



Staff Report

Meeting Date: June 20, 2023
From: Tyler Deems, Interim City Manager
SUBJECT: 2023-24 Master Fees and Charges

DECISION TO BE MADE:

Whether to adjust city rates and fees for fiscal year 2023-24.

PURPOSE / OBJECTIVE:

Review, hold a public hearing, and approve increases to city fees and charges for the 2023-24 fiscal year.

BACKGROUND / CONTEXT:

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 water, wastewater, and stormwater 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 still in a period of high inflation and extreme construction cost escalation which results in higher costs for goods, services, contracts, equipment, and materials. The consumer price index, a common indicator of inflation, continues to sit at above 5% year over year for most indices.

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 compliant state building standards and reflects 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:

Miscellaneous Fees

A slight update is needed with the copies and document fees to ensure that the costs of printing and copying are covered. These printing and copy charges have not been updated since November 2004, and the proposed increase will now match the current costs associated with the services provided.

The above changes would become effective July 1, 2023.

Planning and Building

In an effort to continue making incremental increases based on current CPI, the proposed fee increase for Planning and Building is 6% for all fees. The City has historically been 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. The proposed 6% matches the CPI as of January of this year, which was used to develop the budget for the upcoming biennium. The average increase to a building permit for a new single family home would be approximately \$350.

The State of Oregon requires that the City provide notice of at least 45 days prior to adopting changes in these specific fees. Notice was provided to the State on June 14, meaning the Council cannot adopt these fees until the August 7th meeting, at which point the fees would immediately become effective. This slight delay also allows the new Permit Technician in Development Services time to work with our software provider and gain a better understanding of the fee update process prior to the effective date of the increase. Staff recommends holding the public hearing now with all other fees, receive any public comments, and adopt the fees at a later date to comply with state law.

Water

As the Council is well aware, there are several vital capital projects related to the City's drinking water system. Repairs to Sandercock Reservoir have recently been completed, and millions of dollars need to be invested in the Alder Creek Treatment Plant to increase production of our own water supply source and reduce the amount of water the City needs to purchase from Portland. In addition, these investments will improve resiliency. A new pipeline also needs to be constructed to Portland's new Bull Run Filtration Plant.

Staff continues to work with our consultants to update the rate model, incorporating updated project costs, inflationary factors, and interest rates on future debt issuance. The modeling indicates a needed increase for FY23-24 of 36% which equates to an increase for the average residential customer in the range of \$10-\$20 per month depending on the amount of water used (\$15.31 for the average residential customer

using 7 ccf). The proposed rate increase would go into effect with the July 2023 utility bills.

The proposed changes also include the addition of a reduced water rate for single family homes with 3/4" water meters at 50% of the regular rate. This would be an extension of the current wastewater utility assistance program, which currently has 43 participants. All current accounts receiving wastewater assistance would automatically be enrolled in the water assistance program.

Wastewater

The City's largest construction project requires rate increases 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, which we plan to finalize later this summer to lock in interest rates. 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 16% is based on the City's most recent financial models, which includes grant funding, WIFIA loan, and low interest SRF loans through the State of Oregon. The average residential customer would see an increase in their monthly bill between \$8-\$15 (\$11.67 for the average residential customer using 7 ccf). The proposed rate increase would go into effect with the July 2023 utility bills.

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. As such, an interfund loan from the Wastewater Fund in the amount of \$400,000 was needed to balance the budget. The Stormwater Fee is currently \$5.00 per equivalent residential unit (ERU) which is extremely low when compared to other cities 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, as well as pay the annual debt service payments on the newly issued loan.

The proposed rate increase for Stormwater is \$3.00 per ERU, bringing the total fee to \$8.00 per ERU. The proposed rate increase would go into effect with the July 2023 utility bills.

SandyNet

In June 2022, the Council adopted two new rates for multigig service for SandyNet. At the time, the proposed rates were competitive with other fiber providers. Since that time, competitor rates have dropped and our pricing for the 2 and 5 gig service is not attractive. Staff is recommending a rate reduction from \$110 to \$80 for the 2 gbps service and \$180 to \$110 for the 5 gbps service. In addition, adding a new rate for 10

gbps service at a rate of \$280 per month is being proposed. Along with the 10 gbps service, additional installation efforts from the SandyNet team would be required. Due to this, the installation cost passed onto the customer is proposed to be \$300 instead of the standard \$100 currently charged.

Library

Continuing the efforts for accessibility and equity for all users of our public library system, the proposed changes in the fee schedule would reduce library fines. A core mission of the library network is to provide equitable service to all residents within the community. As discussed during the Budget Committee meetings, overdue fines go against this mission by disproportionately affecting residents in low-income households. This proposed fine reduction is the first step in an attempt to discontinue overdue fines altogether in all LINCC libraries.

The proposed change would decrease the daily fine amount from \$0.25 to \$0.10 per day, and the maximum overdue fine from \$5.00 to \$1.00. Additionally, and as noted above, the proposed fee changes would also slightly increase printing and copy fees to account for the actual cost to provide the service. These changes would become effective July 1, 2023.

Parks & Recreation

The Council was provided an update related to the Parks & Recreation Department's financial sustainability plan and fee changes at the [June 5 work session](#). In conjunction with the financial sustainability plan, staff is proposing a restructured rate schedule that would incorporate the results of their recent cost recovery work and begin standardizing resident versus non-resident rates. Also included with these proposed changes is new rental opportunities for the small shelters in Meinig Park, the large shelter at Bornstedt Park, and the two shelters at Cascadia and Bluff Parks. City residents would see either no increase or a very slight increase in the current rental/use rates. The revenue generated from this change in fee structure would support the Council's goal of "maintaining financial sustainability of city programs, events, and services through adequate cost recovery policies and practices." If approved, these changes would become effective July 1, 2023.

RECOMMENDATION:

Staff recommends the City Council hold a public hearing and adopt Resolution 2023-28.

BUDGETARY IMPACT:

None. The proposed rate increases are built into the BN 2023-25 budget.

SUGGESTED MOTION LANGUAGE:

"I move to adopt Resolution 2023-28, a resolution amending the City's Master Fees and Charges schedule."

