

City of Sandy

Investing in Sandy's Future

Fees and Charges Updates

June 21, 2022



Background

- The City annually reviews and presents updates to fees and charges
 - Keeps pace with inflation, construction costs, personnel costs
 - Rate adjustments for debt financing major capital projects, implement capital improvement plans
 - Covering costs to provide services/programs
 - Not keeping up with rising costs and deferred maintenance, likely means larger rate increases down the road

Investing in Sandy's Future

City Council Goals:

- **Plan and provide sustainable infrastructure**
- **Maintain financial strength and sustainability**

Diversify revenue sources, analyze new revenue streams, look at cost recovery where possible

Investing in Sandy's Future

- Wastewater - Sandy Clean Waters
- Water - Bull Run Water Supply + Alder Creek and System reinvestments
- Stormwater management
- SandyNet
- Development paying fair share and cost recovery

Proposed Wastewater Rates

| Base Rate by Class | Current | Proposed |
|---|---------|----------|
| a. Single family | \$23.70 | \$26.07 |
| b. Single family - reduced | \$11.86 | \$13.04 |
| c. Multi-family | \$23.70 | \$26.07 |
| d. Commercial/Industrial | \$11.29 | \$12.42 |
| Volume Charges by Customer Class (per 100 cubic ft) | | |
| a. Single family | \$6.08 | \$6.69 |
| b. Single family - reduced | \$3.05 | \$3.35 |
| c. Multi-family | \$6.08 | \$6.69 |
| d. Commercial/Industrial | \$8.26 | \$9.08 |
| e. Residential - no water service | \$85.49 | \$94.04 |

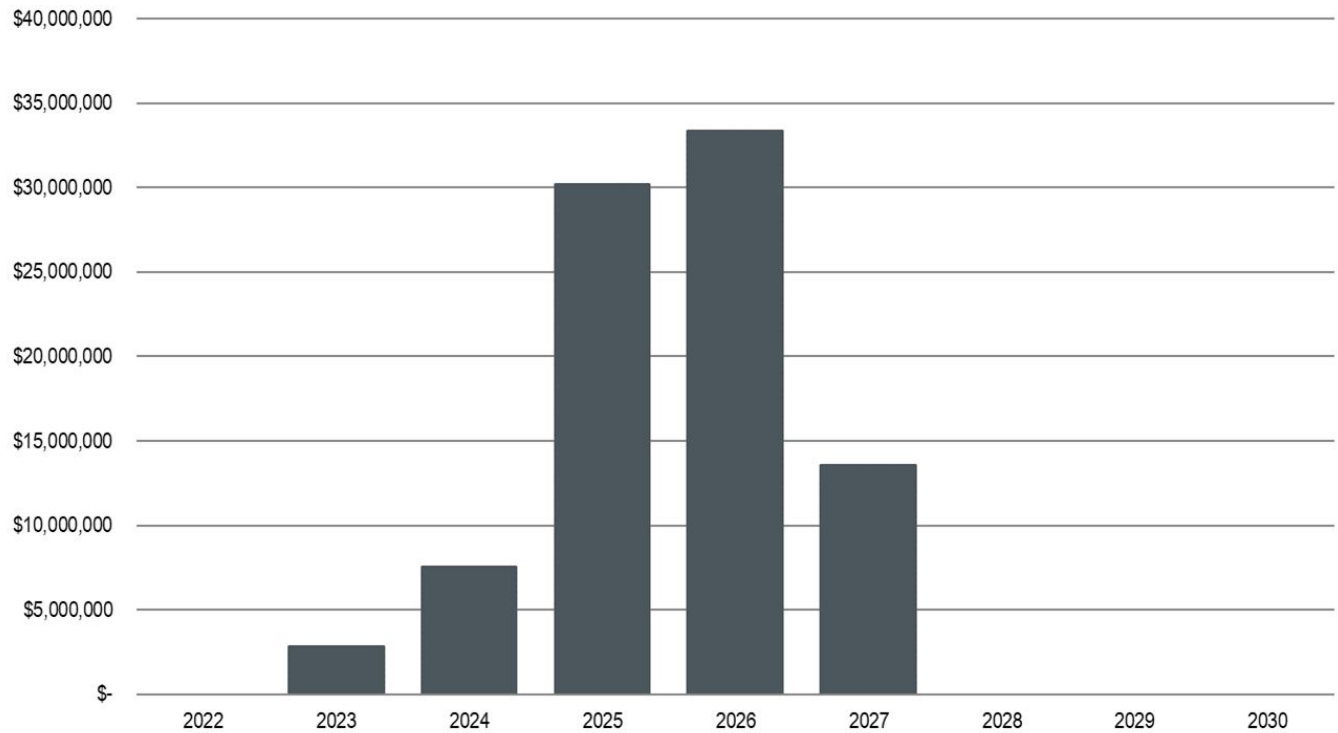
Water Supply and Treatment Projects

- Bull Run Water Supply Treatment
 - Build Transmission Pipeline to Portland Filtration Plant by 2027
- Alder Creek Water Treatment Plant rebuild and expansion, other critical CIP projects

Rate Model Assumptions

- Projects to be completed by 2027:
 - Transmission pipeline to PWB Filtration Plant
 - Alder Creek Treatment Plant Rebuild
 - Reservoir Repairs
- Escalated 6% per year
- Add 35% Contingency
- Funding: SRF Loan and Revenue Bonds

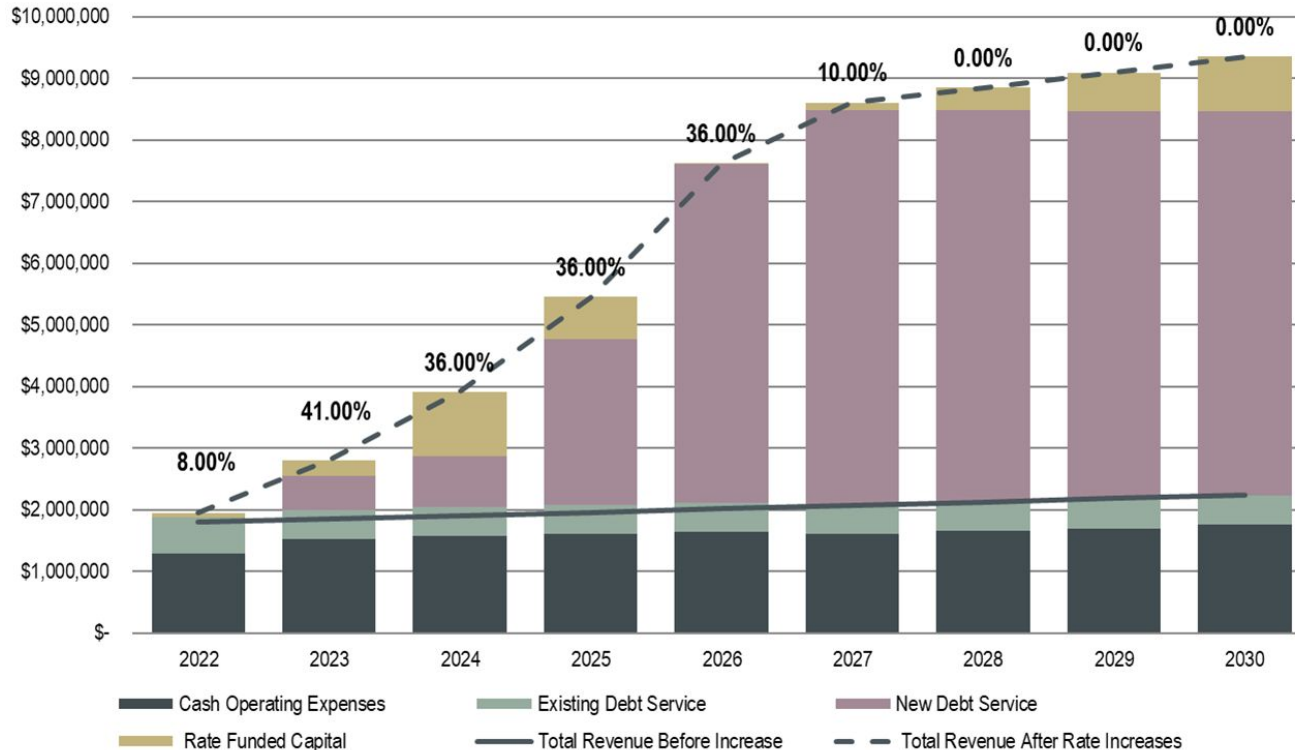
Capital Improvement Program



The total capital plan reflects an escalated \$87.5 million and rate model includes \$81.7 million in borrowing



Revenue Requirement Forecast



Rate increases are required primarily to keep up with new debt service to fund the capital projects

Rate Model | Proposed Rates - Base

| Class Rates | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| ATB Increases | 8% | 41% | 36% | 36% | 36% | 10% | 0% | 0% | 0% |
| Implementation Date: | Existing | 7/1/2022 | 7/1/2023 | 7/1/2024 | 7/1/2025 | 7/1/2026 | 7/1/2027 | 7/1/2028 | 7/1/2029 |
| Single Family | \$ 7.81 | \$ 11.01 | \$ 14.97 | \$ 20.36 | \$ 27.69 | \$ 30.46 | \$ 30.46 | \$ 30.46 | \$ 30.46 |
| Outside City Single Family | 11.74 | 16.55 | 22.51 | 30.62 | 41.64 | 45.80 | 45.80 | 45.80 | 45.80 |
| Multi-Family | 7.81 | 11.01 | 14.97 | 20.36 | 27.69 | 30.46 | 30.46 | 30.46 | 30.46 |
| Commercial/Industrial | 7.81 | 11.01 | 14.97 | 20.36 | 27.69 | 30.46 | 30.46 | 30.46 | 30.46 |
| Wholesale | 9.34 | 13.17 | 17.91 | 24.36 | 33.13 | 36.45 | 36.45 | 36.45 | 36.45 |

Rate Model | Proposed Rates - Volume

| Volume Charges per CCF | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| ATB Increases | 8% | 41% | 36% | 36% | 36% | 10% | 0% | 0% | 0% |
| Implementation Date: | Existing | 7/1/2022 | 7/1/2023 | 7/1/2024 | 7/1/2025 | 7/1/2026 | 7/1/2027 | 7/1/2028 | 7/1/2029 |
| Single Family | \$ 3.13 | \$ 4.42 | \$ 6.01 | \$ 8.17 | \$ 11.11 | \$ 12.22 | \$ 12.22 | \$ 12.22 | \$ 12.22 |
| Outside City Single Family | 4.70 | 6.62 | 9.01 | 12.25 | 16.66 | 18.33 | 18.33 | 18.33 | 18.33 |
| Multi-Family | 2.95 | 4.16 | 5.65 | 7.69 | 10.46 | 11.50 | 11.50 | 11.50 | 11.50 |
| Commercial/Industrial | 2.70 | 3.81 | 5.18 | 7.04 | 9.58 | 10.53 | 10.53 | 10.53 | 10.53 |
| Outside City Commercial/Industrial | 4.20 | 5.92 | 8.06 | 10.96 | 14.90 | 16.39 | 16.39 | 16.39 | 16.39 |
| Wholesale | 3.30 | 4.66 | 6.34 | 8.62 | 11.72 | 12.89 | 12.89 | 12.89 | 12.89 |
| Skyview Acres | 0.81 | 1.14 | 1.55 | 2.11 | 2.87 | 3.16 | 3.16 | 3.16 | 3.16 |

Water Rates - Sample Bill

| Sample Monthly Bill | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| ATB Increases | 8% | 41% | 36% | 36% | 36% | 10% | 0% | 0% | 0% |
| Implementation Date: | Existing | 7/1/2022 | 7/1/2023 | 7/1/2024 | 7/1/2025 | 7/1/2026 | 7/1/2027 | 7/1/2028 | 7/1/2029 |
| Single Family, 7 CCF | \$30.01 | \$42.32 | \$57.55 | \$78.27 | \$106.45 | \$117.10 | \$117.10 | \$117.10 | \$117.10 |
| % of median household income | 0.43% | 0.60% | 0.80% | 1.07% | 1.43% | 1.55% | 1.53% | 1.50% | 1.48% |

*projected future rate increases subject to change as model, capital costs, and funding plan is updated regularly.

