	0.00				

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RECORD OF INSPECTIONS

--Date--	Init	Type-----	Comments
04/08/91	MB	ELECTRIC	YES
11/26/91	RH	FINAL ELECTRIC	YES
11/26/91	RH	CLOSING	YES



CITY OF ASHLAND
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
APPLICATION FOR ELECTRICAL PERMIT
488-5309

ELECTRICAL PERMIT APPLICATION

E	PERMIT NUMBER <u>9110071</u>
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PLEASE COMPLETE ALL SECTIONS, 1 THROUGH 4.

1. LOCATION OF INSTALLATION

ADDRESS 183 HARRISON

VALUATION \$ _____

Job Description WIRING IN STEP - ONE
BRANCH CIRCUIT

PERMITS EXPIRE IF WORK IS NOT STARTED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS.

2A. CONTRACTOR INSTALLATION ONLY:

Electrical Contractor HARLAND CURTIS ELRT

Address 264 N. MOUNTAIN
ASHLAND

Property Owner BEVERLY BEAR / HARLAND CURTIS

City Business License No. 890227

Contractor's Board Reg. No. _____

Signature of Supr. Elec'n. Harland Curtis

License No. 1948-5 Phone # 488-0612

2B. FOR OWNER INSTALLATIONS:

OWNER: _____

ADDRESS: _____

PHONE: _____

The installation is being made on property I own which is not intended for sale, lease or rent.

Owner's Signature _____

NOTE: It is the responsibility of the owner or contractor to call for inspections.

ROUGH: _____

SERVICE: _____

FINAL: _____

3. COMPLETE FEE SCHEDULE BELOW

Number of Inspections Per Permit Allowed

A. New Residential-Single or Multi-Family per dwelling unit.

Services Included:	Items	Cost	(ea.) Sum
1000 sq. ft. or less	_____	\$85.00	_____
Each additional 500 sq. ft. or portion thereof	_____	\$15.00	_____
Limited Energy:			
1 & 2 Family Residential	_____	\$20.00	_____
Multifamily Residential	_____	\$36.00	_____
Each Manufd. Home or Modular Dwelling Service or Feeder	_____	\$40.00	_____

B. Service or Feeders

Installation, Alterations or Relocation			
200 amps or less	_____	\$50.00	_____
201 amps to 400 amps	_____	\$60.00	_____
401 amps to 600 amps	_____	\$100.00	_____
601 amps to 1000 amps	_____	\$130.00	_____
Over 1000 amps or volts	_____	\$300.00	_____
Reconnect only	_____	\$40.00	_____

C. Temporary Services or Feeders

Installation, Alterations or Relocation			
200 amps or less	_____	\$40.00	_____
201 amps to 400 amps	_____	\$55.00	_____
Over 401 amps to 600 amps	_____	\$80.00	_____
Over 600 amps or 1000 volts see "B" above			

D. Branch Circuits

New, Alteration or Extension Per Panel			
a) The fee for branch circuits with purchase of service or feeder fee			
Each branch circuit	_____	\$2.00	_____
b) The fee for branch circuits without purchase of service or feeder fee			
First branch circuit	_____	\$35.00	<u>35</u>
Ea. additional branch circuit	_____	\$2.00	_____

E. Miscellaneous (Service or Feeder Not Included)

Each pump or irrigation circle	_____	\$40.00	_____
Each sign or outline lighting	_____	\$40.00	_____
Signal circuit(s) or a limited energy panel, alteration or extension	_____	\$40.00	_____

F. Each additional inspection over the allowable in any of the above, per inspection

	_____	\$35.00	_____
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4. FEES

A. Enter total of above fees	\$ <u>35.00</u>
State Surcharge	\$ <u>1.75</u>
B. Enter 25% of line A for Plan Review	\$ _____

BALANCE DUE \$ 36.75

Receipt No. 15701

ISSUED BY RH DATE 10/21/91

0052 916

BUILDING INSPECTION FINAL REPORT - 11/26/91

Permit # 9110071 Type E Date 10/21/91 Use (S/M/T/C)S New?N Closed?Y
 Application to ELECTRIC Value 250.00 SDC? N

Owner BEVERLY BEAR/H CURTIS Apt# Map Id Taxlot
 Street 183 HARRISON ST 391E09DB 2500

Contractor Harland Curtis Elec Business Lic # NONE

of Res Units Floor Area/Sq. Ft. Present Zone

Heat Type (E/H/G) Super Good Cents Approved?