LIST OF ATTACHMENTS/EXHIBITS:

- Resolution 2023-28



NO. 2023-28

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 20 day of June 2023

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

CITY OF SANDY MASTER FEE SCHEDULE

July 1, 2023




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Fee Name	Amount	Description
1. MISCELLANEOUS CHARGES		
A. Business License		
a. Home-Based Business	\$55.00	
b. Business License - businesses within City limits	\$85.00	
c. Business License - businesses outside City limits	\$115.00	
d. Residential Rental Business	\$85.00 plus \$6 per unit	
e. 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	\$0.50	
d. Blueline Maps	\$10.00	
e. Comprehensive Plan Map	\$5.00	
f. Zoning Map	\$5.00	
g. Comprehensive Plan	\$30.00	
h. Development Code	\$50.00	
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. 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	\$48.00	plus \$6 per lot
b. Readdressing - Residential	\$233.00	per lot (not exceeding two units)
c. Readdressing - Multi-family, commercial/industrial	\$233.00	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	\$132.00	
c. Review of Non-Conforming Use	\$850.00	
d. Public Hearing - Type III	\$1,590.00	review not specifically listed elsewhere
e. Public Hearing - Type IV	\$2,120.00	review not specifically listed elsewhere
f. Public Hearing - Reschedule (applicant's request)	\$530.00	
g. Third-Party Review	\$2,120.00	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	\$530.00	
i. Zoning Verification Letter	\$116.00	Bank/Loan Letter
C. Accessory Dwelling Unit		
a. Accessory Dwelling Units	\$318.00	
D. Adjustments and Variances		
a. Type I Adjustment	\$425.00	less than 10% a quantifiable provision
b. Type II Adjustment	\$530.00	less than 20% a quantifiable provision
c. Type II Variance	\$955.00	
d. Type III Special Variance	\$1,590.00	
e. Type III Variance - Land Division	\$1,590.00	
f. Type III Design Deviation	\$530.00	
g. Sign Variance	\$530.00	

E. Amendments

a. Comprehensive Plan Map Amendment	\$5,300.00
b. Comprehensive Plan Text Amendment	\$5,360.00
c. Zoning Map Amendment	\$4,240.00

F. Annexation Type IV

a. Type A	\$3,180.00 assign conceptual zoning
b. Type B	\$5,300.00 Type A, plus Zoning Map Change
c. Type C	\$7,420.00 Type A and B, plus Plan Map
d. De-Annexation	\$3,180.00

G. Appeal

a. Type I to Type II	\$265.00 Notice
b. Type II to Type III	\$425.00 Planning Commission appeal
c. Type III to Type IV	\$1,060.00 City Council appeal

H. Conditional Uses

a. Modification, Major	\$1,060.00
b. Modification, Minor	\$530.00
c. Outdoor Display & Storage	\$530.00
d. Type II	\$1,272.00
e. Type III	\$3,180.00

I. Design Review

a. Type I: \$0.00 - \$10,000.00	\$265.00 staff review only; no notice
b. Type I: \$10,000.01 - \$25,000.00	\$477.00 staff review only; no notice
c. Type I: \$25,000.01 - \$100,000.00	\$800.00 staff review only; no notice
d. Type I: \$100,000.00 and above	\$955.00 staff review only; no notice
e. Type II: \$0.00 - \$10,000.00	\$425.00
f. Type II: \$10,000.01 - \$25,000.00	\$636.00
g. Type II: \$25,000.01 - \$100,000.00	\$2,120.00
h. Type II: \$100,000.00 - \$1,000,000.00	\$5,300.00
i. Type II: \$1,000,000.00 and above	\$9,540.00
j. Type III: \$0.00 - \$10,000.00	\$636.00
k. Type III: \$10,000.01 - \$25,000.00	\$1,060.00
l. Type III: \$25,000.01 - \$100,000.00	\$2,650.00
m. Type III: \$100,000.00 - \$1,000,000.00	\$6,360.00
n. Type III: \$1,000,000.00 and above	\$10,600.00
o. Design Review Minor Modification	\$530.00
p. Design Review Major Modification: \$0.00 - \$25,000.00	\$636.00
q. Design Review Major Modification: \$25,000.01 - \$100,000.00	\$1,060.00
r. Design Review Major Modification: \$100,000.01 and above	\$2,120.00

J. Erosion Control

a. Single Family/Duplex Addition - Permit Fee	\$138.00
b. Single Family Dwelling/Duplex - Permit Fee	\$160.00
c. Multi-Family - Permit Fee	\$212.00 per structure
d. Commercial/Industrial, Subdivisions - Permit Fee	\$318.00 per acre
a. Single Family/Duplex Addition - Plan Review	\$53.00
b. Single Family Dwelling/Duplex - Plan Review	\$90.00
c. Multi-Family - Plan Review	\$138.00 per structure
d. Commercial/Industrial, Subdivisions - Plan Review	\$138.00 per acre

K. Final Plat Review

a. Property Line Adjustment Final Review	\$425.00
b. Middle Housing Land Division Plat Review	\$636.00
c. Partition Final Plat Review	\$636.00
d. Subdivision Final Plat Review	\$1,060.00

L. Food Cart Permit

a. Initial Permit Review	\$1,590.00 per new pad lot; design review fees separate
b. Renewal	\$212.00 single carts in existing pod

M. FSH Overlay

a. Type I FSH Review	\$265.00 in addition to fees listed, required deposit toward cost of any third-party reviews
b. Type II FSH Review	\$530.00 in addition to fees listed, required deposit toward cost of any third-party reviews
c. Type III or Type IV FSH Review	\$1,060.00 in addition to fees listed, required deposit toward cost of any third-party reviews