Stormwater Utility

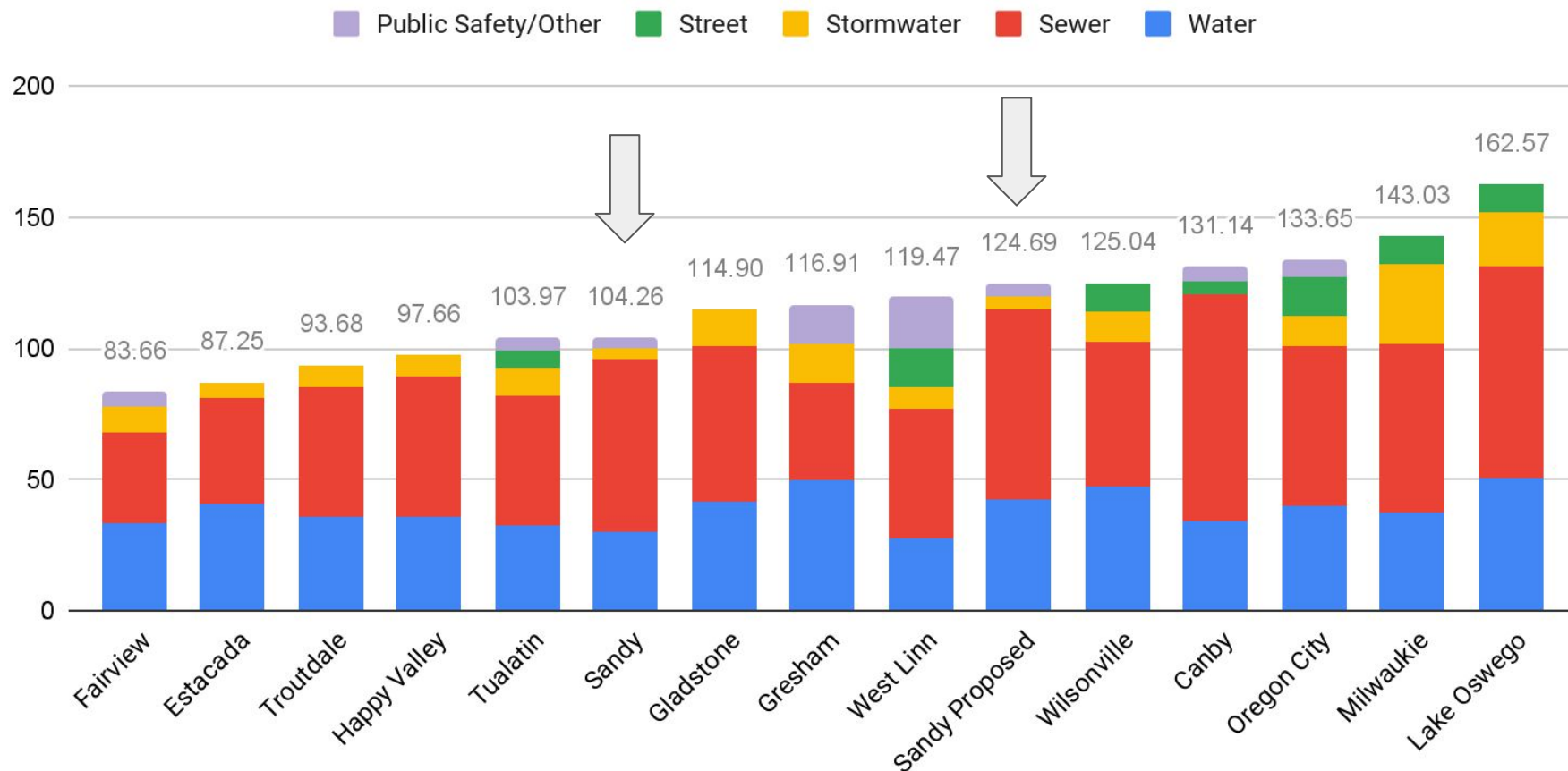
| | |
|----------------------------|-----------|
| Current Monthly Fee | \$3.50 |
| Proposed Monthly Fee | \$5.00 |
| Increase in Annual Revenue | \$116,000 |

- Will allow for the building of a capital funds for future projects and operations, future master plan
- Future rate increases projected to work towards a financially sustainable utility

Historical and Proposed Rates - Average Bill (7 ccf)

| | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|------------------------|--------------|---------------|---------------|---------------|---------------|
| Water | 22.82 | 24.87 | 24.87 | 30.00 | 42.32 |
| Sewer | 24.94 | 52.35 | 52.35 | 66.26 | 72.89 |
| Stormwater | 3.25 | 3.25 | 3.25 | 3.5 | 5.0 |
| City Utilities | 51.01 | 80.47 | 80.47 | 99.76 | 120.19 |
| Public Safety | 0 | 4.5 | 4.5 | 4.5 | 4.5 |
| SandyNet | 39.95 | 41.95 | 41.95 | 41.95 | 44.95 |
| Total City Bill | 90.96 | 126.92 | 126.92 | 146.21 | 169.64 |

Clackamas County Cities Utility Bill Comparison - 7ccf



*Based on a survey of 2021-22 rates

SandyNet

- Seeing larger take in Gigabit service
- Ramping up equipment replacement
 - WiFi 6
 - 2 & 5 Gig Plans
- Rate model changes for new technology
- Rate Increase Plan - Expected rate change next biennium as costs continue to climb



SANDYNET
Your community, connected.

| | | |
|--------------------------------------|-----------------------------------|--|
| Residential or Business Fiber | 500Mbps Down/Up \$44.95 | 1000Mbps (Gig) Down/Up \$59.95 |
| | Voice Service* | Residential Voice \$20 |

*unlimited US 48 | Excluding state/federal taxes

Sign up today at www.sandy.net



SandyNet - Proposed Rate Increase

- Increase price of 300/300 Mbps from \$41.95 to \$44.95 and increase speed to 500/500 Mbps
- Offer multigigabit service tiers in **new developments*** and begin transition for existing network
 - 2/2 Gbps for \$110
 - 5/5 Gbps for \$225

Other Adjustments

- Planning & Building Fees
- Miscellaneous Fees (records fees)

Next Steps

- Hold a public hearing
- Rate adjustments would become effective July 1
- Utility and SandyNet customers would see new rates reflected in their July billing (July 22-25)

Public Hearing



Staff Report

Meeting Date: June 21, 2022
From Tyler Deems, Deputy City Manager / Finance Director
SUBJECT: 2022-23 Master Fees and Charges

DECISION TO BE MADE:

Whether to adjust city rates and fees for fiscal year 2022-23.

PURPOSE / OBJECTIVE:

Review, hold a public hearing, and approve increases to city fees and charges for the 2022-23 fiscal year.

BACKGROUND / CONTEXT:

The City Council held a [work session](#) on June 6 to review proposed adjustments for the city's rates and fees. The proposed adjustments and public hearing were noticed in the Sandy Source newsletter and Facebook.

The City annually reviews and updates fees and charges to adjust for inflation for materials, operational expenses, and capital project funding. The Council's direction over the last few years, with exception of the pause during COVID, is to adjust the fees on a more regular basis to avoid less frequent but larger rate increases. The current Master Fee Schedule can be found [here](#).

Sandy is in a historic period of public infrastructure reinvestment. The City's wastewater and water systems require improvements and expansion to ensure adequate supply of water and the capacity to effectively treat wastewater, and handle and manage stormwater runoff. Years of under-investment and holding down rate increases coupled with rapid growth has put the city in a difficult position of needing rate increases to complete the essential and mandated improvements to our water and wastewater facilities. At the same time, we are in a period of high inflation and extreme construction cost escalation which results in higher costs for goods, services, contracts, equipment, and materials. In 2021, the producer price index increased nearly 20% year over year. The consumer price index, a common indicator of inflation, continues to sit at above 8% year over year for most indices.

In addition to the water, wastewater, and stormwater utilities, SandyNet has been providing fiber to the home service since 2014. At that time, the city envisioned an initial build out of a network with half as many customers as the utility now provides service to. The success of the service means additional revenue to cover the utility's expenses and debts, however the continued growth of the service also presents pressures on

operations, new construction, and maintaining an acceptable service level for our existing and future customers.

Beyond utilities, the City charges fees to developers, builders, and homeowners for land use applications, new construction, and improvements. These fees pay for staff's time to review the proposals and plans to ensure they comply with state building standards and reflect the community's goals and policies implemented through the city's development code. While the Planning Department receives general revenue to both subsidize these activities and to fund non-current planning related development such as long range plans, the Building Department is operated and accounted for as an enterprise. Building plan review, permits, and inspection fees should cover the costs of those services. In both those cases, despite steady growth and development, our existing fees are not keeping pace with covering the costs of providing the service.

KEY CONSIDERATIONS / ANALYSIS:

Water

The City entered into a bilateral compliance agreement with the State of Oregon in September 2018 to meet the treatment requirements for cryptosporidium (either connecting to Portland's new filtration plant or constructing our own treatment facility) by September 30, 2027. Last June the City Council reviewed information and options regarding the City's water supply sources and the mandate to treat the Bull Run Water Source or purchase treated Bull Run Water from the City of Portland. On [June 6, the City Council reevaluated the decision](#) to treat raw water or purchase filtered water directed staff to inform the Portland Water Bureau of the City's decision to purchase filtered water.

The Bull Run Water Supply approach is an important component to the update of the City's Water Master Plan, which will be completed by the end of the year. The Water Master Plan further outlines our water system demands and investments that are needed in our facilities. Capital investments are needed in our Alder Creek Water Treatment Plant and other crucial facilities in the system such as the Sandercock Reservoir to increase production of our own water supply sources, reduce the amount of water the city needs to purchase from Portland, and improve resiliency. The City must complete these improvements by the end of September 2027 in order to be in compliance with the bi-lateral agreement and ensure the city can meet peak demand.

Preliminary cost estimates based on reinvesting in the Alder Creek Treatment Plant, making other necessary investments in facilities such as reservoirs, and extending the transmission pipeline to Portland's new filtration plant will require larger rate increases beginning in FY 2022-23. The total capital costs will change as the city progresses on planning and preliminary engineering work. Given the construction costs escalation and price inflation, the rate model assumes an annual inflation factor of 5.8% and an across the board 35% contingency. To fund the program, we are assuming a combination of Clean Water State Revolving Loans and Revenue Bonds, but like the wastewater

project, we are exploring a variety of financing options including a WIFIA loan and grants. The rate model will be updated regularly as the funding plan and capital costs become more clear which can drive down the projections for future rate increases to meet the debt service requirements. The modeling indicates a needed increase for FY22-23 of 41% which equates to an increase for the average residential customer in the range of \$11-\$15 per month depending on the amount of water used (about \$12 for the average residential customer using 7 ccf).

