
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.

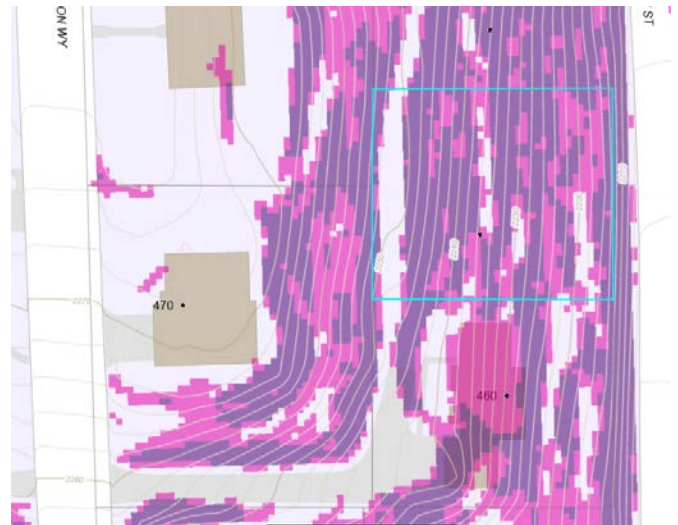
ASHLAND PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
COMMENT SHEET
November 14, 2023

SITE: 462 Thornton
APPLICANT: Carlo Delgado / Tong
REQUEST: Physical & Environmental
Constraints Review Permit for Hillside
Development w/ exceptions and Solar Waiver

PLANNING DIVISION COMMENTS:

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

The property located at 462 Thornton is a steeply sloped lot. With much of the lot is 'severely constrained' (slopes greater than 35%). On the image to the right (generated by City GIS) the dark magenta 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 steepness of the property and the presence of slopes greater than 35% a Physical and Environmental Constraints Review Permit is required.



In general staff is supportive of such an application provided it can be demonstrated that the Hillside standards are met or that exceptions have been addressed and justified. In addition to the downhill wall height staff feels that the application should specifically address the building form / roof shape.

18.3.10.110 Development Standards for Severe Constraint Lands

An engineering geologic study to establish that the site is stable for the proposed use and development. See AMC 18.3.10.110.D for additional information.

A final application will be required to include:

- An inventory of existing trees and tree protection plan / tree removal plan
- Landscape and irrigation plan
- Grading and Erosion & Sediment control plan
- Detailed narrative regarding the building design vis a via the Hillside Design Standards and explaining any required exceptions.

Zoning: The property is zoned R-1-7.5 which has a maximum lot coverage of 45%. The application materials indicate a proposed 20% lot coverage.

Note: Front yard setback is measured from the street.

Discussion points:

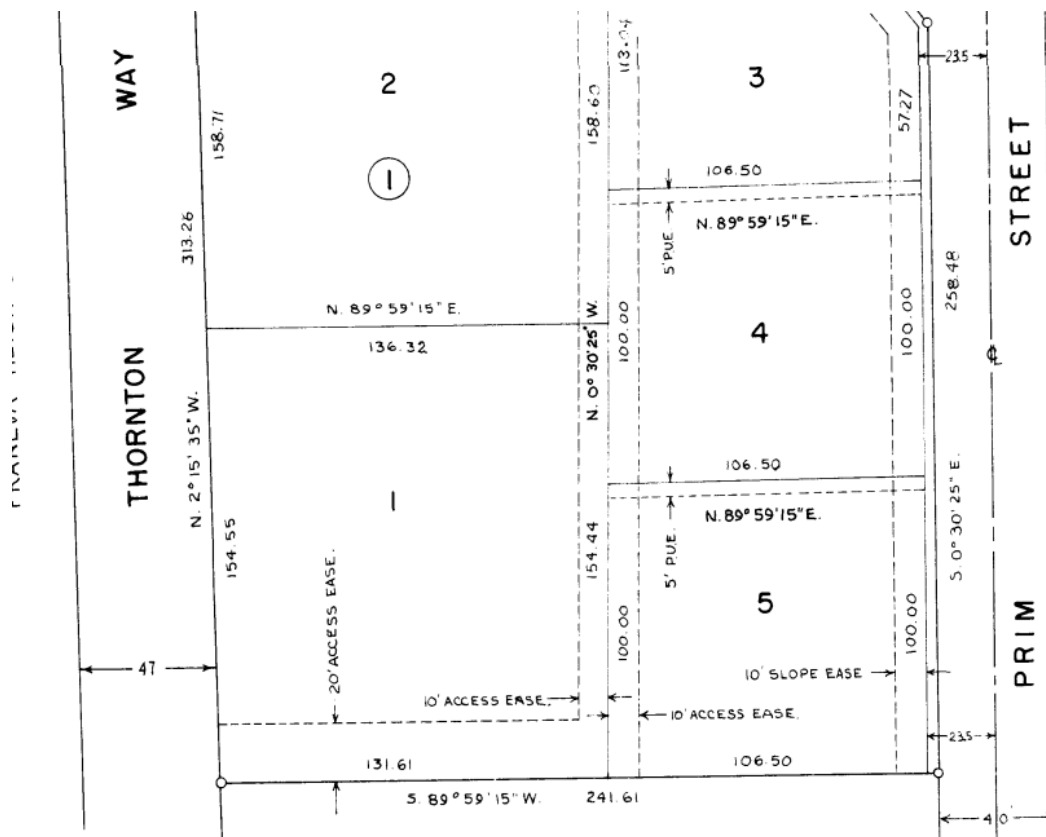
- Sewer connection to prim? Excavation and related tree removals?
- Storm Drain?
- Tree removals – typically on vacant residential only significant but P&E = <6”
- Are there any proposed retaining walls / steps / pedestrian paths to the lower part of the home?
- Driveway standards and turn around? The easement was not fully developed and there was no dedicated turn around with the subdivision. At present no input from Fire Dept. (Potential variance for paving??)

AMC 18.4.3.080.D. Driveways and Turn-Around Design. Driveways and turn-arounds providing access to parking areas shall conform to the following provisions.

1. A driveway for a single-family dwelling or a duplex shall be a minimum of nine feet in width except that driveways over 50 feet in length or serving a flag lot shall meet the width and design requirements of section [18.5.3.060](#). Accessory residential units are exempt from the requirements of this subsection.

From AMC 18.5.3.060.D “width of 20-feet, with a 15-foot paved driving surface.

From AMC 18.5.3.060.J When required by the Oregon Fire Code, flag drives greater than 150 feet in length shall provide a turnaround (see Figure 18.4.6.040.G.5). The Staff Advisor, in coordination with the Fire Code Official, may extend the distance of the turnaround requirement up to a maximum of 250 feet in length as allowed by Oregon Fire Code access exemptions.

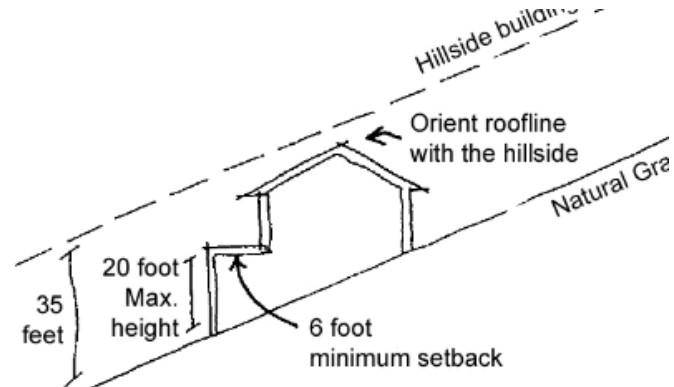


Building Envelope: The property is very steep with many areas identified as “Severely constrained land” (slopes greater than 35%). It appears that the proposed building envelope is designed and located to maximize conservation of trees. An inventory of all trees 6”dbh or greater is required with the application – the inventory must identify species and approximate extent of tree canopy. The survey must clearly identify trees to be removed and retained. Because the proposed building encroaches on lands identified as severely constrained a Geotech report will be required pursuant to AMC 18.3.10.110.