Planning Requirements? Planning Action #

Plan Check	0.00	Building	0.00		
Plumbing	0.00	Mechanical	0.00	State Surcharge	1.75
Electrical	35.00	Mobile Home	0.00	Total Fees	36.75
Special	0.00				

=====

RECORD OF INSPECTIONS

--Date--	Init	Type-----	Comments
10/21/91	MB	ELECTRICAL	YES
11/26/91	RH	FINAL ELECTRIC	YES
11/26/91	RH	CLOSING	YES



CITY OF ASHLAND
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION

E

APPLICATION FOR ELECTRICAL PERMIT

LOCATION OF ELECTRICAL WORK: 183 HARRISON 9DB-2500 9003036
ADDRESS LEGAL DESCRIPTION PERMIT NUMBER
OWNER'S NAME: HARLAND CURTIS
ADDRESS PHONE
CONTRACTOR: COUNTRY ROAD ELECT

HOMEOWNER: I hereby certify that I am the owner of the property described, at which location I propose to make an electrical installation for my own use and this property is not being constructed for sale, lease or rent.

CITY BUSINESS LICENSE [checked] VALUATION \$ 800.00

ELECTRICAL PERMIT FEE SCHEDULE

Table with 3 columns: Item Number, Description, and Fee. Includes categories like RESIDENCE WIRING, SERVICES, MULTI-FAMILY WITH CENTRAL SERVICE, COMMERCIAL AND INDUSTRIAL FEEDERS, MISCELLANEOUS, BRANCH CIRCUITS, and STATE SURCHARGE. Total fees listed as \$21.00.

THE PERMIT APPLICANT IS REGISTERED WITH THE BUILDERS BOARD OF THE STATE OF OREGON UNDER THE PROVISIONS OF ORS 701, AND THAT REGISTRATION IS IN FULL FORCE & EFFECT, UNDER CERTIFICATE OF REGISTRATION NO. 35670

THE PERMIT APPLICANT IS EXEMPT FROM REGISTRATION WITH THE BUILDERS BOARD FOR THE FOLLOWING REASON

Handwritten signature of Harland Curtis
Supervisor's Signature

HOMEOWNER: The actual installation will be made by me or by

(Name and Address)

who is a member of my family. Relationship:

Date:
(Homeowner's Signature)

APPLICANT

REC'D BY [initials]

DATE 3-13-90

RECEIPT 3842

BUILDING INSPECTION FINAL REPORT - 05/04/90

Permit # 9003036 Type E Date 03/13/90 Commercial? N
 Application to ELECTRIC Value 800.00

Owner CURTIS, HARLAN Apt# Map Id Taxlot
 Street 183 HARRISON ST 391E391E0 2500

Contractor COUNTRY ROAD ELECTRIC Eng/Architect

of Res Units 0 Floor Area/Sq. Ft. 0 Present Zone

Heat Type Super Good Cents Approved?