Wastewater - Sandy Clean Waters

The City's largest construction project requires ongoing rate increase to provide revenue to pay for the debt financing from the State Revolving Fund Loans and the Water Infrastructure Finance and Innovation Act (WIFIA) loans. The ongoing investments address permit compliance, increasing treatment plant and collection system capacity, and constructing new facilities to accommodate the recent and future growth of the community.

The proposed rate increase of 10% is based on the City's most recent application to the EPA WIFIA program that reflects a total project cost of \$97 million. The city recently issued an RFQ for firms to assist the city in a revision to the Wastewater System Facilities Plan. The outcome of that work will inform future updates to the project scope and costs and the rate model.

The City anticipates finalizing our WIFIA application this summer to lock in interest rates.

This 10% increase will be effective with the July 2022 billing, and is anticipated to bring in an additional \$329,000 in fiscal year 2023.

Stormwater

The City's stormwater utility is underfunded and does not have adequate revenue to plan, budget, and construct repairs and new investments in our stormwater system. This was recently demonstrated by the emergency pipeline repair under Tupper Park where the Stormwater Fund was not able to pay for the costs. The Stormwater Fee is currently \$3.50 per equivalent residential unit (ERU) which is the lowest out of any city in Clackamas County. The city will need to complete a stormwater master plan at sometime in the future, but staff recommends incrementally increasing the utility's fee to build cash reserves for capital.

The proposed rate increase for Stormwater is \$1.50 per ERU, bringing the total fee to \$5.00 per ERU. This increase will be effective with the July 2022 billing, and is anticipated to bring in an additional \$116,000 in fiscal year 2023.

SandyNet

SandyNet is another service that has been significantly impacted by inflation and the rise of construction costs. Equipment such as modems, cards, fiber, and switches have increased in costs as well as lead times for deliveries. As a publicly owned internet company, keeping the service affordable is inherent in our mission. With the success of the service, rapid expansion, and continued demand for new service and installs, the department does not have adequate staff to respond to these requests and projects in a timely manner. The Department is well served by a team of dedicated staff but the current operations are unsustainable even for a high functioning team. Currently the department needs at least an additional utility workers/installers to keep up with demand and additional technical staff such as network engineers to ensure system reliability. The proposed rate increase will not be able to support hiring additional staff, but

SandyNet is also advancing scheduled equipment replacement. As we approach eight years of fiber-to-the-home, we are beginning our replacement of old hardware. This transition comes at a time where the release of a newer technology is being widely adopted to achieve higher future speeds. We are in the beginnings of the multigigabit service push in the US, where providers are beginning to overlay their networks and install hardware capable of pushing speeds over 1 gigabit. While the demand is not there just yet, the phasing in of the hardware should be considered as equipment is refreshed or replaced. The proposed rate increase helps pay for the first wave of this implementation by phasing in the hardware with new construction.

Originally, the next scheduled rate increase was set for the 23-25 Biennium. By changing the start date of that rate increase to July 2022, at our current projections will generate an additional \$90,000 in revenue to offset the cost increases in equipment and services. The cost of implementation for the new technology has dropped dramatically in the past year but sits at 36% more than traditional technology and would be picked up under the rate increase as we update our rate model to reflect the new cost of implementation.

Finally, two additional speed tiers are proposed to be created, to increase options for customers. Starting with new construction, 2 and 5 Gigabit tiers would be set, as well as increasing the speed of the 300Mbps service to 500 Mbps. This would simplify the plans to: Half a Gig, Gigabit, 2 Gig and 5 Gig.

Pricing changes include taking the residential and business 300Mbps plan from \$41.95 to \$44.95 and increasing the speed to 500Mbps as well as offering a 2Gbps plan for \$110 and 5 Gig plan for \$225.

Since 2020, we've seen a more widespread acceptance of gigabit service. In 2020 we had roughly 330 gigabit residential and business customers which represented 10% of our fiber customers. Today we have over 815 Gigabit fiber customers, which now represents 25% of our customer base.

The proposed rate increase was presented to the SandyNet Advisory Board which they supported.

Miscellaneous Fees

Each year staff recalculates the average hourly rate of employees who would likely be tasked with completing public records requests. With the rising cost of salaries and related benefits (taxes, insurance, and PERS), the recommended increase in the hourly rate for public records requests is \$50.00 for administrative staff (administrative assistant or other staff) and \$80.00 per hour for executive staff (director). Staff will continue to charge any associated legal fees at the actual cost.

Additionally, staff is recommending a slight change to the annual interest rate that is charged for monies owed to the city. Currently the rate is set by the Finance Director and based on current yields for long-term investments. Staff is proposing to keep this same language, but add 1% to the current yields for long-term investments to help offset the staff time of managing these receivables.

Both of the above changes would become effective July 1, 2022 and would not impact any existing records requests or receivables that are already in place.

Planning and Building

Staff recently completed a survey of planning and building fees in Clackamas County. The city was low compared to other cities in many categories and the fees should be updated to cover the city's costs to process and review applications rather than relying on an increasing share of general revenue.

Planning Division: proposed fees on new developments and construction (subdivisions, middle housing partitions, annexations, zone changes, etc.). As an example, fees for a 41 lot subdivision would increase from \$6,971 to \$10,420.

Building Division: The fees and charges for building a home in Sandy are less than many other Clackamas county communities by a wide margin. While this is mostly due to differences in SDCs, building fees are also in need of updating. The proposed fee increases would impact new construction, such as new single family homes, duplexes, and apartments, more so than small homeowner projects or small remodels.

RECOMMENDATION:

Staff recommends the City Council hold a public hearing and adopt Resolution 22-15.

BUDGETARY IMPACT:

The proposed rate increases will result in generating additional revenue in the utility funds and in the General Fund/Development Services Department.

- Water Fund - Increase in Water revenue of \$950,000.
- Wastewater Fund - Increase in Wastewater rate revenue of \$329,000.
- Stormwater Fund - Increase in Stormwater rate revenue of \$116,000.
- Telecommunications/SandyNet - Increase in SandyNet rate revenue of \$90,000.

SUGGESTED MOTION LANGUAGE:

I move to adopt Resolution 2022-15, a resolution amending the city's master fees and charges schedule.

LIST OF ATTACHMENTS/EXHIBITS:

- Resolution 2022-15



NO. 2022-15

A RESOLUTION ADOPTING CHANGES TO THE MASTER FEE SCHEDULE

Whereas, the City Council imposes municipal fees and charges via Resolution; and

Whereas, adjustments to fees and charges are necessary to reflect the current costs of service delivery; and

Whereas, the City Council has reviewed the proposed changes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy:

Section 1. The Master Fee Schedule is amended as shown in Exhibit A.

Section 2. These changes shall become effective as identified in Exhibit B.

This resolution is adopted by the Common Council of the City of Sandy and approved by the Mayor this 21 day of June 2022

A handwritten signature in black ink, appearing to read "Stan Pulliam", written over a horizontal line.

Stan Pulliam, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Jeff Aprati", written over a horizontal line.

Jeff Aprati, City Recorder

CITY OF SANDY MASTER FEE SCHEDULE

July 1, 2022


A stylized graphic of a mountain range at the bottom of the page. It consists of several overlapping triangular shapes in shades of light green, light blue, and light gray, creating a layered effect.

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| Fee Name | Amount | Description |
|---|----------|--|
| 1. MISCELLANEOUS CHARGES | | |
| A. Business License | | |
| a. Business License, 0-2 employees | \$41.00 | 0-2 employees |
| b. Business License, 3-5 employees | | \$41 + \$10 per employee over 2 |
| c. Business License, 6-10 employees | | \$71 + \$7 per employee over 5 |
| d. Business License, 11-25 employees | | \$106 + \$2.10 per employee over 10 |
| e. Business License, 26+ employees | | \$137.50 + \$1.40 per employee over 25 |
| f. Rental License | \$10.00 | per unit, per year (no exemption) |
| g. Mobile Home Space | \$5.00 | per unit, per year (no exemption) |
| h. Auctioneer | | Business license fee, as listed above |
| i. Hawker/Peddler | | Business license fee, as listed above |
| j. Circus/Carnival | | Business license fee, as listed above |
| k. Amusement Rides | | Business license fee, as listed above |
| l. Sidewalk Use Vendor Fee | | Business license fee, as listed above |
| m. Business License Renewal Late Fee | \$39.00 | If renewal is submitted after March 1 st |
| B. Copies, Maps, and Documents | | |
| a. Copy: 8.5 x 11 | \$0.25 | |
| b. Copy: 8.5 x 14 | \$0.25 | |
| c. Copy: 11 x 17 | \$0.35 | |
| d. Blueline Maps | \$5.00 | |
| e. Comprehensive Plan Map | \$3.00 | |
| f. Zoning Map | \$3.00 | |
| g. Comprehensive Plan | \$10.00 | |
| h. Development Code | \$25.00 | |
| i. Transportation System Plan (grey scale) | \$18.00 | |
| j. Transportation System Plan (colored) | \$38.00 | |
| C. Events | | |
| a. Highway Banner | \$50.00 | per week |
| b. Major Community | | Actual cost + 20% |
| D. Liquor License | | |
| a. Initial | \$100.00 | |
| b. Change | \$75.00 | |
| b. Renewal | \$25.00 | |
| E. Miscellaneous | | |
| a. Finding Fee | \$20.00 | |
| b. Interest Past Due | | Annual interest rate set by Finance Director at the time the past due balance is accrued. Rate shall be fixed and based on current yields for long-term investments, plus 1% |
| c. Lien Search | \$30.00 | |
| d. Returned Item Fee | \$25.00 | |
| F. Park Use | | |
| a. Centennial Plaza/Meinig Park Gazebo | | |
| i. Resident | \$200.00 | |
| ii. Non-Resident | \$300.00 | |
| G. Records Request | | |
| a. Administrative Fee | \$50.00 | per hour |
| b. Executive Fee | \$80.00 | per hour |
| c. Legal Fee | | actual cost |
| 2. PLANNING CHARGES | | |
| A. Addressing | | |
| a. Addressing | \$45.00 | plus \$6 per lot |
| b. Readdressing - Residential | \$220.00 | per lot (not exceeding two units) |
| c. Readdressing - Multi-family, commercial/industrial | \$220.00 | plus \$6 per lot or unit |
| B. Administrative | | |
| a. Administrative Fee | | 10% of total planning and public works fees assessed, excluding building, plumbing, and mechanical structural specialty code permit fees. |