Building Design:

2. Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, excepting those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits:

- a. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum hillside building height shall be 35 feet. See Figure [18.3.10.090.E.2.a.i](#) and Figure [18.3.10.090.E.2.a.ii](#)
- b. Cut buildings into hillsides to reduce effective visual bulk.
 - i. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.
 - ii. Reduce building mass by utilizing below grade rooms cut into the natural slope.
- c. A building step-back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. See Figure [18.3.10.090.E.2.c](#).



Solar Standards

1. Solar Setback Exception. The approval authority through a Type I review pursuant to section [18.5.1.050](#) may approve exceptions to the standards in [18.4.8.030](#), Solar Setbacks, if the requirements in subsection a, below, are met and the circumstances in subsection b, below, are found to exist.

- a. That the owner or owners of all property to be shaded sign, and record with the County Clerk on the affected properties' deed, a release form supplied by the City containing all of the following information:
 - i. The signatures of all owners or registered leaseholders holding an interest in the property in question.
 - ii. A statement that the waiver applies only to the specific building or buildings to which the waiver is granted.
 - iii. A statement that the solar access guaranteed by this section is waived for that particular structure and the City is held harmless for any damages resulting from the waiver.
 - iv. A description and drawing of the shading which would occur.
- b. The approval authority finds all of the following criteria are met.
 - i. The exception does not preclude the reasonable use of solar energy (i.e., passive and active solar energy systems) on the site by future habitable buildings.
 - ii. The exception does not diminish any substantial solar access which benefits a passive or active solar energy system used by a habitable structure on an adjacent lot.
 - iii. There are unique or unusual circumstances that apply to this site which do not typically apply elsewhere. (Ord. 3147 § 8, amended, 11/21/2017)

Hillside Grading and Stormwater Management

All facilities for the collection of stormwater runoff shall be, to the greatest extent feasible, the first improvements constructed on the development site. While there is existing storm drain infrastructure in Ashland Creek Dr. the elevation differential may require that the stormwater be diverted to the existing natural drainage system to the south. Stormwater facilities shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties. These shall be designed by a registered engineer or geotechnical expert and approved by the Public Works Department or Building Official.

Tree Conservation, Protection and Removal.

Additional attention to Tree protection and removal will be required for a successful application. The submitted plans indicate several trees to be retained that are too close to the building to be properly protected. A complete inventory of all trees greater than DBH is required, however portions of the lot or not to be disturbed by development need not be included in the inventory.

All trees indicated on the inventory of existing trees shall also be identified as to their suitability for conservation. Significant conifer trees having a trunk 18 caliper inches or larger in diameter at breast height (DBH), and broadleaf trees having a trunk 12 caliper inches or larger in diameter at breast height (DBH), shall be protected and incorporated into the project design whenever possible.

Tree removal would be considered both in terms of Tree Removal Permit requirements found in AMC 18.5.7, which regulates the removal of significant trees from the property, and more broadly in terms of the impacts of tree removal to the hillside lands as part of a Physical & Environmental Constraints Review Permit, which requires building design and site planning to be planned to preserve the maximum number of trees possible. A report from an arborist should be provided to address any tree removal permit request and should respond to the applicable criteria, and any hillside tree removals should also be addressed in terms of the Hillside Development Standards and by the geotechnical expert.

All planning actions are required to include a tree preservation/protection plan; this is intended to ensure that trees on and near the property are protected during all site disturbance (*including demolition, construction, driveway/parking installation, staging of materials, etc.*). The trees identified to be preserved during the course of development shall be required to be protected in accordance with the tree protection standards in AMC 18.3.10.090.D4.

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.

- 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.

Additional items to be addressed in a final planning application: A final planning application should address the wildfire fuel modification area and tree protection plan, including all proposed tree removals. The final planning application should address lot coverage including, any proposed walking paths, patios, and landings associated with the proposed house.