N. Hardship Trailer

a. Type III Initial Review	\$318.00
b. Type II Renewal	\$212.00

O. Historic or Cultural Resource

a. Type IV Designation of Resource	\$1,060.00
b. Type I Minor Alteration	\$138.00

c. Type II Major Alteration	\$530.00
P. Interpretation of Code	
a. Type II, Director	\$530.00
b. Type III, Quasi-Judicial	\$1,060.00
c. Type IV, Legislative	\$1,590.00
Q. Land Division	
a. Type I Property Line Adjustment	\$636.00
b. Type I Land Division (Minor Partition)	\$1,272.00
c. Middle Housing Land Division	\$2,650.00
d. Type II Land Division (Major Partition)	\$1,590.00 plus \$53 per lot
e. Type II Land Division (Minor Revised Plat)	\$1,590.00 plus \$53 per lot
f. Type III Land Division (Major Partition)	\$3,180.00 plus \$53 per lot
g. Type III Major Replat (revised plat)	\$3,180.00 plus \$53 per lot
h. Type II Subdivision 4 to 10 lots	\$4,240.00 plus \$106 per lot
i. Type II Subdivision 11 or more lots	\$4,240.00 plus \$106 per lot
j. Type III Subdivision 4 to 10 lots	\$5,830.00 plus \$127 per lot
k. Type III Subdivision 11 or more lots	\$5,830.00 plus \$127 per lot
l. Re-naming of Tentative Subdivision	\$370.00
m. Model Home Agreement	\$530.00
n. Phasing Plan Review	\$1,590.00 in addition to subdivision fees
R. Pre-Application Conference	
a. Type I	\$160.00
b. Type II	\$425.00
c. Type III/IV	\$850.00
d. Subdivision	\$1,272.00
S. Request for Time Extension	
a. Type I	\$127.00
b. Type II	\$265.00
c. Type III/IV	\$530.00
T. Specific Area Plan	
a. Development Process: Type IV	\$5,300.00 plus \$64 per acre, plus subdivision fees
b. Administrative Amendment: Type I	\$425.00
c. Minor Amendment: Type II	\$530.00
d. Major Amendment: Type III	\$1,272.00
U. Street Vacation	
a. Street Vacation	Cost plus 20% (\$2,650 deposit required)
V. Temporary Permits	
a. Structure: Type I - Initial	\$138.00
b. Structure: Type II - Renewal	\$265.00
c. Use Permit	\$138.00
W. Tree Removal	
a. Type I	\$116.00
b. Type II	\$233.00
c. Type III	\$636.00
X. Zoning Administration Fee	
a. Single Family Dwelling Addition	\$116.00
b. Single Family Dwelling	\$185.00
c. Duplex	\$318.00
d. Multi-Family	\$318.00 plus \$46 per unit
e. Commercial/Industrial	\$116.00 minimum; up to 25% of design review fee
3. BUILDING CHARGES	
A. Building Permit (valuation)	
a. \$0.01 - \$500.00	\$90.00
b. \$500.01 - \$2,000.00	\$90.00 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	\$150.00 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	\$403.00 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	\$628.00 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	\$925.00 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	\$106.00 minimum
c. Commercial: Public Works	\$75.00 minimum
d. Residential: Building	\$106.00
e. Residential: Public Works	\$75.00

C. Derelict Buildings and Structures

a. Appeal Fee	\$318.00
b. Application Fee for Rehabilitation Plan	\$160.00 per application

D. Fire Sprinkler Plan Review and Inspection Fee

a. Home Size: 0 - 2,000 square feet	\$170.00
b. Home Size: 2,001 - 3,600 square feet	\$233.00
c. Home Size: 3,601 - 7,200 square feet	\$297.00
d. Home Size: 7,201 square feet and greater	\$340.00

E. Foundation Permit

a. Single Family Dwelling or Addition	\$53.00
b. Duplex/Multi-Family	\$53.00 per dwelling unit
c. Commercial/Industrial	\$106.00 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	\$43.00
b. 51 - 100 cubic yards	\$69.00
c. 101 - 1,000 cubic yards	\$73.00 First 100 cubic yards, plus \$25 each additional 100 cubic yards up to 1,000
d. 1,001 - 10,000 cubic yards	\$298.00 First 1,000 cubic yards, plus \$26 each additional 1,000 cubic yards up to 10,000
e. 10,001 - 100,000 cubic yards	\$532.00 First 10,000 cubic yards, plus \$99 each additional 10,000 cubic yards up to 100,000
f. 100,001 cubic yards and above	\$1,432.00 First 100,000 cubic yards, plus \$50 each additional 10,000 cubic yards

G. Grading Plan Review

a. 50 cubic yard or less	\$27.00
b. 51 - 100 cubic yards	\$53.00
c. 101 - 1,000 cubic yards	\$85.00
d. 1,001 - 10,000 cubic yards	\$106.00
e. 10,001 - 100,000 cubic yards	\$106.00 First 10,000 cubic yards, plus \$30 each additional 10,000 cubic yards up to 100,000
f. 100,001 - 200,000 cubic yards	\$376.00 First 100,000 cubic yards, plus \$16 each additional 10,000 cubic yards up to 200,000
g. 200,001 cubic yards and above	\$520.00 First 200,000 cubic yards, plus \$8.50 each additional 10,000 cubic yards

H. Manufactured Dwellings

a. Manufactured Dwelling Installation Fee	\$425.00
b. Manufactured Dwelling Park Fees	Per OAR 918-600-0030.
c. Manufactured Dwelling State Fees	\$32.00
d. Recreational Park and Camps	Per OAR 918-650-0030.
e. Related Fees: Electrical Feeder	\$106.00

I. Mechanical Permit

a. Mechanical Permit Review Fee	30% of permit issuance fees.
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J. Mechanical Permit - Commercial (value)

a. \$1 - \$1,000	\$90.00
b. \$1,000.1 - \$10,000.00	\$90.00 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	\$225.00 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	\$465.00 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	\$815.00 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	\$1,515.00 First \$100,000.00, plus \$7.00 for each additional \$1,000 or fraction thereof