| | |
|---|---|
| b. Land Use Compatibility Statement | \$125.00 |
| c. Review of Non-Conforming Use | \$800.00 |
| d. Public Hearing - Type III | \$1,500.00 review not specifically listed elsewhere |
| e. Public Hearing - Type IV | \$2,000.00 review not specifically listed elsewhere |
| f. Public Hearing - Reschedule (applicant's request) | \$500.00 |
| g. Third-Party Review | \$2,000.00 Deposit for each anticipated third-party review shall be collected in conjunction with the initial application fee. Additional charges, if any, shall be assessed and shall be a lien against the property until paid in full. |
| h. Third Party Review Scope Consultation | \$500.00 |
| i. Zoning Verification Letter | \$110.00 Bank/Loan Letter |
| C. Accessory Dwelling Unit | |
| a. Accessory Dwelling Units | \$300.00 |
| D. Adjustments and Variances | |
| a. Type I Adjustment | \$400.00 less than 10% a quantifiable provision |
| b. Type II Adjustment | \$500.00 less than 20% a quantifiable provision |
| c. Type II Variance | \$900.00 |
| d. Type III Special Variance | \$1,500.00 |
| e. Type III Variance - Land Division | \$1,500.00 |
| f. Type III Design Deviation | \$500.00 |
| g. Sign Variance | \$500.00 |
| E. Amendments | |
| a. Comprehensive Plan Map Amendment | \$5,000.00 |
| b. Comprehensive Plan Text Amendment | \$6,000.00 |
| c. Zoning Map Amendment | \$4,000.00 |
| F. Annexation Type IV | |
| a. Type A | \$3,000.00 assign conceptual zoning |
| b. Type B | \$5,000.00 Type A, plus Zoning Map Change |
| c. Type C | \$7,000.00 Type A and B, plus Plan Map |
| d. De-Annexation | \$3,000.00 |
| G. Appeal | |
| a. Type I to Type II | \$250.00 Notice |
| b. Type II to Type III | \$400.00 Planning Commission appeal |
| c. Type III to Type IV | \$1,000.00 City Council appeal |
| H. Conditional Uses | |
| a. Modification, Major | \$1,000.00 |
| b. Modification, Minor | \$500.00 |
| c. Outdoor Display & Storage | \$500.00 |
| d. Type II | \$1,200.00 |
| e. Type III | \$3,000.00 |
| I. Design Review | |
| a. Type I: \$0.00 - \$10,000.00 | \$250.00 staff review only; no notice |
| b. Type I: \$10,000.01 - \$25,000.00 | \$450.00 staff review only; no notice |
| c. Type I: \$25,000.01 - \$100,000.00 | \$750.00 staff review only; no notice |
| d. Type I: \$100,000.00 and above | \$900.00 staff review only; no notice |
| e. Type II: \$0.00 - \$10,000.00 | \$400.00 |
| f. Type II: \$10,000.01 - \$25,000.00 | \$600.00 |
| g. Type II: \$25,000.01 - \$100,000.00 | \$2,000.00 |
| h. Type II: \$100,000.00 - \$1,000,000.00 | \$5,000.00 |
| i. Type II: \$1,000,000.00 and above | \$9,000.00 |
| j. Type III: \$0.00 - \$10,000.00 | \$600.00 |
| k. Type III: \$10,000.01 - \$25,000.00 | \$1,000.00 |
| l. Type III: \$25,000.01 - \$100,000.00 | \$2,500.00 |
| m. Type III: \$100,000.00 - \$1,000,000.00 | \$6,000.00 |
| n. Type III: \$1,000,000.00 and above | \$10,000.00 |
| o. Design Review Minor Modification | \$500.00 |
| p. Design Review Major Modification: \$0.00 - \$25,000.00 | \$600.00 |
| q. Design Review Major Modification: \$25,000.01 - \$100,000.00 | \$1,000.00 |

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| r. Design Review Major Modification: \$100,000.01 and above | \$2,000.00 |
| J. Erosion Control | |
| a. Single Family/Duplex Addition - Permit Fee | \$130.00 |
| b. Single Family Dwelling/Duplex - Permit Fee | \$150.00 |
| c. Multi-Family - Permit Fee | \$200.00 per structure |
| d. Commercial/Industrial, Subdivisions - Permit Fee | \$300.00 per acre |
| a. Single Family/Duplex Addition - Plan Review | \$50.00 |
| b. Single Family Dwelling/Duplex - Plan Review | \$85.00 |
| c. Multi-Family - Plan Review | \$130.00 per structure |
| d. Commercial/Industrial, Subdivisions - Plan Review | \$130.00 per acre |
| K. Final Plat Review | |
| a. Property Line Adjustment Final Review | \$400.00 |
| b. Middle Housing Land Division Plat Review | \$600.00 |
| c. Partition Final Plat Review | \$600.00 |
| d. Subdivision Final Plat Review | \$1,000.00 |
| L. Food Cart Permit | |
| a. Initial Permit Review | \$1,500.00 per new pad lot; design review fees separate |
| b. Renewal | \$200.00 single carts in existing pod |
| M. FSH Overlay | |
| a. Type I FSH Review | \$250.00 in addition to fees listed, required deposit toward cost of any third-party reviews |
| b. Type II FSH Review | \$500.00 in addition to fees listed, required deposit toward cost of any third-party reviews |
| c. Type III or Type IV FSH Review | \$1,000.00 in addition to fees listed, required deposit toward cost of any third-party reviews |
| N. Hardship Trailer | |
| a. Type III Initial Review | \$300.00 |
| b. Type II Renewal | \$200.00 |
| O. Historic or Cultural Resource | |
| a. Type IV Designation of Resource | \$1,000.00 |
| b. Type I Minor Alteration | \$130.00 |
| c. Type II Major Alteration | \$500.00 |
| P. Interpretation of Code | |
| a. Type II, Director | \$500.00 |
| b. Type III, Quasi-Judicial | \$1,000.00 |
| c. Type IV, Legislative | \$1,500.00 |
| Q. Land Division | |
| a. Type I Property Line Adjustment | \$600.00 |
| b. Type I Land Division (Minor Partition) | \$1,200.00 |
| c. Middle Housing Land Division | \$2,500.00 |
| d. Type II Land Division (Major Partition) | \$1,500.00 plus \$50 per lot |
| e. Type II Land Division (Minor Revised Plat) | \$1,500.00 plus \$50 per lot |
| f. Type III Land Division (Major Partition) | \$3,000.00 plus \$50 per lot |
| g. Type III Major Replat (revised plat) | \$3,000.00 plus \$50 per lot |
| h. Type II Subdivision 4 to 10 lots | \$4,000.00 plus \$100 per lot |
| i. Type II Subdivision 11 or more lots | \$4,000.00 plus \$100 per lot |
| j. Type III Subdivision 4 to 10 lots | \$5,500.00 plus \$120 per lot |
| k. Type III Subdivision 11 or more lots | \$5,500.00 plus \$120 per lot |
| l. Re-naming of Tentative Subdivision | \$350.00 |
| m. Model Home Agreement | \$500.00 |
| n. Phasing Plan Review | \$1,500.00 in addition to subdivision fees |
| R. Pre-Application Conference | |
| a. Type I | \$150.00 |
| b. Type II | \$400.00 |
| c. Type III/IV | \$800.00 |
| d. Subdivision | \$1,200.00 |
| S. Request for Time Extension | |
| a. Type I | \$120.00 |
| b. Type II | \$250.00 |

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| c. Type III/IV | \$500.00 |
| T. Specific Area Plan | |
| a. Development Process: Type IV | \$5,000.00 plus \$60 per acre, plus subdivision fees |
| b. Administrative Amendment: Type I | \$400.00 |
| c. Minor Amendment: Type II | \$500.00 |
| d. Major Amendment: Type III | \$1,200.00 |
| U. Street Vacation | |
| a. Street Vacation | Cost plus 20% (\$2,500 deposit required) |
| V. Temporary Permits | |
| a. Structure: Type I - Initial | \$130.00 |
| b. Structure: Type II - Renewal | \$250.00 |
| c. Use Permit | \$130.00 |
| W. Tree Removal | |
| a. Type I | \$110.00 |
| b. Type II | \$220.00 |
| c. Type III | \$600.00 |
| X. Zoning Administration Fee | |
| a. Single Family Dwelling Addition | \$110.00 |
| b. Single Family Dwelling | \$175.00 |
| c. Duplex | \$300.00 |
| d. Multi-Family | \$300.00 plus \$44 per unit |
| e. Commercial/Industrial | \$110.00 minimum; up to 25% of design review fee |
| 3. BUILDING CHARGES | |
| A. Building Permit (valuation) | |
| a. \$0.01 - \$500.00 | \$85.00 |
| b. \$500.01 - \$2,000.00 | \$85.00 First \$500.00, plus \$4.00 for each additional \$100 or fraction thereof to and including \$2,000 |
| c. \$2,000.01 - \$25,000.00 | \$145.00 First \$2,000.00, plus \$11.00 for each additional \$1,000 or fraction thereof to and including \$25,000 |
| d. \$25,000.01 - \$50,000.00 | \$398.00 First \$25,000.00, plus \$9.00 for each additional \$1,000 or fraction thereof to and including \$50,000 |
| e. \$50,000.01 - \$100,000.00 | \$623.00 First \$50,000.00, plus \$6.00 for each additional \$1,000 or fraction thereof to and including \$100,000 |
| f. \$100,000.01 and above | \$923.00 First \$100,000.00, plus \$5.00 for each additional \$1,000 or fraction thereof |
| g. Permit Fee Valuation | The determination of the valuation for permit fees shall be based on the most current ICC Building Valuation Data Table as specified in OAR 918-050-0100 and 918-050-0110. |
| B. Demolition Permits | |
| a. Demolition Permits, general - State of Oregon | Commercial demolition fees are calculated on the total value of the demolition and are assessed using the building permit fees schedule. Residential demolition fees are based on a flat charge to include building and mechanical elements. |
| b. Commercial: Building | \$100.00 minimum |
| c. Commercial: Public Works | \$70.00 minimum |
| d. Residential: Building | \$100.00 |
| e. Residential: Public Works | \$70.00 |
| C. Derelict Buildings and Structures | |
| a. Appeal Fee | \$300.00 |
| b. Application Fee for Rehabilitation Plan | \$150.00 per application |
| D. Fire Sprinkler Plan Review and Inspection Fee | |
| a. Home Size: 0 - 2,000 square feet | \$160.00 |
| b. Home Size: 2,001 - 3,600 square feet | \$220.00 |
| c. Home Size: 3,601 - 7,200 square feet | \$280.00 |
| d. Home Size: 7,201 square feet and greater | \$320.00 |

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| E. Foundation Permit | |
| a. Single Family Dwelling or Addition | \$50.00 |
| b. Duplex/Multi-Family | \$50.00 per dwelling unit |
| c. Commercial/Industrial | \$100.00 Minimum. Fees will be calculated by the Building Official based on the size and scope of the project and overall project value. |
| F. Grading Permit | |
| a. 50 cubic yard or less | \$40.00 |
| b. 51 - 100 cubic yards | \$65.00 |
| c. 101 - 1,000 cubic yards | \$69.00 First 100 cubic yards, plus \$25 each additional cubic yard |
| d. 1,001 - 10,000 cubic yards | \$270.00 First 1,000 cubic yards, plus \$26 each additional 1,000 cubic yards |
| e. 10,001 - 100,000 cubic yards | \$500.00 First 10,000 cubic yards, plus \$99 each additional 10,000 cubic yards |
| f. 100,001 cubic yards and above | \$1,400.00 First 100,000 cubic yards, plus \$50 each additional 10,000 cubic yards |
| G. Grading Plan Review | |
| a. 50 cubic yard or less | \$25.00 |
| b. 51 - 100 cubic yards | \$50.00 |
| c. 101 - 1,000 cubic yards | \$80.00 |
| d. 1,001 - 10,000 cubic yards | \$100.00 |
| e. 10,001 - 100,000 cubic yards | \$100.00 First 10,000 cubic yards, plus \$30 each additional 10,000 cubic yards |
| f. 100,001 - 200,000 | \$300.00 First 100,000 cubic yards, plus \$16 each additional 10,000 cubic yards |
| g. 200,001 cubic yards and above | \$450.00 First 200,000 cubic yards, plus \$8.50 each additional 10,000 cubic yards |
| H. Manufactured Dwellings | |
| a. Manufactured Dwelling Installation Fee | \$400.00 |
| b. Manufactured Dwelling Park Fees | Per OAR 918-600-0030. |
| c. Manufactured Dwelling State Fees | \$30.00 |
| d. Recreational Park and Camps | Per OAR 918-650-0030. |
| e. Related Fees: Electrical Feeder | \$100.00 |
| I. Mechanical Permit | |
| a. Mechanical Permit Review Fee | 30% of permit issuance fees. |
| J. Mechanical Permit - Commercial (value) | |
| a. \$1 - \$1,000 | \$85.00 |
| b. \$1,000.1 - \$10,000.00 | \$85.00 First \$1,000 plus \$1.50 for each additional \$100 or fraction thereof to and including \$10,000 |
| c. 10,000.01 - \$25,000.00 | \$220.00 First \$10,000 plus \$16.00 for each additional \$1,000 or fraction thereof and including \$25,000 |
| d. \$25,000.01 - \$50,000.00 | \$460.00 First \$25,000.00, plus \$14.00 for each additional \$1,000 or fraction thereof to and including \$50,000 |
| e. \$50,000.01 - \$100,000.00 | \$810.00 First \$50,000.00, plus \$14.00 for each additional \$1,000 or fraction thereof to and including \$100,000 |
| f. \$100,000.01 and above | \$1,510.00 First \$100,000.00, plus \$7.00 for each additional \$1,000 or fraction thereof |
| K. Mechanical Permit - Residential | |
| a. Minimum Permit Fee | \$85.00 |
| b. HVAC | \$22.00 |
| c. Air conditioning | \$22.00 |
| d. Alteration of existing HVAC | \$20.00 |
| e. Boiler, compressor | \$40.00 |
| f. Fire/smoke damper/duct smoke detectors | \$15.00 |
| g. Heat pump | \$22.00 |
| h. Install/replace furnace burner | \$22.00 |
| i. Install/replace/relocate heater/suspend wall/floor | \$22.00 |
| j. Vent for appliance other than furnace | \$15.00 |