Grading and Erosion Control: A grading plan including the location of all areas of land disturbance, including cuts, fills, driveways, building sites, and other construction areas is required. The total area of disturbance, total percentage of project site proposed for disturbance, and maximum depths and heights of cuts and fill must be included. An erosion control plan must be submitted with the application. The erosion control measures are required to minimize the solids in run off from disturbed area as required

Exposed cut slopes, such as those for yard areas, greater than seven feet in height are required to be terraced. Cut faces cannot exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The grading plan, erosion control plan and retaining walls must be designed and stamped by an engineer with experience in geologic hazards evaluation and geotechnical engineering

Storm Drainage: Storm drainage plan must be submitted with the application. Storm drainage facilities must direct surface water away from cut faces of fill slopes and be designed to avoid erosion on-site and to adjacent downstream properties.

Planting and Irrigation Plan: A planting/irrigation plan is required to demonstrate the manner in which 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.

Tree Inventory & Evaluation: The tree survey must locate all trees greater than six inches d.b.h. and identify the species of each tree and approximate extent of the tree canopy. Trees to be removed and in areas that will be disturbed must be clearly identified. The name, signature and address of the person preparing the tree survey must be indicated on the tree survey. 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.

Inspection Schedule: An inspection schedule for the geotechnical expert must be submitted with the application. The project geotechnical expert must provide a final report indicating that the approved grading, drainage and erosion control measures were installed as per the approved plans and all scheduled inspections were conducted throughout the project.

A completed application will be required to include a geotechnical study with all of the items listed in AMC 18.3.10.110.D

Inspections and Final Report: Prior to the certificate of occupancy for individual structures, the project geotechnical expert shall provide a final report indicating that the approved grading, drainage, and erosion control measures were installed as per the approved plans, and that all scheduled inspections, as per 18.3.10.090.A.4.j were conducted by the project geotechnical expert periodically 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, 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.

18.3.10.050 Approval Criteria

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section [18.5.1.050](#) and shall be approved if the proposal meets all of the following criteria.

- A.** Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
- B.** That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
- C.** That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

18.3.10.090 Development Standards for Hillside Lands

[not all provisions from 18.3.10.090 are listed here individually]

- A. General Requirements.** The following general requirements shall apply in Hillside Lands.
 - 1. Buildable Area. All development shall occur on lands defined as having buildable area. Slopes greater than 35 percent shall be considered unbuildable except as allowed below. Exceptions may be granted to this requirement only as provided in subsection [18.3.10.090.H](#).
- B. Hillside Grading and Erosion Control.** All development on lands classified as Hillside shall provide plans conforming to the following items.
 - 1. All grading, retaining wall design, drainage, and erosion control plans for development on Hillside Lands shall be designed by a geotechnical expert. All cuts, grading or fills shall conform to the International Building Code and be consistent with the provisions of this ordinance. Erosion control measures on the development site shall be required to minimize the solids in runoff from disturbed areas.
 - 2. Timing of Improvements. For development other than single family homes on individual lots, all grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31. Excavation shall not occur during the remaining wet months of the year. Erosion control measures shall be installed and functional by October 31. Up to 30 day modifications to the October 31 date, and 45 day modification to the May 1 date may be made by the Planning Director, based upon weather conditions and in consultation with the project geotechnical expert. The modification of dates shall be the minimum necessary, based upon evidence provided by the applicant, to accomplish the necessary project goals.

18.3.10.110 Development Standards for Severe Constraint Lands

- A.** Severe Constraint Lands are extremely sensitive to development, grading, filling, or vegetation removal and, whenever possible, alternative development should be considered.
- B.** Development of floodways is not permitted except for bridges and road crossings. Such crossings shall be designed to pass the 100-year flood without raising the upstream flood height more than six inches.

C. Development on lands greater than 35 percent slope shall meet all requirements of section [18.3.10.090](#) Development Standards for Hillside Lands in addition to the requirements of this section.

D. Development of land or approval for a planning action shall be allowed only when the following study has been accomplished. An engineering geologic study approved by the Public Works Director and Planning Director establishes that the site is stable for the proposed use and development. [see code for submittal requirements.]