Planning Requirements? Planning Action #

Plan Check	0.00	Building	0.00	Plumbing	0.00
Mechanical	0.00	Mobile Home	0.00	Special	0.00

State Surcharge	1.00	Total Fees	21.00
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=====

RECORD OF INSPECTIONS

	Date	Init	Type	Comments
1	04/24/90	MB	SERVICE CHANGE	YES
2	04/24/90	MB	FINAL	YES
3	04/24/90	DG	CLOSING	YES

District R-111
 Zoning District R-1
 Type of building V
 Occupancy I

Application for
Building Permit

CITY OF ASHLAND, OREGON

Permit No. 7138
 Valuation \$ 500
 Permit Fee STATE 05
505
505

Application is hereby made to Erect _____, Remodel _____, Repair _____, Demolish _____, Move _____:

A _____ Sty., INSTALL GAS HEATER Size Bldg. _____

Location, Street address 183 HARRISON

Lot, _____ Block _____ Addition _____ Size lot _____

Owner BRISTER, O.W. Address 183 HARRISON

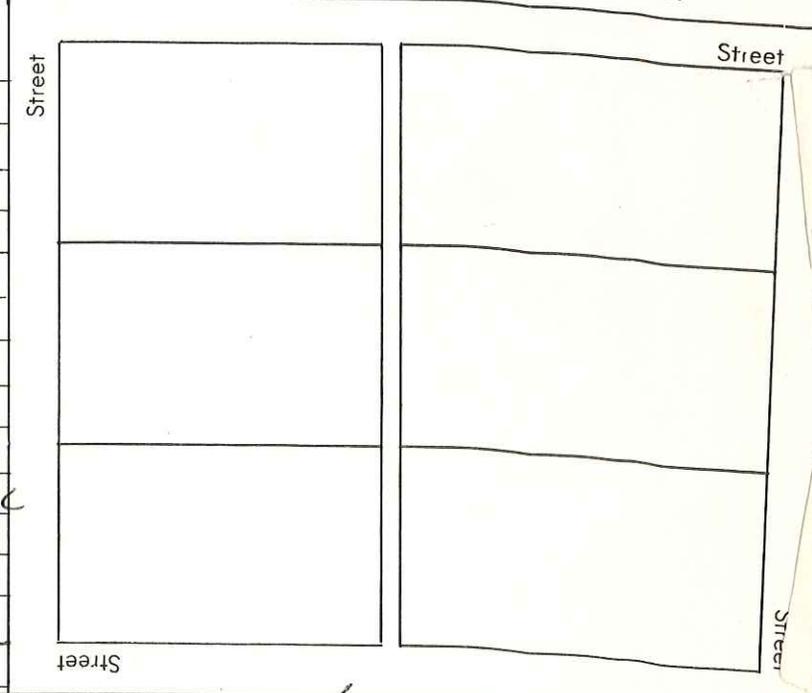
Architect _____ Address _____

Builder SELF Address _____

SHORT FORM SPECIFICATION

PLOT PLAN

ITEM	SIZE, ETC.
Foundation	
Wall Plates	<u>INSTALL 8'</u>
Floor Joist	<u>GAS LINE</u>
Studs	<u>TO NEW HEATER</u>
Ceil. Joist	
Rafters	
Purlins, Beams	
Floors	
Ext. Walls	
Partitions	
Roof	<u>TYPE B DOUBLE WALL</u>
Fireplace	<u>NEW</u>
Flue	<u>50,000</u>
Heating Unit	<u>BTU</u>
Vents	



REMARKS: CALL FOR INSPECTION P/ PRESSURE
CHECK & FLU

I agree to build according to above description, plans, specifications and City Building Code.

Signed Dell Brister

Application Rec'd.,
 Plans Rec'd.,
 Date _____

Plans Checked
 Plans Approved
 Date _____

Special Approval
 By _____
 Date _____

Permit Issued
 By [Signature]
 Date 10/9/74

Fire District 1A
 Zoning District RB
 Type of building V
 Occupancy 1y

Application for
Building Permit

Permit No. 4782
 Valuation \$ 200⁰⁰
 Permit fee 5⁰⁰

CITY OF ASHLAND, OREGON

Application is hereby made to Erect _____, Remodel _____, Repair X, Demolish _____, Move _____:

A Single Sty., Res Size Bldg. _____

Location, Street address 183 Harrison on _____

Lot, _____ Block _____ Addition _____ Size lot _____

Owner Del Brister Address _____

Architect _____ Address _____

Builder Same Address _____

SHORT FORM SPECIFICATION		PLOT PLAN	
ITEM	SIZE, ETC.		
Foundation	<u>6x12 1#4 Rebar 3" block stem wall</u>		
Wall Plates	<u>#4 rebar dowels vert. @ 4'oc</u>		
Floor Joist			
Studs	<u>48 lin ft of foundation</u>		
Ceil. Joist			
Rafters	<u>pour top row of block solid</u>		
Purlins, Beams			
Floors			
Ext. Walls			
Partitions			
Roof			
Fireplace			
Flue			
Heating Unit			
Vents			

REMARKS: Call for all inspections

All lumber graded STD. or Better
Build as per 1970 UBC & City codes

I agree to build according to above description, plans, specifications and City Building Code.

Signed X R F Barkley

Application Rec'd.,	Plans Checked	Special Approval	Permit Issued
Plans Rec'd.,	Plans Approved	By _____	By <u>201 All-</u>
Date _____	Date _____	Date _____	Date <u>16 Mar 73</u>

PERMANENT RECORD

BUILDING DIAGRAM AND OUTBUILDINGS

2 STORY
ADU

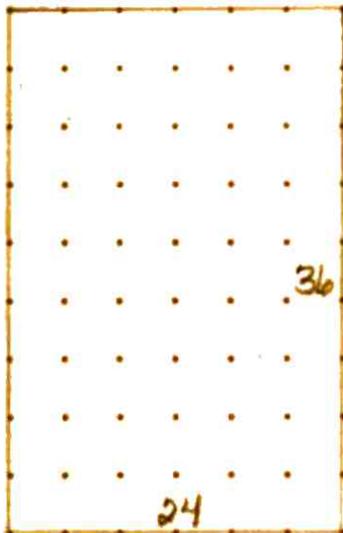
SHED

8

4/9/07 #153 13x16 = 208

REMARKS:
MEASURED BY: 31 DATE: 1-30-84
SQUARE FOOTAGE CHECKED BY: L. ZW...

13



24 x 36 = 864

NO.	TYPE		DESCRIPTION					DIMENSIONS	AREA	
	USE		FOUND	FLOOR	ROOF	WALLS	MISC.		S.F. ADJ	BASE
1								X		
								X		
								X		
2								X		
								X		
								X		
3								X		
								X		
								X		
4								X		
								X		
								X		
5								X		
								X		
								X		
6								X		
								X		
								X		
7								X		
								X		
								X		
8								X		
								X		
								X		
3								X		
								X		
								X		

BASE APPRAISAL YEAR 1984 ~~1990~~ 1990 OF 1

AUXILIARY BUILDINGS

1		CL						
SQ. FT.								
S. F. BASE								
COST INDEX								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
2		CL						
SQ. FT.								
S. F. BASE								
LOCAL COST MOD.								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
3		CL						
SQ. FT.								
S. F. BASE								
LOCAL COST MOD.								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
4		CL						
SQ. FT.								
S. F. BASE								
LOCAL COST MOD.								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
5		CL						
SQ. FT.								
S. F. BASE								
LOCAL COST MOD.								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
6		CL						
SQ. FT.								
S. F. BASE								
LOCAL COST MOD.								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
7		CL						
SQ. FT.								
S. F. BASE								
LOCAL COST MOD.								
REPLACEMENT CST.								
%GOOD (PHY/USE)			/ =	/ =	/ =	/ =	/ =	/ =
DRC								
TOTAL								

FEES EFFECTIVE:
January 1, 2020 to June 30, 2020

Next fee increase will occur July 1, 2020

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 **\$2.6069** by the total of the additional habitable space being created (any heated space). To calculate sewer SDC, multiply **\$2.0787** 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 **\$0.1689** 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 charge for each new dwelling unit.