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| k. Refrigeration (absorption unit) | \$31.50 |
| l. Refrigeration (chillers) | \$17.00 |
| m. Refrigeration (compressors) | \$17.00 |
| n. Environmental exhaust and ventilation (appliance vent) | \$15.00 |
| o. Dryer exhaust | \$15.00 |
| p. Hoods Type I/II residential kitchen/hazmat hood fire suppression | \$15.00 |
| q. Exhaust fan with single duct (bath fan) | \$15.00 |
| r. Exhaust system apart from heating/AC | \$15.00 |
| s. Fuel piping and distribution (up to four outlets) | \$15.00 |
| t. Fuel piping each additional outlet over four | \$2.20 |
| u. Process piping (up to four outlets) | \$15.00 |
| v. Process piping each additional outlet over four | \$2.20 |
| w. Decorative fireplace | \$28.00 |
| x. Fireplace insert | \$28.00 |
| y. Wood/pellet stove | \$28.00 |
| L. Movement of Buildings | |
| a. Movement of Buildings Fee | \$83.00 |
| M. Other Inspections and Fees | |
| a. Inspections outside of normal business hours | \$120.00 per hour, two hour minimum |
| b. Reinspection fees | \$85.00 |
| c. Inspection for which no fee is specifically indicated | \$85.00 |
| d. Additional plan review required by changes/additions | \$100.00 per hour |
| e. Permit reinstatement fee | \$85.00 For renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work |
| f. Temporary certificate of occupancy | \$250.00 per month |
| g. Penalty for work commencing before permit issuance | \$100.00 |
| N. Plan Review | |
| a. Building | 70% of permit issuance fees (residential and commercial) |
| b. Fire & Life Safety Plan Review Fee | 50% of permit issuance fees |
| c. Seismic Plan Review | 1% of permit issuance fees |
| d. Plumbing | 30% of plumbing permit issuance fees |
| e. Mechanical | 30% of mechanical permit issuance fees |
| f. Phased permit plan review fee | \$250.00 plus 10% of the total project permit fee |
| g. Deferred submittals | \$250.00 plus 10% of the total project permit fee |
| h. Simple one and two family dwelling plans | \$130.00 |
| i. Solar Photovoltaic Installation Prescriptive Path Fee | \$160.00 |
| O. Plumbing Permit | |
| a. Minimum Permit Fee | \$85.00 |
| b. Each fixture | \$25.00 |
| c. Catch basin | \$35.00 each |
| d. Drywall | \$35.00 each |
| e. Fire hydrant | \$35.00 each |
| f. Footing drain | \$0.25 per foot |
| g. Manhole/OWS | \$35.00 each |
| h. Manufactured home set-up plumbing fee | \$80.00 |
| i. Rain drains connector | \$25.00 per 100 feet |
| j. Residential fire sprinkler | \$10.00 per head |
| k. Sanitary sewer | \$85.00 per 100 feet |
| l. Single family one bath | \$450.00 New 1 and 2 family dwellings includes 100 feet for each utility |
| m. Single family two bath | \$550.00 New 1 and 2 family dwellings includes 100 feet for each utility |
| n. Single family three bath | \$650.00 New 1 and 2 family dwellings includes 100 feet for each utility |
| o. Single family additional bath or kitchen | \$110.00 |
| p. Storm sewer | \$85.00 per 100 feet |
| q. Water service | \$85.00 per 100 feet |

P. State Surcharge

a. State Surcharge Fee

All building, plumbing, and mechanical permits are subject to a State of Oregon surcharge of 12% payable with the payment of the permit. This surcharge is subject to change at the State's discretion

4. SIGN CHARGES

A. Penalty

a. Signs installed without permit

All sign permit fees doubled if the sign is installed or displayed prior to obtaining a permit.

B. Permanent Sign

a. Sign Permits - Permanent

\$75.00 Plus, fees based on the valuation of the sign, using the building permit fee schedule.

C. Temporary Signs

a. Temporary sign penalty

\$50.00 Fee is waived if the permit is obtained before the sign is installed

b. Copy change or change in panel

\$20.00

c. A-Frame Signs

\$10.00

d. Garage Sale Sign

\$3.00 per sign

D. Zoning Review Fee

a. Zoning Review Fee - Permanent Sign

\$22.00 Does not include banners, A-Frames, or change in panel

5. PUBLIC WORKS CHARGES

A. Right-of-Way Fees

a. Electric Utilities

5% of gross revenues

b. Natural Gas Utilities

5% of gross revenues

c. Garbage Utilities

3% of gross revenues

d. Telephone Utilities

7% of gross revenues

e. Cable Utilities

5% of gross revenues

f. Utilities that do not provide retail service within City

\$2.00 per lineal foot of facility

g. Small Wireless Facilities

i. Sites

\$500.00 for up to five sites, \$100 for each additional site

ii. Application Fee

\$1,000.00 per site (new, replacement, or modification) or actual cost, whichever is higher

iii. Annual Usage Fee

\$270.00 per facility

B. Plan Review

a. Plan Check Fee

\$72.00 per hour

C. Street Approach/Sidewalks

a. Single Family

\$50.00

b. Duplex

\$50.00

c. Multi-Family/Commercial/Industrial

\$300.00 deposit. The deposit shall be collected in conjunction with the permit fee. Additional charges, if any, shall be assessed and paid prior to issuance of any certificates of occupancy.

D. Street Sweeping

a. Street Sweeping Fee

Actual cost + 20%

E. Water/Wastewater

a. Dye Test & Letter

\$25.00

b. Water Meter Test Fee

\$25.00

c. Penalty Fee

\$5.00 per month

d. Shut-Off Fee

\$50.00 each occurrence

e. Meter Tampering Fee

\$50.00 each occurrence

f. Damaged Padlock Fee

\$65.00 each occurrence

F. Public Improvement Plan Review and Inspection Fees (valuation)

a. Initial Fee

\$150.00

b. \$0.01 - \$10,000.00

12% plus \$150

c. \$10,000.01 - \$50,000.00

8% plus \$150

d. \$50,000.01 - \$100,000.00

6% plus \$150

| | |
|----------------------------------|---------------|
| e. \$100,000.01 - \$500,000.00 | 5% plus \$150 |
| f. \$500,000.01 - \$1,000,000.00 | 3% plus \$150 |
| g. \$1,000,000.01 and above | 2% plus \$150 |

6. SYSTEM DEVELOPMENT CHARGES

A. Water

| | |
|---|--|
| a. Equivalent Dwelling Unit (EDU) | \$3,841.01 |
| b. 5/8" x 3/4" Meter | \$3,841.01 |
| c. 3/4" Meter | \$5,422.99 |
| d. 1" Meter | \$9,038.52 |
| e. 1 1/2" Meter | \$18,077.05 |
| f. 2" Meter | \$28,922.65 |
| g. 3" Meter | \$53,697.59 |
| h. 4" Meter | \$90,382.90 |
| i. 6" Meter | \$180,765.80 |
| j. Meters greater than 6" | calculated based on EDU |
| k. Meter Cost: 3/4 inch or 1 inch meter and meter box | Larger meters are assessed based on time and material costs. |
| l. Water Tapping Fees | Costs + 20% |

B. Wastewater

| | |
|----------------------------|--|
| a. City wide | \$5,479.75 per equivalent residential unit |
| e. Wastewater Tapping Fees | Costs + 20% |

C. Park

| | |
|----------------------------|------------------------------|
| a. Single Family | |
| i. | \$3,717.00 per dwelling unit |
| ii. | \$4,647.00 per dwelling unit |
| iii. | \$4,581.00 per dwelling unit |
| iv. | \$5,511.00 per dwelling unit |
| b. Multi-Family | |
| i. | \$2,495.00 per dwelling unit |
| ii. | \$3,114.00 per dwelling unit |
| iii. | \$3,071.00 per dwelling unit |
| iv. | \$3,691.00 per dwelling unit |
| b. Congregate Multi-Family | |
| i. | \$1,967.00 per dwelling unit |
| ii. | \$2,431.00 per dwelling unit |
| iii. | \$2,369.00 per dwelling unit |
| iv. | \$2,863.00 per dwelling unit |

D. Payment in Lieu of Park Land Dedication

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|--|-----------------------|
| a. Payment in Lieu of Park Land Dedication, Not Deferred | \$241,000.00 per acre |
| b. Payment in Lieu of Park Land Dedication, Deferred | \$265,000.00 per acre |

E. Street

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|----------------------|---|
| a. Residential | \$4,316.54 per single family dwelling unit |
| b. AADPT (Trip) Cost | \$272.00 per adjusted average daily person trip |

7. WATER RATES

A. Base by Customer Class

| | |
|--|-------------------|
| a. Single Family | \$11.01 per month |
| b. Multi-Family | \$11.01 per month |
| c. Commercial/Industrial | \$11.01 per month |
| d. Wholesale | \$13.17 per month |
| e. Single Family - outside City limits | \$16.55 per month |

B. Charge by Meter Size - inside city limits

| | |
|-----------------|-------------------|
| a. 5/8" Meter | \$0.40 per month |
| b. 3/4" Meter | \$0.59 per month |
| c. 1" Meter | \$1.02 per month |
| d. 1 1/2" Meter | \$1.95 per month |
| e. 2" Meter | \$3.12 per month |
| f. 3" Meter | \$5.92 per month |
| g. 4" Meter | \$9.82 per month |
| h. 6" Meter | \$19.69 per month |