K. Mechanical Permit - Residential

a. Minimum Permit Fee	\$90.00
b. HVAC	\$23.00
c. Air conditioning	\$23.00
d. Alteration of existing HVAC	\$22.00
e. Boiler, compressor	\$43.00
f. Fire/smoke damper/duct smoke detectors	\$16.00
g. Heat pump	\$23.00
h. Install/replace furnace burner	\$23.00
i. Install/replace/relocate heater/suspend wall/floor	\$23.00
j. Vent for appliance other than furnace	\$16.00
k. Refrigeration (absorption unit)	\$33.00
l. Refrigeration (chillers)	\$18.00
m. Refrigeration (compressors)	\$18.00
n. Environmental exhaust and ventilation (appliance vent)	\$16.00
o. Dryer exhaust	\$16.00
p. Hoods Type I/II residential kitchen/hazmat hood fire suppression	\$16.00
q. Exhaust fan with single duct (bath fan)	\$16.00
r. Exhaust system apart from heating/AC	\$16.00
s. Fuel piping and distribution (up to four outlets)	\$16.00
t. Fuel piping each additional outlet over four	\$2.35
u. Process piping (up to four outlets)	\$16.00
v. Process piping each additional outlet over four	\$2.35
w. Decorative fireplace	\$30.00
x. Fireplace insert	\$30.00
y. Wood/pellet stove	\$30.00
L. Movement of Buildings	
a. Movement of Buildings Fee	\$88.00
M. Other Inspections and Fees	
a. Inspections outside of normal business hours	\$127.00 per hour, two hour minimum
b. Reinspection fees	\$90.00
c. Inspection for which no fee is specifically indicated	\$90.00
d. Additional plan review required by changes/additions	\$106.00 per hour
e. Permit reinstatement fee	\$90.00 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	\$265.00 per month
g. Penalty for work commencing before permit issuance	\$106.00
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	\$265.00 plus 10% of the total project permit fee
g. Deferred submittals	\$265.00 plus 10% of the total project permit fee
h. Simple one and two family dwelling plans	\$138.00
i. Solar Photovoltaic Installation Prescriptive Path Fee	\$170.00
O. Plumbing Permit	
a. Minimum Permit Fee	\$90.00
b. Each fixture	\$27.00
c. Catch basin	\$37.00 each
d. Drywall	\$37.00 each
e. Fire hydrant	\$37.00 each
f. Footing drain	\$0.30 per foot
g. Manhole/OWS	\$37.00 each
h. Manufactured home set-up plumbing fee	\$85.00
i. Rain drains connector	\$27.00 per 100 feet
j. Residential fire sprinkler	\$11.00 per head
k. Sanitary swer	\$90.00 per 100 feet
l. Single family one bath	\$477.00 New 1 and 2 family dwellings includes 100 feet for each utility
m. Single family two bath	\$583.00 New 1 and 2 family dwellings includes 100 feet for each utility
n. Single family three bath	\$690.00 New 1 and 2 family dwellings includes 100 feet for each utility
o. Single family additional bath or kitchen	\$116.00
p. Storm sewer	\$90.00 per 100 feet

q. Water service	\$90.00 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	\$80.00 Plus, fees based on the valuation of the sign, using the building permit fee schedule.
C. Temporary Signs	
a. Temporary sign penalty	\$53.00 Fee is waived if the permit is obtained before the sign is installed
b. Copy change or change in panel	\$25.00
c. A-Frame Signs	\$25.00
d. Garage Sale Sign	\$4.00 per sign
D. Zoning Review Fee	
a. Zoning Review Fee - Permanent Sign	\$25.00 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	Actual cost + 20%
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)	\$4,294.25

b. 5/8" x 3/4" Meter	\$4,294.25
c. 3/4" Meter	\$6,441.22
d. 1" Meter	\$10,735.62
e. 1 1/2" Meter	\$21,471.26
f. 2" Meter	\$34,353.26
g. 3" Meter	\$63,780.02
h. 4" Meter	\$107,353.48
i. 6" Meter	\$214,706.97
j. Meters greater than 6"	calculated based on EDU
k. Meter Cost: 3/4 inch or 1 inch meter and meter box	\$475.00 Larger meters are assessed based on time and material costs.

I. Water Tapping Fees

B. Wastewater

a. City wide	\$6,126.36 per equivalent residential unit
b. Wastewater Tapping Fees	Costs + 20%

C. Park

a. Single Family	\$8,897.09
b. Multi-Family	\$6,596.61
c. Mobile Home	\$7,166.22

D. Payment in Lieu of Park Land Dedication

a. Payment in Lieu of Park Land Dedication, Not Deferred	\$869,242.00 per acre per acre, plus 10% administration fee on the amount of
b. Payment in Lieu of Park Land Dedication, Deferred	\$869,242.00 the remaining portion owed

E. Street

a. Residential	\$4,826.00 per single family dwelling unit
b. AADPT (Trip) Cost	\$304.10 per adjusted average daily person trip

7. WATER RATES

A. Base by Customer Class

a. Single Family	\$14.97 per month
b. Single Family - Reduced	\$7.49 per month
c. Multi-Family	\$14.97 per month
d. Commercial/Industrial	\$14.97 per month
e. Wholesale	\$17.91 per month
f. Single Family - outside City limits	\$22.51 per month

B. Charge by Meter Size - inside city limits

a. 5/8" Meter	\$0.54 per month
b. 3/4" Meter	\$0.81 per month
c. 3/4" Meter - Reduced	\$0.40 per month
d. 1" Meter	\$1.39 per month
e. 1 1/2" Meter	\$2.65 per month
f. 2" Meter	\$4.25 per month
g. 3" Meter	\$8.06 per month
h. 4" Meter	\$13.36 per month
i. 6" Meter	\$26.78 per month
j. 8" Meter	\$42.83 per month
k. 10" Meter	\$61.61 per month

C. Charge by Meter Size - outside city limits

a. 5/8" Meter	\$0.79 per month
b. 3/4" Meter	\$1.24 per month
c. 1" Meter	\$2.03 per month
d. 1 1/2" Meter	\$4.02 per month
e. 2" Meter	\$6.34 per month
f. 3" Meter	\$11.95 per month
g. 4" Meter	\$19.90 per month
h. 6" Meter	\$39.76 per month
i. 8" Meter	\$66.33 per month
j. 10" Meter	\$91.52 per month