	Under 500 sq.ft.	501 sq.ft. – 800 sq.ft.	Over 800 sq. ft.
Single Family Dwelling/Townhome	\$1,920.85	\$2,881.28	\$3,841.70
Apartment/Condominium /ARU	\$1,489.33	\$2,233.99	\$2,978.65



City of Ashland

Estimated Building Permit and SDC Fees for Single Family Residences

Square Footage	Valuation ¹	Permit Fees ²	Plan Check Fee	Comm Dev Fee ³	Fire Protection Fee	Eng Fee ³	Water SDC	Sewer SDC	Impv. Surface SDC	Parks SDC	Transp SDC	School Excise Tax ⁴	Total
500	\$70,860	\$598	\$389	\$850	\$237	\$531	\$1,303	\$1,039	\$84	\$611	\$1,921	\$535	\$8,100
1000	\$141,720	\$911	\$592	\$1,701	\$361	\$1,063	\$2,607	\$2,079	\$169	\$1,041	\$3,842	\$1,070	\$15,435
1100	\$155,892	\$968	\$629	\$1,871	\$383	\$1,169	\$2,868	\$2,287	\$186	\$1,041	\$3,842	\$1,177	\$16,420
1200	\$170,064	\$1,024	\$666	\$2,041	\$406	\$1,275	\$3,128	\$2,494	\$203	\$1,041	\$3,842	\$1,284	\$17,404
1300	\$184,236	\$1,081	\$703	\$2,211	\$428	\$1,382	\$3,389	\$2,702	\$220	\$1,041	\$3,842	\$1,391	\$18,388
1400	\$198,408	\$1,138	\$739	\$2,381	\$451	\$1,488	\$3,650	\$2,910	\$236	\$1,041	\$3,842	\$1,498	\$19,373
1500	\$212,580	\$1,194	\$776	\$2,551	\$473	\$1,594	\$3,910	\$3,118	\$253	\$1,041	\$3,842	\$1,605	\$20,358
1600	\$226,752	\$1,251	\$813	\$2,721	\$495	\$1,701	\$4,171	\$3,326	\$270	\$1,041	\$3,842	\$1,712	\$21,343
1700	\$240,924	\$1,308	\$850	\$2,891	\$518	\$1,807	\$4,432	\$3,534	\$287	\$1,041	\$3,842	\$1,819	\$22,328
1800	\$255,096	\$1,364	\$887	\$3,061	\$540	\$1,913	\$4,692	\$3,742	\$304	\$1,041	\$3,842	\$1,926	\$23,313
1900	\$269,268	\$1,421	\$924	\$3,231	\$563	\$2,020	\$4,953	\$3,950	\$321	\$1,041	\$3,842	\$2,033	\$24,298
2000	\$283,440	\$1,478	\$961	\$3,401	\$585	\$2,126	\$5,214	\$4,157	\$338	\$1,041	\$3,842	\$2,140	\$25,282
2100	\$297,612	\$1,534	\$997	\$3,571	\$608	\$2,232	\$5,474	\$4,365	\$355	\$1,041	\$3,842	\$2,247	\$26,267
2200	\$311,784	\$1,591	\$1,034	\$3,741	\$630	\$2,338	\$5,735	\$4,573	\$372	\$1,041	\$3,842	\$2,354	\$27,252
2300	\$325,956	\$1,648	\$1,071	\$3,911	\$653	\$2,445	\$5,996	\$4,781	\$388	\$1,041	\$3,842	\$2,461	\$28,237
2400	\$340,128	\$1,705	\$1,108	\$4,082	\$675	\$2,551	\$6,257	\$4,989	\$405	\$1,041	\$3,842	\$2,568	\$29,222
2500	\$354,300	\$1,761	\$1,145	\$4,252	\$697	\$2,657	\$6,517	\$5,197	\$422	\$1,041	\$3,842	\$2,675	\$30,206
2600	\$368,472	\$1,818	\$1,182	\$4,422	\$720	\$2,764	\$6,778	\$5,405	\$439	\$1,041	\$3,842	\$2,782	\$31,191
2700	\$382,644	\$1,875	\$1,218	\$4,592	\$742	\$2,870	\$7,039	\$5,612	\$456	\$1,041	\$3,842	\$2,889	\$32,175
2800	\$396,816	\$1,931	\$1,255	\$4,762	\$765	\$2,976	\$7,299	\$5,820	\$473	\$1,041	\$3,842	\$2,996	\$33,160
2900	\$410,988	\$1,988	\$1,292	\$4,932	\$787	\$3,082	\$7,560	\$6,028	\$490	\$1,041	\$3,842	\$3,103	\$34,145
3000	\$425,160	\$2,045	\$1,329	\$5,102	\$810	\$3,189	\$7,821	\$6,236	\$507	\$1,041	\$3,842	\$3,210	\$35,130
3100	\$439,332	\$2,101	\$1,366	\$5,272	\$832	\$3,295	\$8,081	\$6,444	\$524	\$1,041	\$3,842	\$3,317	\$36,115
3200	\$453,504	\$2,158	\$1,403	\$5,442	\$855	\$3,401	\$8,342	\$6,652	\$540	\$1,041	\$3,842	\$3,424	\$37,100
3300	\$467,676	\$2,215	\$1,440	\$5,612	\$877	\$3,508	\$8,603	\$6,860	\$557	\$1,041	\$3,842	\$3,531	\$38,085
3400	\$481,848	\$2,271	\$1,476	\$5,782	\$899	\$3,614	\$8,863	\$7,068	\$574	\$1,041	\$3,842	\$3,638	\$39,070
3500	\$496,020	\$2,328	\$1,513	\$5,952	\$922	\$3,720	\$9,124	\$7,275	\$591	\$1,041	\$3,842	\$3,745	\$40,054