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|--|---|
| i. 8" Meter | \$31.49 per month |
| j. 10" Meter | \$45.30 per month |
| C. Charge by Meter Size - outside city limits | |
| a. 5/8" Meter | \$0.58 per month |
| b. 3/4" Meter | \$0.91 per month |
| c. 1" Meter | \$1.49 per month |
| d. 1 1/2" Meter | \$2.95 per month |
| e. 2" Meter | \$4.66 per month |
| f. 3" Meter | \$8.79 per month |
| g. 4" Meter | \$14.63 per month |
| h. 6" Meter | \$29.24 per month |
| i. 8" Meter | \$48.78 per month |
| j. 10" Meter | \$67.29 per month |
| D. Volume Charge by Customer Class | |
| a. Single Family | \$4.42 per 100 cubic feet |
| b. Multi-Family | \$4.16 per 100 cubic feet |
| c. Commercial/Industrial | \$3.81 per 100 cubic feet |
| d. Wholesale | \$4.66 per 100 cubic feet |
| e. Single Family - outside City limits | \$6.62 per 100 cubic feet |
| f. Commercial/Industrial - outside City limits | \$5.92 per 100 cubic feet |
| g. Skyview Acres | \$1.14 per 100 cubic feet, plus COP pass through |
| E. Metered Use From Fire Hydrant | |
| a. Deposit | \$300.00 |
| b. Set-up/take-down/billing fee | \$60.00 |
| c. Meter Rental (day 1 to day 30) | \$2.00 per day |
| d. Meter Rental (day 31 and beyond) | \$5.00 per day |
| e. Water Rate | Inside or Outside Comm/Ind depending on location |
| F. Fire Hydrant Flow Test | |
| a. Set-up and observe (without neutralization) | \$75.00 per test |
| b. Set-up and observe (with neutralization) | \$200.00 per test |
| 8. WASTEWATER RATES | |
| A. Base by Customer Class | |
| a. Single Family | \$26.07 per month |
| b. Single Family - Reduced | \$13.04 per month |
| c. Multi-Family | \$26.07 per month |
| d. Commercial/Industrial | \$12.42 per month |
| B. Volume Charges by Customer Class | |
| a. Single Family | \$6.69 per 100 cubic feet |
| b. Single Family - Reduced | \$3.35 per 100 cubic feet |
| c. Multi-Family | \$6.69 per 100 cubic feet |
| d. Commercial/Industrial | \$9.08 per 100 cubic feet |
| e. Residential - No water service | \$94.04 per month |
| 9. STORMWATER RATES | |
| A. Utility Fee | |
| a. Equivalent Residential Unit (ERU) | \$5.00 per month, per ERU (ERU = 2,750 sq. ft. of impervious surface) |
| 10. SANDYNET CHARGES | |
| A. Miscellaneous | |
| a. Installation Fee | \$100.00 |
| b. Shut-Off Fee | \$50.00 |
| B. Wireless | |
| a. Residential - 5 mbps | \$24.95 per month |
| b. Residential - 10 mbps | \$34.95 per month |
| c. Rural - 5 mbps | \$29.95 per month |
| d. Rural BIP - 5 mbps | \$39.95 per month |
| e. Rural Enhanced - 10 mbps | \$49.95 per month |
| C. Fiber | |
| a. Residential - 500 mbps | \$44.95 per month |

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| b. Residential - 1 gbps | \$59.95 per month |
| c. Residential - 2 gbps | \$110.00 per month |
| d. Residential - 5 gbps | \$180.00 per month |
| e. Business - 500 mbps | \$44.95 per month |
| f. Business - 1 gbps | \$59.95 per month |
| g. Business - other | per contractual agreement, authorized by department director and/or City Manager |
| D. Digital Voice | |
| a. Residential | \$20.00 per month |
| b. Business | \$28.95 per month |
| E. Other | |
| a. Static IP address | \$10.00 per month |
| b. Fax line | \$11.95 per month |
| c. Mesh unit | \$5.00 per month |
| 11. MUNICIPAL COURT | |
| A. Administrative | |
| a. File Review Fee | \$25.00 |
| b. Payment Arrangement Fee | \$50.00 |
| c. Suspension Fee | \$15.00 |
| 12. PARKING | |
| A. Citations | |
| a. Parking in area not allowed | \$50.00 |
| b. Parking in excess of posted time | \$30.00 |
| 13. POLICE | |
| A. Impound | |
| a. Vehicle Impound Fee | \$100.00 |
| B. Reports | |
| a. Copy of accident report | \$10.00 |
| b. Copy of other police report | \$15.00 |
| C. Alarm Registration | |
| a. Residential | \$20.00 no charge for 65 or older with primary resident |
| b. Business | \$50.00 |
| c. Government | no charge |
| d. Penalty Fee | \$75.00 failure to obtain registration within 30 days of alarm installation |
| e. False Alarm - first | \$0.00 |
| f. False Alarm - second | \$50.00 |
| g. False Alarm - third | \$100.00 |
| h. False Alarm - fourth | \$150.00 after the four false alarm the registration is suspended for one year |
| D. Miscellaneous | |
| a. Fingerprinting Fee | \$20.00 for first card, \$10 for each additional card |
| b. Local background check letter | \$5.00 additional \$5 for notarized letter |
| c. DVD | \$20.00 each |
| d. Photo CD | \$15.00 each |
| 14. TRANSIT | |
| A. Fares | |
| a. SAM Gresham, Estacada, and Shopper Shuttle (in town) | no charge in city limits |
| b. SAM Commuter Route to Gresham or Estacada | \$1.00 per trip (one-way origin-to-destination including transfers) |
| c. STAR Dial-A-Ride | \$1.00 per trip (one-way origin-to-destination including transfers) |
| d. STAR - Seniors or disabled | \$1.00 round trip (in town) |
| e. STAR Dial-A-Ride Complementary Paratransit | per trip (one-way origin-to-destination including transfers) |
| f. ED Dial-A-Ride (out of town) | \$2.00 per trip (one-way origin-to-destination) |
| B. Fare Media | |
| a. Multi-Trip Pass (24 trips) | \$20.00 per pass |
| b. Monthly Pass | \$30.00 per month |

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| c. All Day Pass | \$5.00 Redeemable on SAM and Mt. Hood Express |
| 15. LIBRARY | |
| A. Damaged Items | |
| a. Damaged book, audio/visual material, or Library of Things item | Full replacement cost |
| B. Library Fines | |
| a. Overdue Fines | \$0.25 per day |
| b. Maximum Overdue Fine | \$5.00 |
| c. Library of Things item | \$1.00 or \$5.00 per day, depending on item |
| d. All lost Items | Full replacement cost |
| e. Cultural Pass - overdue | \$5.00 per day |
| C. Meeting Space | |
| a. Community Room | \$25.00 Individual |
| b. Community Room | per hour - for-profit organizations or groups, no charge |
| | \$25.00 for non-profits |
| D. Non-Resident Fees | |
| a. Out of District Fee | \$95.00 per year |
| b. Three month temporary card | \$25.00 per quarter |
| E. Prints and Copies | |
| a. Copies (grey scale) | \$0.10 per side |
| b. Copies (color) | \$0.25 per side |
| 16. COMMUNITY SERVICES | |
| A. Rental Fees - Community Center | |
| a. Auditorium | \$35.00 |
| b. Dining Room | \$35.00 |
| c. Kitchen | \$15.00 |
| d. Art Room | \$10.00 |
| e. Conference Room | \$10.00 |
| f. Lounge | \$10.00 |
| g. Total Floor | \$55.00 per floor, plus \$100 deposit |
| h. Non-profit | no charge |
| B. Rental Fees - Community Campus | |
| a. Upper Field | \$20.00 per hour, \$200 daily |
| b. Lower Field/Track | \$20.00 per hour, \$200 daily |
| c. Gym | \$40.00 per hour, \$400 daily |
| d. 25 Yard Pool | \$60.00 per hour, \$600 daily |
| e. Shallow Pool | \$15.00 per hour, \$150 daily |
| f. Deep Pool | \$15.00 per hour, \$150 daily |
| g. Kiddie Pool | \$15.00 per hour, \$150 daily |
| h. Pool (all aspects) | \$75.00 per hour, \$750 daily |
| i. Long Term or Specialty Rentals | per contractual agreement, authorized by department director and/or City Manager |

EXHIBIT B

| Fee Name | Current | Proposed | Description |
|--|------------|------------|--|
| 1. MISCELLANEOUS CHARGES (effective July 1, 2022) | | | |
| E. Miscellaneous | | | |
| a. Finding Fee | \$20.00 | | |
| b. Interest Past Due | | | Annual interest rate set by Finance Director at the time the past due balance is accrued. Rate shall be fixed and based on current yields for long-term investments, plus 1% |
| G. Records Request | | | |
| a. Administrative Fee | \$42.00 | \$50.00 | per hour |
| b. Executive Fee | \$73.00 | \$80.00 | per hour |
| c. Legal Fee | | | actual cost |
| 2. PLANNING CHARGES (effective July 1, 2022) | | | |
| A. Addressing | | | |
| a. Addressing | \$42.00 | \$45.00 | plus \$56 per lot |
| b. Readdressing - Residential | \$210.00 | \$220.00 | per lot (not exceeding two units) |
| c. Readdressing - Multi-family, commercial/industrial | \$210.00 | \$220.00 | plus \$56 per lot or unit |
| B. Administrative | | | |
| a. Administrative Fee | | | 10% of total planning and public works fees assessed, excluding building, plumbing, and mechanical structural specialty code permit fees. |
| b. Land Use Compatibility Statement | \$125.00 | | |
| c. Review of Non-Conforming Use | \$503.00 | \$800.00 | |
| d. Public Hearing - Type I | \$419.00 | | review not specifically listed elsewhere |
| e. Public Hearing - Type II | \$524.00 | | review not specifically listed elsewhere |
| d. Public Hearing - Type III | \$1,047.00 | \$1,500.00 | review not specifically listed elsewhere |
| e. Public Hearing - Type IV | | \$2,000.00 | review not specifically listed elsewhere |
| f. Public Hearing - Reschedule (applicant's request) | | \$500.00 | |
| g. Third-Party Review | \$1,500.00 | \$2,000.00 | Deposit for each anticipated third-party review shall be collected in conjunction with the initial application fee. Additional charges, if any, shall be assessed and shall be a lien against the property until paid in full. |
| h. Third Party Review Scope Consultation | | \$500.00 | |
| i. Zoning Verification Letter | \$105.00 | \$110.00 | Bank/Loan Letter |
| C. Accessory Dwelling Unit | | | |
| a. Accessory Dwelling Units | \$225.00 | \$300.00 | |
| D. Adjustments and Variances | | | |
| a. Type I Adjustment | \$336.00 | \$400.00 | less than 10% a quantifiable provision |
| b. Type II Adjustment | \$451.00 | \$500.00 | less than 20% a quantifiable provision |
| c. Type II Variance | \$670.00 | \$900.00 | |
| d. Type III Special Variance | \$1,121.00 | \$1,500.00 | |
| e. Type III Variance - Land Division | \$1,121.00 | \$1,500.00 | |
| f. Type III Design Deviation | \$451.00 | \$500.00 | |
| g. Sign Variance | \$451.00 | \$500.00 | |
| E. Amendments | | | |
| a. Comprehensive Plan Map Amendment | \$3,248.00 | \$5,000.00 | |
| b. Comprehensive Plan Text Amendment | \$3,022.00 | \$6,000.00 | |
| c. Zoning Map Amendment | \$2,461.00 | \$4,000.00 | |
| F. Annexation Type IV | | | |
| a. Type A | \$2,238.00 | \$3,000.00 | assign conceptual zoning |
| b. Type B | \$3,132.00 | \$5,000.00 | Type A, plus Zoning Map Change |
| c. Type C | \$6,154.00 | \$7,000.00 | Type A and B, plus Plan Map |
| d. De-Annexation | | \$3,000.00 | |
| G. Appeal | | | |
| a. Type I to Type II | \$125.00 | \$250.00 | Notice |
| b. Type II to Type III | \$336.00 | \$400.00 | Planning Commission appeal |
| c. Type III to Type IV | \$785.00 | \$1,000.00 | City Council appeal |
| H. Conditional Uses | | | |
| a. Modification, Major | \$896.00 | \$1,000.00 | |
| b. Modification, Minor | \$451.00 | \$500.00 | |
| c. Outdoor Display & Storage | \$336.00 | \$500.00 | |
| d. Type II | \$896.00 | \$1,200.00 | |
| e. Type III | \$1,681.00 | \$3,000.00 | |
| I. Design Review | | | |
| a. Type I: \$0.00 - \$10,000.00 | \$209.00 | \$250.00 | staff review only; no notice |
| b. Type I: \$10,000.01 - \$25,000.00 | \$366.00 | \$450.00 | staff review only; no notice |
| c. Type I: \$25,000.01 - \$100,000.00 | \$560.00 | \$750.00 | staff review only; no notice |
| d. Type I: \$100,000.00 and above | \$785.00 | \$900.00 | staff review only; no notice |
| e. Type II: \$0.00 - \$10,000.00 | \$336.00 | \$400.00 | |
| f. Type II: \$10,000.01 - \$25,000.00 | \$560.00 | \$600.00 | |
| g. Type II: \$25,000.01 - \$100,000.00 | \$1,571.00 | \$2,000.00 | |