D. Volume Charge by Customer Class

a. Single Family	\$6.01 per 100 cubic feet
b. Single Family - Reduced	\$3.00 per 100 cubic feet
c. Multi-Family	\$5.65 per 100 cubic feet
d. Commercial/Industrial	\$5.18 per 100 cubic feet
e. Wholesale	\$6.34 per 100 cubic feet
f. Single Family - outside City limits	\$9.01 per 100 cubic feet
g. Commercial/Industrial - outside City limits	\$8.06 per 100 cubic feet
h. Skyview Acres	\$1.55 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	\$30.24 per month
b. Single Family - Reduced	\$15.13 per month
c. Multi-Family	\$30.24 per month
d. Commercial/Industrial	\$14.41 per month
B. Volume Charges by Customer Class	
a. Single Family	\$7.76 per 100 cubic feet
b. Single Family - Reduced	\$3.89 per 100 cubic feet
c. Multi-Family	\$7.76 per 100 cubic feet
d. Commercial/Industrial	\$10.54 per 100 cubic feet
e. Residential - No water service	\$109.09 per month
9. STORMWATER RATES	
A. Utility Fee	
a. Equivalent Residential Unit (ERU)	\$8.00 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	\$300.00 for 10 gbps installation \$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
b. Residential - 1 gbps	\$59.95 per month
c. Residential - 2 gbps	\$80.00 per month
d. Residential - 5 gbps	\$110.00 per month
e. Residential - 10 gbps	\$280.00 per month
f. Business - 500 mbps	\$44.95 per month
g. Business - 1 gbps	\$59.95 per month
h. Business - other	per contractual agreement, authorized by department director and/or City Manager
i. Rural - 500 mbps	\$64.95 per month
j. Rural - 1 gbps	\$84.95 per month
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 \$1.00 per trip (one-way origin-to-destination including transfers)
- f. ED Dial-A-Rode (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
- 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 \$0.10 per day
- b. Maximum Overdue Fine \$1.00
- c. Library of Things item \$1.00 per day
- d. All lost Items Full replacement cost

C. Meeting Space

- a. Community Room \$25.00 Individual
- b. Community Room \$25.00 per hour - for-profit organizations or groups
- c. Community Room no charge for non-profits

D. Non-Resident Fees

- a. Out of District Fee \$95.00 per year

E. Prints and Copies

- a. Grey scale \$0.25 per side
- b. Color \$0.50 per side

16. PARKS & RECREATION**A. Community/Senior Center**

- a. Auditorium
 - i. Resident \$40.00 per hour
 - ii. Non-Resident \$60.00 per hour
- b. Dining Room
 - i. Resident \$40.00 per hour
 - ii. Non-Resident \$60.00 per hour
- c. Art Room
 - i. Resident \$15.00 per hour
 - ii. Non-Resident \$30.00 per hour
- d. Lounge
 - i. Resident \$15.00 per hour
 - ii. Non-Resident \$30.00 per hour
- e. Kitchen
 - i. Resident \$15.00 per hour

ii. Non-Resident	\$30.00 per hour
f. Building	
i. Resident	\$125.00 per hour
ii. Non-Resident	\$145.00 per hour
g. Custodial Fee	\$20.00
B. Parks	
a. Meinig Park - Gazebo/Ampetheater	
i. Resident	\$200.00
ii. Non-Resident	\$300.00
b. Meinig Park - Small Shelters	
i. Resident	\$10.00 per hour
ii. Non-Resident	\$15.00 per hour
c. Centennial Plaza	
i. Resident	\$200.00
ii. Non-Resident	\$300.00
d. Bornstedt Park - Large Shelter	
i. Resident	\$100.00 11:00 am - 2:00 pm
ii. Non-Resident	\$130.00 11:00 am - 2:00 pm
e. Cascadia Park and Bluff Park - Shelters	
i. Resident	\$50.00 11:00 am - 2:00 pm
ii. Non-Resident	\$70.00 11:00 am - 2:00 pm
f. Community Garden	
i. Resident	\$20.00 first bed, each additional bed \$25
ii. Non-Resident	\$25.00 first bed, each additional bed \$25
C. Fields/Green Spaces	
a. Community Campus - Upper Field	
i. Resident	\$20.00 per hour
ii. Non-Resident	\$30.00 per hour
b. Community Campus - Lower Field	
i. Resident	\$20.00 per hour
ii. Non-Resident	\$30.00 per hour
c. Green Space	
i. Resident	\$20.00 per hour
ii. Non-Resident	\$30.00 per hour

EXHIBIT B

Fee Name	Current	Proposed	Description
1. MISCELLANEOUS CHARGES Effective July 1, 2023			
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	\$0.50	
d. Blueline Maps	\$5.00	\$10.00	
e. Comprehensive Plan Map	\$3.00	\$5.00	
f. Zoning Map	\$3.00	\$5.00	
g. Comprehensive Plan	\$10.00	\$30.00	
h. Development Code	\$25.00	\$50.00	
i. Transportation System Plan (grey scale)	\$18.00		
j. Transportation System Plan (color)	\$38.00		
2. PLANNING CHARGES Effective at a future date (TBD)			
A. Addressing			
a. Addressing	\$45.00	\$48.00	plus \$6 per lot
b. Readdressing - Residential	\$220.00	\$233.00	per lot (not exceeding two units)
c. Readdressing - Multi-family, commercial/industrial	\$220.00	\$233.00	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	\$132.00	
c. Review of Non-Conforming Use	\$800.00	\$850.00	
d. Public Hearing - Type III	\$1,500.00	\$1,590.00	review not specifically listed elsewhere
e. Public Hearing - Type IV	\$2,000.00	\$2,120.00	review not specifically listed elsewhere
f. Public Hearing - Reschedule (applicant's request)	\$500.00	\$530.00	
g. Third-Party Review	\$2,000.00	\$2,120.00	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	\$530.00	
i. Zoning Verification Letter	\$110.00	\$116.00	Bank/Loan Letter
C. Accessory Dwelling Unit			
a. Accessory Dwelling Units	\$300.00	\$318.00	
D. Adjustments and Variances			
a. Type I Adjustment	\$400.00	\$425.00	less than 10% a quantifiable provision
b. Type II Adjustment	\$500.00	\$530.00	less than 20% a quantifiable provision
c. Type II Variance	\$900.00	\$955.00	
d. Type III Special Variance	\$1,500.00	\$1,590.00	
e. Type III Variance - Land Division	\$1,500.00	\$1,590.00	
f. Type III Design Deviation	\$500.00	\$530.00	
g. Sign Variance	\$500.00	\$530.00	
E. Amendments			
a. Comprehensive Plan Map Amendment	\$5,000.00	\$5,300.00	
b. Comprehensive Plan Text Amendment	\$6,000.00	\$5,360.00	
c. Zoning Map Amendment	\$4,000.00	\$4,240.00	
F. Annexation Type IV			
a. Type A	\$3,000.00	\$3,180.00	assign conceptual zoning
b. Type B	\$5,000.00	\$5,300.00	Type A, plus Zoning Map Change
c. Type C	\$7,000.00	\$7,420.00	Type A and B, plus Plan Map
d. De-Annexation	\$3,000.00	\$3,180.00	
G. Appeal			
a. Type I to Type II	\$250.00	\$265.00	Notice
b. Type II to Type III	\$400.00	\$425.00	Planning Commission appeal
c. Type III to Type IV	\$1,000.00	\$1,060.00	City Council appeal
H. Conditional Uses			
a. Modification, Major	\$1,000.00	\$1,060.00	
b. Modification, Minor	\$500.00	\$530.00	
c. Outdoor Display & Storage	\$500.00	\$530.00	
d. Type II	\$1,200.00	\$1,272.00	
e. Type III	\$3,000.00	\$3,180.00	
I. Design Review			
a. Type I: \$0.00 - \$10,000.00	\$250.00	\$265.00	staff review only; no notice
b. Type I: \$10,000.01 - \$25,000.00	\$450.00	\$477.00	staff review only; no notice
c. Type I: \$25,000.01 - \$100,000.00	\$750.00	\$800.00	staff review only; no notice
d. Type I: \$100,000.00 and above	\$900.00	\$955.00	staff review only; no notice
e. Type II: \$0.00 - \$10,000.00	\$400.00	\$425.00	
f. Type II: \$10,000.01 - \$25,000.00	\$600.00	\$636.00	
g. Type II: \$25,000.01 - \$100,000.00	\$2,000.00	\$2,120.00	
h. Type II: \$100,000.00 - \$1,000,000.00	\$5,000.00	\$5,300.00	
i. Type II: \$1,000,000.00 and above	\$9,000.00	\$9,540.00	
j. Type III: \$0.00 - \$10,000.00	\$600.00	\$636.00	