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 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: 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: 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: 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 detector check 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 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 (walkers@ashland.or.us) with any questions regarding water utilities.

ELECTRIC SERVICE: “If existing service needs to be upgraded or existing underground service is not large enough, excavation and conduit may be required from transformer.” Please contact Dave Tygerson in the Electric Department for service requirements and connect fee information at (541) 552-2389 or via e-mail to tygersod@ashland.or.us. Dave 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 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:

- **Physical & Environmental Constraints:** **18.3.10.050**
- **Solar Waiver approval criteria:** **18.4.8.020.C.b**
- **Development Standards for Hillside Lands:** **18.3.10.090**
- **Development Standards for Severe Constraint Lands:** **18.3.10.110**

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.

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

PLANNING APPLICATION FEES:

P&E Constraints Permit	\$1,271.25
Variance (?)	\$ Depending on type

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:

Aaron Anderson, *Senior Planner*

City of Ashland, Department of Community Development

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

November 14, 2023

Date

From: [Mark Shay](#)
To: [Aaron Anderson](#)
Subject: RE: 462 thornton
Date: Wednesday, November 15, 2023 12:43:19 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Aaron,

Here are Fire's requirements for access based on a quick review of the project and with the understanding it's in the pre-application phase. I'm willing to take another evaluation of the project and /or have further conversation, but wanted to get this to you before your 1:00 meeting.

Access requirements:

Maintain the 20' easement for the driveway in accordance with OFC 503.2.1

The surface for the easement access shall be compliant with OFC 503.2.3 and able to support 50,000 pounds. Hard packed gravel is acceptable.

Driveway turnaround requirements per OFC 503.2.5 will not be enforced with the installation of an NFPA 13D sprinkler system.

Mark Shay

Fire Marshal

(541) 552-2217

Ashland Fire & Rescue

455 Siskiyou Boulevard

Ashland, OR 97520



From: Aaron Anderson <aaron.anderson@ashland.or.us>

Sent: Wednesday, November 15, 2023 11:19 AM

To: Mark Shay <mark.shay@ashland.or.us>

Type I Procedure

Administrative Decision

1. Type I Site Review (\$1,271.25 base fee)*
 - Downtown
 - Detail Site Review Zone
 - Commercial, Industrial and Non-residential
 - Residential (*Base + \$84.50 per unit*)