| | | |
|---|------------|--|
| h. Type II: \$100,000.00 - \$1,000,000.00 | \$3,358.00 | \$5,000.00 |
| i. Type II: \$1,000,000.00 and above | \$7,836.00 | \$9,000.00 |
| j. Type III: \$0.00 - \$10,000.00 | \$560.00 | \$600.00 |
| k. Type III: \$10,000.01 - \$25,000.00 | \$785.00 | \$1,000.00 |
| l. Type III: \$25,000.01 - \$100,000.00 | \$1,791.00 | \$2,500.00 |
| m. Type III: \$100,000.00 - \$1,000,000.00 | \$4,028.00 | \$6,000.00 |
| n. Type III: \$1,000,000.00 and above | \$7,836.00 | \$10,000.00 |
| o. Design Review Minor Modification | \$451.00 | \$500.00 |
| p. Design Review Major Modification: \$0.00 - \$25,000.00 | \$560.00 | \$600.00 |
| q. Design Review Major Modification: \$25,000.01 - \$100,000.00 | \$785.00 | \$1,000.00 |
| r. Design Review Major Modification: \$100,000.01 and above | \$1,121.00 | \$2,000.00 |
| J. Erosion Control | | |
| a. Single Family/Duplex Addition - Permit Fee | \$105.00 | \$130.00 |
| b. Single Family Dwelling/Duplex - Permit Fee | \$125.00 | \$150.00 |
| c. Multi-Family - Permit Fee | \$147.00 | \$200.00 per structure |
| d. Commercial/Industrial, Subdivisions - Permit Fee | \$283.00 | \$300.00 per acre |
| a. Single Family/Duplex Addition - Plan Review | \$42.00 | \$50.00 |
| b. Single Family Dwelling/Duplex - Plan Review | \$73.00 | \$85.00 |
| c. Multi-Family - Plan Review | \$105.00 | \$130.00 per structure |
| d. Commercial/Industrial, Subdivisions - Plan Review | \$115.00 | \$130.00 per acre |
| K. Final Plat Review | | |
| a. Property Line Adjustment Final Review | \$314.00 | \$400.00 |
| b. Middle Housing Land Division Plat Review | | \$600.00 |
| c.. Partition Final Plat Review | \$503.00 | \$600.00 |
| d. Subdivision Final Plat Review | \$733.00 | \$1,000.00 |
| L. Food Cart Permit | | |
| a. Initial Permit Review | \$336.00 | \$1,500.00 per new pad lot; design review fees separate |
| b. Renewal | \$167.00 | \$200.00 single carts in existing pod |
| M. FSH Overlay | | |
| a. Type I FSH Review | \$225.00 | \$250.00 in addition to fees listed, required deposit toward cost of any third-party reviews |
| b. Type II FSH Review | \$451.00 | \$500.00 in addition to fees listed, required deposit toward cost of any third-party reviews |
| c. Type III or Type IV FSH Review | \$785.00 | \$1,000.00 in addition to fees listed, required deposit toward cost of any third-party reviews |
| N. Hardship Trailer | | |
| a. Type III Initial Review | \$251.00 | \$300.00 |
| b. Type II Renewal | \$167.00 | \$200.00 |
| O. Historic or Cultural Resource | | |
| a. Type IV Designation of Resource | \$524.00 | \$1,000.00 |
| b. Type I Minor Alteration | \$105.00 | \$130.00 |
| c. Type II Major Alteration | \$314.00 | \$500.00 |
| P. Interpretation of Code | | |
| a. Type II, Director | \$336.00 | \$500.00 |
| b. Type III, Quasi-Judicial | \$670.00 | \$1,000.00 |
| c. Type IV, Legislative | \$670.00 | \$1,500.00 |
| d. Interpretation of Previous Approval | | half of original fee |
| e. Modify Previous Approval II or III | | half of original fee |
| f. Revocation of Previous Approval | | half of original fee |
| Q. Land Division | | |
| a. Type I Property Line Adjustment | \$398.00 | \$600.00 |
| b. Type I Land Division (Minor Partition) | \$670.00 | \$1,200.00 |
| c. Middle Housing Land Division | | \$2,500.00 |
| d. Type II Land Division (Major Partition) | \$1,008.00 | \$1,500.00 plus \$3350 per lot |
| e. Type II Land Division (Minor Revised Plat) | \$1,008.00 | \$1,500.00 plus \$3350 per lot |
| f. Type III Land Division (Major Partition) | \$1,121.00 | \$3,000.00 plus \$3350 per lot |
| g. Type III Major Replat (revised plat) | \$1,121.00 | \$3,000.00 plus \$3350 per lot |
| h. Type II Subdivision 4 to 10 lots | \$2,687.00 | \$4,000.00 plus \$77100 per lot |
| i. Type II Subdivision 11 or more lots | \$2,912.00 | \$4,000.00 plus \$77100 per lot |
| j. Type III Subdivision 4 to 10 lots | \$3,143.00 | \$5,500.00 plus \$77120 per lot |
| k. Type III Subdivision 11 or more lots | \$3,363.00 | \$5,500.00 plus \$77120 per lot |
| l. Re-naming of Tentative Subdivision | \$314.00 | \$350.00 |
| m. Model Home Agreement | | \$500.00 |
| n. Phasing Plan Review | | \$1,500.00 in addition to subdivision fees |
| R. Planned Unit Development | | |
| a. Conceptual Development Plan | \$4,478.00 | |
| b. Detailed Development Plan | \$670.00 | plus subdivision fees |
| c. Combined Review | | less 25% of individual subdivision fees |
| d. Minor Modification | \$419.00 | |
| e. Major Modification | | calculated as a new application |
| S. Pre-Application Conference | | |
| a. Type I | \$105.00 | \$150.00 |
| b. Type II | \$314.00 | \$400.00 |

| | | | |
|---|------------|------------|--|
| c. Type III/IV | \$524.00 | \$800.00 | |
| d. Subdivision | | \$1,200.00 | |
| T. Request for Time Extension | | | |
| a. Type I | \$105.00 | \$120.00 | |
| b. Type II | \$225.00 | \$250.00 | |
| c. Type III/IV | \$451.00 | \$500.00 | |
| U. Specific Area Plan | | | |
| a. Development Process: Type IV | \$3,143.00 | \$5,000.00 | plus \$52.60 per acre, plus subdivision fees |
| b. Administrative Amendment: Type I | \$225.00 | \$400.00 | |
| c. Minor Amendment: Type II | \$451.00 | \$500.00 | |
| d. Major Amendment: Type III | \$733.00 | \$1,200.00 | |
| V. Street Vacation | | | |
| a. Street Vacation | | | Cost plus 20% (\$1,800,250 deposit required) |
| W. Temporary Permits | | | |
| a. Structure: Type I - Initial | \$125.00 | \$130.00 | |
| b. Structure: Type II - Renewal | \$167.00 | \$250.00 | |
| c. Use Permit | \$105.00 | \$130.00 | |
| X. Tree Removal | | | |
| a. Type I | \$105.00 | \$110.00 | |
| b. Type II | \$167.00 | \$220.00 | |
| c. Type III | \$451.00 | \$600.00 | |
| Y. Zoning Administration Fee | | | |
| a. Single Family Dwelling Addition | \$105.00 | \$110.00 | |
| b. Single Family Dwelling | \$157.00 | \$175.00 | |
| c. Duplex | \$262.00 | \$300.00 | |
| d. Multi-Family | \$262.00 | \$300.00 | plus \$44 per unit |
| e. Commercial/Industrial | \$105.00 | \$110.00 | minimum; up to 2025% of design review fee |
| 3. BUILDING CHARGES (effective July 1, 2022) | | | |
| A. Building Permit (valuation) | | | |
| a. \$0.01 - \$500.00 | \$75.00 | \$85.00 | |
| b. \$500.01 - \$2,000.00 | \$75.00 | \$85.00 | First \$500.00, plus \$34.00 for each additional \$100 or fraction thereof to and including \$2,000 |
| c. \$2,000.01 - \$25,000.00 | \$120.00 | \$145.00 | First \$2,000.00, plus \$911.00 for each additional \$1,000 or fraction thereof to and including \$25,000 |
| d. \$25,000.01 - \$50,000.00 | \$327.00 | \$398.00 | First \$25,000.00, plus \$79.00 for each additional \$1,000 or fraction thereof to and including \$50,000 |
| e. \$50,000.01 - \$100,000.00 | \$502.00 | \$623.00 | First \$50,000.00, plus \$56.00 for each additional \$1,000 or fraction thereof to and including \$100,000 |
| f. \$100,000.01 and above | \$752.00 | \$923.00 | First \$100,000.00, plus \$45.00 for each additional \$1,000 or fraction thereof |
| g. Permit Fee Valuation | | | The determination of the valuation for permit fees shall be based on the most current ICC Building Valuation Data Table as specified in OAR 918-050-0100 and 918-050-0110. |
| B. Demolition Permits | | | |
| a. Demolition Permits, general - State of Oregon | | | Commercial demolition fees are calculated on the total value of the demolition and are assessed using the building permit fees schedule. Residential demolition fees are based on a flat charge to include building and mechanical elements. |
| b. Commercial: Building | \$75.00 | \$100.00 | minimum |
| c. Commercial: Public Works | \$70.00 | | minimum |
| d. Residential: Building | \$75.00 | \$100.00 | |
| e. Residential: Public Works | \$70.00 | | |
| C. Derelict Buildings and Structures | | | |
| a. Appeal Fee | \$300.00 | | |
| b. Application Fee for Rehabilitation Plan | \$150.00 | | per application |
| D. Fire Sprinkler Plan Review and Inspection Fee | | | |
| a. Home Size: 0 - 2,000 square feet | \$103.00 | \$160.00 | |
| b. Home Size: 2,001 - 3,600 square feet | \$137.00 | \$220.00 | |
| c. Home Size: 3,601 - 7,200 square feet | \$173.00 | \$280.00 | |
| d. Home Size: 7,201 square feet and greater | \$213.00 | \$320.00 | |
| H. Manufactured Dwellings | | | |
| a. Manufactured Dwelling Installation Fee | \$300.00 | \$400.00 | |
| b. Manufactured Dwelling Park Fees | | | Per OAR 918-600-0030. |
| c. Manufactured Dwelling State Fees | \$30.00 | | |
| d. Recreational Park and Camps | | | Per OAR 918-650-0030. |
| e. Related Fees: Electrical Feeder | \$100.00 | | |
| I. Mechanical Permit | | | |
| a. Mechanical Permit Review Fee | | | 2530% of permit issuance fees. |