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

- 1 Valuation is calculated as square footage X \$141.72 for a single family residence.
- 2 Temporary Power, if needed, is a separate permit, at an additional fee. Utility Connection 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.



Planning Division
 51 Winburn Way, Ashland OR 97520
 541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # _____

DESCRIPTION OF PROJECT _____

DESCRIPTION OF PROPERTY _____ Pursuing LEED® Certification? YES NO

Street Address _____

Assessor's Map No. 39 1E _____ Tax Lot(s) _____

Zoning _____ Comp Plan Designation _____

APPLICANT

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

PROPERTY OWNER

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Applicant's Signature

 Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Property Owner's Signature (required)

 Date

[To be completed by City Staff]

Date Received _____ Zoning Permit Type _____ Filing Fee \$ _____

OVER ►►

ZONING PERMIT SUBMITTAL REQUIREMENTS

- APPLICATION FORM must be completed and signed by both applicant and property owner.
- FINDINGS OF FACT – Respond to the appropriate zoning requirements in the form of factual statements or findings of fact and supported by evidence. List the findings criteria and the evidence that supports it. Include information necessary to address all issues detailed in the Pre-Application Comment document.
- 2 SETS OF SCALED PLANS no larger than 11"x17". Include site plan, building elevations, parking and landscape details. (Optional – 1 additional large set of plans, 2'x3', to use in meetings)
- FEE (Check, Charge or Cash)
- LEED® CERTIFICATION (*optional*) – Applicant's wishing to receive priority planning action processing shall provide the following documentation with the application demonstrating the completion of the following steps:
 - Hiring and retaining a LEED® Accredited Professional as part of the project team throughout design and construction of the project; and
 - The LEED® checklist indicating the credits that will be pursued.

NOTE:

- Applications are accepted on a first come, first served basis.
- 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.
- All applications received are reviewed for completeness by staff within 30 days from application date in accordance with ORS 227.178.
- The first fifteen COMPLETE applications submitted are processed at the next available Planning Commission meeting. (Planning Commission meetings include the Hearings Board, which meets at 1:30 pm, or the full Planning Commission, which meets at 7:00 pm on the second Tuesday of each month. Meetings are held at the City Council Chambers at 1175 East Main St).
- A notice of the project request will be sent to neighboring properties for their comments or concerns.
- If applicable, the application will also be reviewed by the Tree and/or Historic Commissions.