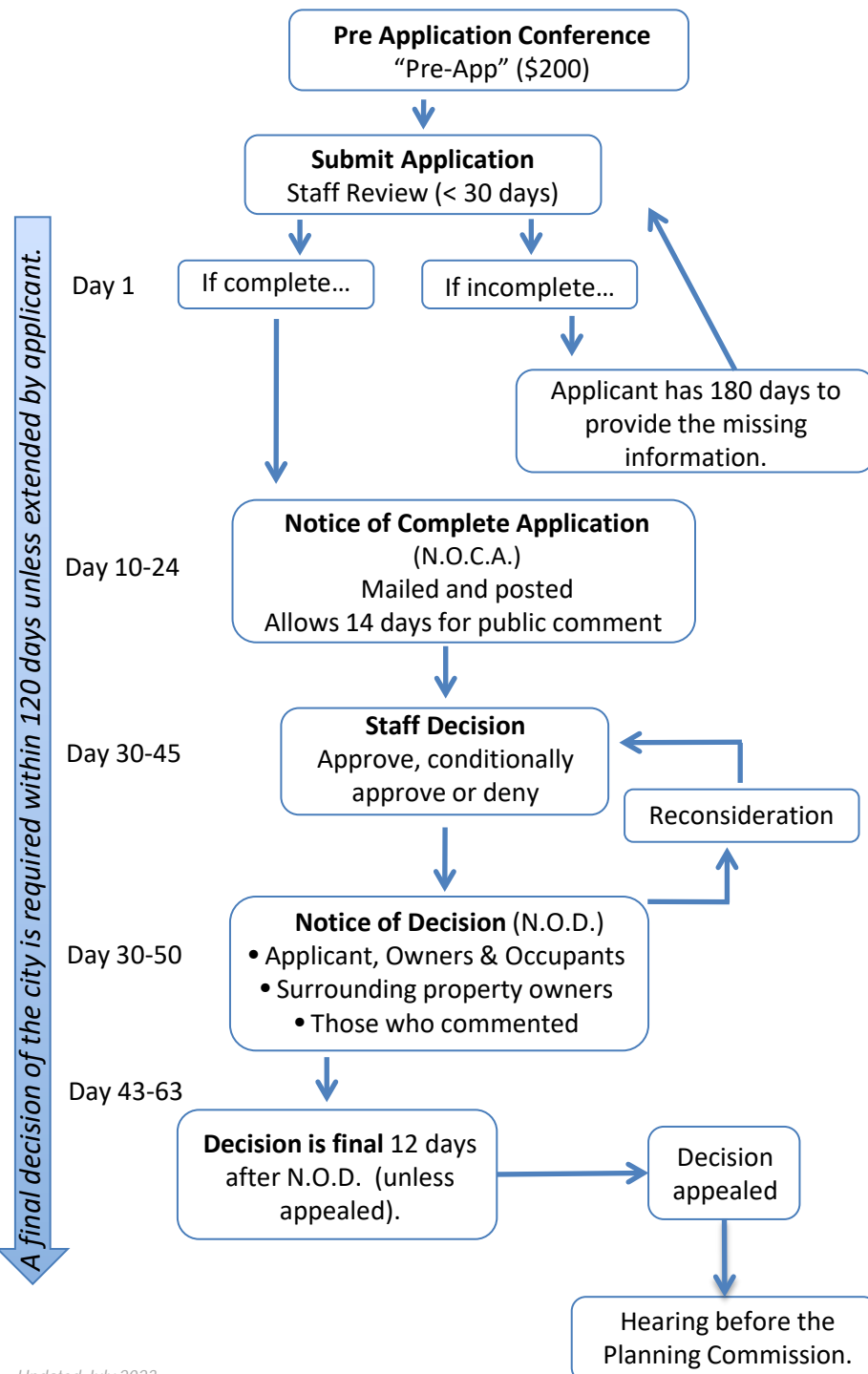
} Base + ½ % of value of construction
2. Miscellaneous Type I Actions (\$1271.25)*
 - Amendments or Modifications
 - Physical and Environmental Constraints Permit
 - Water Resources Permit
 - Tree removal (\$100, no base fee with another application)

3. Variances (\$1,271.25)*
4. Conditional Use Permits (\$1,271.25)*
5. Land Partitions (\$1,271.25 + \$84.50 per lot)*

**Fees are cumulative and depend on project specifics*

See Ashland Land use Ordinance (LUO) 18.5.1.050 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; **E-mail:** 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 within 30 days of submittal. (See 18.5.1.090)

Within ten days of completeness determination, written notice will be mailed to the applicant, owners of the property, and property owners within 200 feet of the property. A clearly visible notice will be posted on the property by City staff. These notices allows 14 days for the submission of written comments. (See 18.5.1.050.B.)

Within 45 of a completeness determination, but not less than 20 days after the N.O.C.A., a decision is made. Within 5 days of the decision, the City will mail notice of the decision (N.O.D.) to the applicant, owner and occupants of the property and any group or individual who submitted written comments. Planning Director can reconsider a decision pursuant to 18.5.1.050.C & D.

Decision is final 12 days after N.O.D., unless there is an appeal. An appeal must be requested within 11 days of N.O.D. with an appeal fee of \$150. Appeals are heard by the Planning Commission at the next regular Planning Commission meeting, which is the final decision of the City for Type I's. Further appeals are to the State Land Use Board of Appeals (LUBA). (See 18.5.1.050.G)

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 ¹	Structural Permit Fee ²	Plan Check Fee	Fire Plan Check Fee	Comm Dev Fee ³	Eng Fee ³	School Excise Tax ⁴	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	\$41,276
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.