J. Mechanical Permit - Commercial (value)

| | | | |
|-------------------------------|------------|-----------------------|---|
| a. \$1 - \$1,000 | \$75.00 | \$85.00 | |
| b. \$1,000.1 - \$10,000.00 | \$75.00 | \$85.00 | First \$1,000 plus \$1.35 50 for each additional \$100 or fraction thereof to and including \$10,000 |
| c. 10,000.01 - \$25,000.00 | \$192.00 | \$220.00 | First \$10,000 plus \$156.00 6.00 for each additional \$1,000 or fraction thereof and including \$25,000 |
| d. \$25,000.01 - \$50,000.00 | \$417.00 | \$460.00 | First \$25,000.00, plus \$124.00 4.00 for each additional \$1,000 or fraction thereof to and including \$50,000 |
| e. \$50,000.01 - \$100,000.00 | \$742.00 | \$810.00 | First \$50,000.00, plus \$134.00 4.00 for each additional \$1,000 or fraction thereof to and including \$100,000 |
| f. \$100,000.01 and above | \$1,342.00 | \$1,510.00 | First \$100,000.00, plus \$67.00 7.00 for each additional \$1,000 or fraction thereof |

K. Mechanical Permit - Residential

| | | | |
|---|---------|--------------------|--|
| a. Minimum Permit Fee | \$75.00 | \$85.00 | |
| b. HVAC | \$16.00 | \$22.00 | |
| c. Air conditioning | \$16.00 | \$22.00 | |
| d. Alteration of existing HVAC | \$13.00 | \$20.00 | |
| e. Boiler, compressor | \$37.50 | \$40.00 | |
| f. Fire/smoke damper/duct smoke detectors | \$8.00 | | |
| g. Heat pump | \$16.00 | \$22.00 | |
| h. Install/replace furnace burner | \$15.00 | \$22.00 | |
| i. Install/replace/relocate heater/suspend wall/floor | \$14.00 | \$22.00 | |
| j. Vent for appliance other than furnace | \$9.00 | \$15.00 | |
| k. Refrigeration (absorption unit) | \$31.50 | | |
| l. Refrigeration (chillers) | \$17.00 | | |
| m. Refrigeration (compressors) | \$17.00 | | |
| n. Environmental exhaust and ventilation (appliance vent) | \$8.00 | \$15.00 | |
| o. Dryer exhaust | \$8.00 | \$15.00 | |
| p. Hoods Type I/II residential kitchen/hazmat hood fire suppression | \$9.00 | \$15.00 | |
| q. Exhaust fan with single duct (bath fan) | \$8.00 | \$15.00 | |
| r. Exhaust system apart from heating/AC | \$8.00 | \$15.00 | |
| s. Fuel piping and distribution (up to four outlets) | \$11.00 | \$15.00 | |
| t. Fuel piping each additional outlet over four | \$2.00 | \$2.20 | |
| u. Process piping (up to four outlets) | \$11.00 | | |
| v. Process piping each additional outlet over four | \$2.00 | | |
| w. Decorative fireplace | \$25.00 | \$28.00 | |
| x. Fireplace insert | \$25.00 | \$28.00 | |
| y. Wood/pellet stove | \$25.00 | \$28.00 | |

L. Movement of Buildings

| | | | |
|------------------------------|---------|--|--|
| a. Movement of Buildings Fee | \$83.00 | | |
|------------------------------|---------|--|--|

M. Other Inspections and Fees

| | | | |
|--|----------|---------------------|--|
| a. Inspections outside of normal business hours | \$120.00 | \$120.00 | per hour, two hour minimum |
| b. Reinspection fees | \$75.00 | \$85.00 | |
| c. Inspection for which no fee is specifically indicated | \$75.00 | \$85.00 | |
| d. Additional plan review required by changes/additions | \$75.00 | \$100.00 | per hour |
| e. Permit reinstatement fee | \$75.00 | \$85.00 | For renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work |
| f. Temporary certificate of occupancy | \$200.00 | \$250.00 | per month |
| g. Penalty for work commencing before permit issuance | \$100.00 | | |

N. Plan Review

| | | |
|--|----------|--|
| a. Building | | 65 70% of permit issuance fees (residential and commercial) |
| b. Fire & Life Safety Plan Review Fee | | 40 50% of permit issuance fees |
| c. Seismic Plan Review | | 1% of permit issuance fees |
| d. Plumbing | | 25 30% of plumbing permit issuance fees |
| e. Mechanical | | 25 30% of mechanical permit issuance fees |
| f. Phased permit plan review fee | \$250.00 | plus 10% of the total project permit fee |
| g. Deferred submittals | \$250.00 | plus 10% of the total project permit fee |
| h. Simple one and two family dwelling plans | \$130.00 | |
| i. Solar Photovoltaic Installation Prescriptive Path Fee | \$130.00 | \$160.00 |

O. Plumbing Permit

| | | | |
|--|---------|--------------------|--------------|
| a. Minimum Permit Fee | \$75.00 | \$85.00 | |
| b. Each fixture | \$25.00 | | |
| c. Catch basin | \$35.00 | | each |
| d. Drywall | \$35.00 | | each |
| e. Fire hydrant | \$35.00 | | each |
| f. Footing drain | \$0.25 | | per foot |
| g. Manhole/OWS | \$35.00 | | each |
| h. Manufactured home set-up plumbing fee | \$80.00 | | |
| i. Rain drains connector | \$25.00 | | per 100 feet |
| j. Residential fire sprinkler | \$10.00 | | per head |

| | | |
|---|----------|--|
| k. Sanitary sewer | \$25.00 | \$85.00 per 100 feet |
| l. Single family one bath | \$400.00 | \$450.00 New 1 and 2 family dwellings includes 100 feet for each utility |
| m. Single family two bath | \$500.00 | \$550.00 New 1 and 2 family dwellings includes 100 feet for each utility |
| n. Single family three bath | \$600.00 | \$650.00 New 1 and 2 family dwellings includes 100 feet for each utility |
| o. Single family additional bath or kitchen | \$100.00 | \$110.00 |
| p. Storm sewer | \$25.00 | \$85.00 per 100 feet |
| q. Water service | \$25.00 | \$85.00 per 100 feet |

P. State Surcharge

- a. State Surcharge Fee

All building, plumbing, and mechanical permits are subject to a State of Oregon surcharge of 12% payable with the payment of the permit. This surcharge is subject to change at the State's discretion

7. WATER RATES (effective with July 2022 billing)

A. Base by Customer Class

| | | |
|--|---------|-------------------|
| a. Single Family | \$7.81 | \$11.01 per month |
| b. Multi-Family | \$7.81 | \$11.01 per month |
| c. Commercial/Industrial | \$7.81 | \$11.01 per month |
| d. Wholesale | \$9.34 | \$13.17 per month |
| e. Single Family - outside City limits | \$11.74 | \$16.55 per month |

B. Charge by Meter Size - inside city limits

| | | |
|-----------------|---------|-------------------|
| a. 5/8" Meter | \$0.28 | \$0.40 per month |
| b. 3/4" Meter | \$0.42 | \$0.59 per month |
| c. 1" Meter | \$0.72 | \$1.02 per month |
| d. 1 1/2" Meter | \$1.38 | \$1.95 per month |
| e. 2" Meter | \$2.21 | \$3.12 per month |
| f. 3" Meter | \$4.20 | \$5.92 per month |
| g. 4" Meter | \$6.97 | \$9.82 per month |
| h. 6" Meter | \$13.96 | \$19.69 per month |
| i. 8" Meter | \$22.33 | \$31.49 per month |
| j. 10" Meter | \$32.13 | \$45.30 per month |

C. Charge by Meter Size - outside city limits

| | | |
|-----------------|---------|-------------------|
| a. 5/8" Meter | \$0.41 | \$0.58 per month |
| b. 3/4" Meter | \$0.65 | \$0.91 per month |
| c. 1" Meter | \$1.06 | \$1.49 per month |
| d. 1 1/2" Meter | \$2.10 | \$2.95 per month |
| e. 2" Meter | \$3.30 | \$4.66 per month |
| f. 3" Meter | \$6.23 | \$8.79 per month |
| g. 4" Meter | \$10.38 | \$14.63 per month |
| h. 6" Meter | \$20.74 | \$29.24 per month |
| i. 8" Meter | \$34.59 | \$48.78 per month |
| j. 10" Meter | \$47.73 | \$67.29 per month |

D. Volume Charge by Customer Class

| | | |
|--|--------|--|
| a. Single Family | \$3.13 | \$4.42 per 100 cubic feet |
| b. Multi-Family | \$2.95 | \$4.16 per 100 cubic feet |
| c. Commercial/Industrial | \$2.70 | \$3.81 per 100 cubic feet |
| d. Wholesale | \$3.30 | \$4.66 per 100 cubic feet |
| e. Single Family - outside City limits | \$4.70 | \$6.62 per 100 cubic feet |
| f. Commercial/Industrial - outside City limits | \$4.20 | \$5.92 per 100 cubic feet |
| g. Skyview Acres | \$0.81 | \$1.14 per 100 cubic feet, plus COP pass through |

E. Metered Use From Fire Hydrant

| | | |
|-------------------------------------|----------|--|
| a. Deposit | \$300.00 | |
| b. Set-up/take-down/billing fee | \$60.00 | |
| c. Meter Rental (day 1 to day 30) | \$2.00 | per day |
| d. Meter Rental (day 31 and beyond) | \$5.00 | per day |
| e. Water Rate | | Inside or Outside Comm/Ind depending on location |

F. Fire Hydrant Flow Test

| | | |
|--|----------|----------|
| a. Set-up and observe (without neutralization) | \$75.00 | per test |
| b. Set-up and observe (with neutralization) | \$200.00 | per test |

8. WASTEWATER RATES (effective with July 2022 billing)

A. Base by Customer Class

| | | |
|----------------------------|---------|-------------------|
| a. Single Family | \$23.70 | \$26.07 per month |
| b. Single Family - Reduced | \$11.86 | \$13.04 per month |
| c. Multi-Family | \$23.70 | \$26.07 per month |
| d. Commercial/Industrial | \$11.29 | \$12.42 per month |

B. Volume Charges by Customer Class

| | | |
|----------------------------|--------|---------------------------|
| a. Single Family | \$6.08 | \$6.69 per 100 cubic feet |
| b. Single Family - Reduced | \$3.05 | \$3.35 per 100 cubic feet |
| c. Multi-Family | \$6.08 | \$6.69 per 100 cubic feet |

- d. Commercial/Industrial
- e. Residential - No water service

\$8.26
\$85.49

\$9.08 per 100 cubic feet
\$94.04 per month

9. STORMWATER RATES (effective with July 2022 billing)

A. Utility Fee

- a. Equivalent Residential Unit (ERU)

\$3.50

\$5.00 per month, per ERU (ERU = 2,750 sq. ft. of impervious surface)

10. SANDYNET CHARGES (effective with July 2022 billing)

C. Fiber

- a. Residential - ~~300~~ 500 mbps
- b. Residential - 1 gbps
- c. Residential - 2 gbps
- d. Residential - 5 gbps
- e. Business - ~~300~~ 500 mbps
- f. Business - 1 gbps
- g. Business - other

\$41.95
\$59.95

\$44.95 per month
per month
\$110.00 per month
\$180.00 per month
\$44.95 per month
per month
per contractual agreement, authorized by department director and/or City Manager