k. Type III: \$10,000.01 - \$25,000.00	\$1,000.00	\$1,060.00	
l. Type III: \$25,000.01 - \$100,000.00	\$2,500.00	\$2,650.00	
m. Type III: \$100,000.00 - \$1,000,000.00	\$6,000.00	\$6,360.00	
n. Type III: \$1,000,000.00 and above	\$10,000.00	\$10,600.00	
o. Design Review Minor Modification	\$500.00	\$530.00	
p. Design Review Major Modification: \$0.00 - \$25,000.00	\$600.00	\$636.00	
q. Design Review Major Modification: \$25,000.01 - \$100,000.00	\$1,000.00	\$1,060.00	
r. Design Review Major Modification: \$100,000.01 and above	\$2,000.00	\$2,120.00	
J. Erosion Control			
a. Single Family/Duplex Addition - Permit Fee	\$130.00	\$138.00	
b. Single Family Dwelling/Duplex - Permit Fee	\$150.00	\$160.00	
c. Multi-Family - Permit Fee	\$200.00	\$212.00	per structure
d. Commercial/Industrial, Subdivisions - Permit Fee	\$300.00	\$318.00	per acre
a. Single Family/Duplex Addition - Plan Review	\$50.00	\$53.00	
b. Single Family Dwelling/Duplex - Plan Review	\$85.00	\$90.00	
c. Multi-Family - Plan Review	\$130.00	\$138.00	per structure
d. Commercial/Industrial, Subdivisions - Plan Review	\$130.00	\$138.00	per acre
K Final Plat Review			
a. Property Line Adjustment Final Review	\$400.00	\$425.00	
b. Middle Housing Land Division Plat Review	\$600.00	\$636.00	
c. Partition Final Plat Review	\$600.00	\$636.00	
d. Subdivision Final Plat Review	\$1,000.00	\$1,060.00	
L Food Cart Permit			
a. Initial Permit Review	\$1,500.00	\$1,590.00	per new pad lot; design review fees separate
b. Renewal	\$200.00	\$212.00	single carts in existing pod
M FSH Overlay			
a. Type I FSH Review	\$250.00	\$265.00	in addition to fees listed, required deposit toward cost of any third-party reviews
b. Type II FSH Review	\$500.00	\$530.00	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	\$1,060.00	in addition to fees listed, required deposit toward cost of any third-party reviews
N Hardship Trailer			
a. Type III Initial Review	\$300.00	\$318.00	
b. Type II Renewal	\$200.00	\$212.00	
O. Historic or Cultural Resource			
a. Type IV Designation of Resource	\$1,000.00	\$1,060.00	
b. Type I Minor Alteration	\$130.00	\$138.00	
c. Type II Major Alteration	\$500.00	\$530.00	
P. Interpretation of Code			
a. Type II, Director	\$500.00	\$530.00	
b. Type III, Quasi-Judicial	\$1,000.00	\$1,060.00	
c. Type IV, Legislative	\$1,500.00	\$1,590.00	
Q. Land Division			
a. Type I Property Line Adjustment	\$600.00	\$636.00	
b. Type I Land Division (Minor Partition)	\$1,200.00	\$1,272.00	
c. Middle Housing Land Division	\$2,500.00	\$2,650.00	
d. Type II Land Division (Major Partition)	\$1,500.00	\$1,590.00	plus \$50 \$53 per lot
e. Type II Land Division (Minor Revised Plat)	\$1,500.00	\$1,590.00	plus \$50 \$53 per lot
f. Type III Land Division (Major Partition)	\$3,000.00	\$3,180.00	plus \$50 \$53 per lot
g. Type III Major Replat (revised plat)	\$3,000.00	\$3,180.00	plus \$50 \$53 per lot
h. Type II Subdivision 4 to 10 lots	\$4,000.00	\$4,240.00	plus \$100 \$106 per lot
i. Type II Subdivision 11 or more lots	\$4,000.00	\$4,240.00	plus \$100 \$106 per lot
j. Type III Subdivision 4 to 10 lots	\$5,500.00	\$5,830.00	plus \$120 \$127 per lot
k. Type III Subdivision 11 or more lots	\$5,500.00	\$5,830.00	plus \$120 \$127 per lot
l. Re-naming of Tentative Subdivision	\$350.00	\$370.00	
m. Model Home Agreement	\$500.00	\$530.00	
n. Phasing Plan Review	\$1,500.00	\$1,590.00	in addition to subdivision fees
R Pre-Application Conference			
a. Type I	\$150.00	\$160.00	
b. Type II	\$400.00	\$425.00	
c. Type III/IV	\$800.00	\$850.00	
d. Subdivision	\$1,200.00	\$1,272.00	
S. Request for Time Extension			
a. Type I	\$120.00	\$127.00	
b. Type II	\$250.00	\$265.00	
c. Type III/IV	\$500.00	\$530.00	
T. Specific Area Plan			
a. Development Process: Type IV	\$5,000.00	\$5,300.00	plus \$60 \$64 per acre, plus subdivision fees
b. Administrative Amendment: Type I	\$400.00	\$425.00	
c. Minor Amendment: Type II	\$500.00	\$530.00	
d. Major Amendment: Type III	\$1,200.00	\$1,272.00	
U. Street Vacation			
a. Street Vacation			Cost plus 20% (\$2,500 \$2,650 deposit required)

V. Temporary Permits		
a. Structure: Type I - Initial	\$130.00	\$138.00
b. Structure: Type II - Renewal	\$250.00	\$265.00
c. Use Permit	\$130.00	\$138.00
W. Tree Removal		
a. Type I	\$110.00	\$116.00
b. Type II	\$220.00	\$233.00
c. Type III	\$600.00	\$636.00
X Zoning Administration Fee		
a. Single Family Dwelling Addition	\$110.00	\$116.00
b. Single Family Dwelling	\$175.00	\$185.00
c. Duplex	\$300.00	\$318.00
d. Multi-Family	\$300.00	\$318.00
e. Commercial/Industrial	\$110.00	\$116.00
plus \$44 \$46 per unit minimum; up to 25% of design review fee		
3. BUILDING CHARGES Effective at a future date (TBD)		
A Building Permit (valuation)		
a. \$0.01 - \$500.00	\$85.00	\$90.00
b. \$500.01 - \$2,000.00	\$85.00	\$90.00
c. \$2,000.01 - \$25,000.00	\$145.00	\$150.00
d. \$25,000.01 - \$50,000.00	\$398.00	\$403.00
e. \$50,000.01 - \$100,000.00	\$623.00	\$628.00
f. \$100,000.01 and above	\$923.00	\$925.00
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	\$106.00 minimum
c. Commercial: Public Works	\$70.00	\$75.00 minimum
d. Residential: Building	\$100.00	\$106.00
e. Residential: Public Works	\$70.00	\$75.00
C. Derelict Buildings and Structures		
a. Appeal Fee	\$300.00	\$318.00
b. Application Fee for Rehabilitation Plan	\$150.00	\$160.00 per application
D Fire Sprinkler Plan Review and Inspection Fee		
a. Home Size: 0 - 2,000 square feet	\$160.00	\$170.00
b. Home Size: 2,001 - 3,600 square feet	\$220.00	\$233.00
c. Home Size: 3,601 - 7,200 square feet	\$280.00	\$297.00
d. Home Size: 7,201 square feet and greater	\$320.00	\$340.00
E Foundation Permit		
a. Single Family Dwelling or Addition	\$50.00	\$53.00
b. Duplex/Multi-Family	\$50.00	\$53.00 per dwelling unit
c. Commercial/Industrial	\$100.00	\$106.00 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	\$43.00
b. 51 - 100 cubic yards	\$65.00	\$69.00
c. 101 - 1,000 cubic yards	\$69.00	\$73.00
d. 1,001 - 10,000 cubic yards	\$270.00	\$298.00
e. 10,001 - 100,000 cubic yards	\$500.00	\$532.00
f. 100,001 cubic yards and above	\$1,400.00	\$1,432.00
G Grading Plan Review		
a. 50 cubic yard or less	\$25.00	\$27.00
b. 51 - 100 cubic yards	\$50.00	\$53.00
c. 101 - 1,000 cubic yards	\$80.00	\$85.00
d. 1,001 - 10,000 cubic yards	\$100.00	\$106.00
e. 10,001 - 100,000 cubic yards	\$100.00	\$106.00
		First 10,000 cubic yards, plus \$30 each additional 10,000 cubic yards up to 100,000

f. 100,001 - 200,000 cubic yards	\$300.00	\$376.00	First 100,000 cubic yards, plus \$16 each additional 10,000 cubic yards up to 200,000
g. 200,001 cubic yards and above	\$450.00	\$520.00	First 200,000 cubic yards, plus \$8.50 each additional 10,000 cubic yards
H. Manufactured Dwellings			
a. Manufactured Dwelling Installation Fee	\$400.00	\$425.00	
b. Manufactured Dwelling Park Fees			Per OAR 918-600-0030.
c. Manufactured Dwelling State Fees	\$30.00	\$32.00	
d. Recreational Park and Camps			Per OAR 918-650-0030.
e. Related Fees: Electrical Feeder	\$100.00	\$106.00	
I. Mechanical Permit			
a. Mechanical Permit Review Fee			30% of permit issuance fees.
J. Mechanical Permit - Commercial (value)			
a. \$1 - \$1,000	\$85.00	\$90.00	
b. \$1,000.1 - \$10,000.00	\$85.00	\$90.00	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	\$225.00	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	\$465.00	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	\$815.00	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	\$1,515.00	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	\$90.00	
b. HVAC	\$22.00	\$23.00	
c. Air conditioning	\$22.00	\$23.00	
d. Alteration of existing HVAC	\$20.00	\$22.00	
e. Boiler, compressor	\$40.00	\$43.00	
f. Fire/smoke damper/duct smoke detectors	\$15.00	\$16.00	
g. Heat pump	\$22.00	\$23.00	
h. Install/replace furnace burner	\$22.00	\$23.00	
i. Install/replace/relocate heater/suspend wall/floor	\$22.00	\$23.00	
j. Vent for appliance other than furnace	\$15.00	\$16.00	
k. Refrigeration (absorption unit)	\$31.50	\$33.00	
l. Refrigeration (chillers)	\$17.00	\$18.00	
m. Refrigeration (compressors)	\$17.00	\$18.00	
n. Environmental exhaust and ventilation (appliance vent)	\$15.00	\$16.00	
o. Dryer exhaust	\$15.00	\$16.00	
p. Hoods Type I/II residential kitchen/hazmat hood fire suppression	\$15.00	\$16.00	
q. Exhaust fan with single duct (bath fan)	\$15.00	\$16.00	
r. Exhaust system apart from heating/AC	\$15.00	\$16.00	
s. Fuel piping and distribution (up to four outlets)	\$15.00	\$16.00	
t. Fuel piping each additional outlet over four	\$2.20	\$2.35	
u. Process piping (up to four outlets)	\$15.00	\$16.00	
v. Process piping each additional outlet over four	\$2.20	\$2.35	
w. Decorative fireplace	\$28.00	\$30.00	
x. Fireplace insert	\$28.00	\$30.00	
y. Wood/pellet stove	\$28.00	\$30.00	
L. Movement of Buildings			
a. Movement of Buildings Fee	\$83.00	\$88.00	
M. Other Inspections and Fees			
a. Inspections outside of normal business hours	\$120.00	\$127.00	per hour, two hour minimum
b. Reinspection fees	\$85.00	\$90.00	
c. Inspection for which no fee is specifically indicated	\$85.00	\$90.00	
d. Additional plan review required by changes/additions	\$100.00	\$106.00	per hour
e. Permit reinstatement fee	\$85.00	\$90.00	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	\$265.00	per month
g. Penalty for work commencing before permit issuance	\$100.00	\$106.00	
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	\$265.00	plus 10% of the total project permit fee
g. Deferred submittals	\$250.00	\$265.00	plus 10% of the total project permit fee
h. Simple one and two family dwelling plans	\$130.00	\$138.00	
i. Solar Photovoltaic Installation Prescriptive Path Fee	\$160.00	\$170.00	

O. Plumbing Permit

a. Minimum Permit Fee	\$85.00	\$90.00	
b. Each fixture	\$25.00	\$27.00	
c. Catch basin	\$35.00	\$37.00	each
d. Drywall	\$35.00	\$37.00	each
e. Fire hydrant	\$35.00	\$37.00	each
f. Footing drain	\$0.25	\$0.30	per foot
g. Manhole/OWS	\$35.00	\$37.00	each
h. Manufactured home set-up plumbing fee	\$80.00	\$85.00	
i. Rain drains connector	\$25.00	\$27.00	per 100 feet
j. Residential fire sprinkler	\$10.00	\$11.00	per head
k. Sanitary sewer	\$85.00	\$90.00	per 100 feet
l. Single family one bath	\$450.00	\$477.00	New 1 and 2 family dwellings includes 100 feet for each utility
m. Single family two bath	\$550.00	\$583.00	New 1 and 2 family dwellings includes 100 feet for each utility
n. Single family three bath	\$650.00	\$690.00	New 1 and 2 family dwellings includes 100 feet for each utility
o. Single family additional bath or kitchen	\$110.00	\$116.00	
p. Storm sewer	\$85.00	\$90.00	per 100 feet
q. Water service	\$85.00	\$90.00	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 **Effective at a future date (TBD)**

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 **\$80.00** Plus, fees based on the valuation of the sign, using the building permit fee schedule.

C. Temporary Signs

- a. Temporary sign penalty

\$50.00 **\$53.00** Fee is waived if the permit is obtained before the sign is installed

- b. Copy change or change in panel

\$20.00 **\$25.00**

- c. A-Frame Signs

\$10.00 **\$25.00**

- d. Garage Sale Sign

\$3.00 **\$4.00** per sign

D. Zoning Review Fee

- a. Zoning Review Fee - Permanent Sign

\$22.00 **\$25.00** Does not include banners, A-Frames, or change in panel

7. WATER RATES **Effective with July 2023 billing**

A. Base by Customer Class

a. Single Family	\$11.01	\$14.97	per month
b. Single Family - Reduced		\$7.49	per month
c. Multi-Family	\$11.01	\$14.97	per month
d. Commercial/Industrial	\$11.01	\$14.97	per month
e. Wholesale	\$13.17	\$17.91	per month
f. Single Family - outside City limits	\$16.55	\$22.51	per month

B. Charge by Meter Size - inside city limits

a. 5/8" Meter	\$0.40	\$0.54	per month
b. 3/4" Meter	\$0.59	\$0.81	per month
c. 3/4" Meter - Reduced		\$0.40	per month
d. 1" Meter	\$1.02	\$1.39	per month
e. 1 1/2" Meter	\$1.95	\$2.65	per month
f. 2" Meter	\$3.12	\$4.25	per month
g. 3" Meter	\$5.92	\$8.06	per month
h. 4" Meter	\$9.82	\$13.36	per month
i. 6" Meter	\$19.69	\$26.78	per month
j. 8" Meter	\$31.49	\$42.83	per month
k. 10" Meter	\$45.30	\$61.61	per month

C. Charge by Meter Size - outside city limits

a. 5/8" Meter	\$0.58	\$0.79	per month
b. 3/4" Meter	\$0.91	\$1.24	per month
c. 1" Meter	\$1.49	\$2.03	per month
d. 1 1/2" Meter	\$2.95	\$4.02	per month
e. 2" Meter	\$4.66	\$6.34	per month
f. 3" Meter	\$8.79	\$11.95	per month
g. 4" Meter	\$14.63	\$19.90	per month
h. 6" Meter	\$29.24	\$39.76	per month
i. 8" Meter	\$48.78	\$66.33	per month

j. 10" Meter	\$67.29	\$91.52 per month
D. Volume Charge by Customer Class		
a. Single Family	\$4.42	\$6.01 per 100 cubic feet
b. Single Family - Reduced		\$3.00 per 100 cubic feet
c. Multi-Family	\$4.16	\$5.65 per 100 cubic feet
d. Commercial/Industrial	\$3.81	\$5.18 per 100 cubic feet
e. Wholesale	\$4.66	\$6.34 per 100 cubic feet
f. Single Family - outside City limits	\$6.62	\$9.01 per 100 cubic feet
g. Commercial/Industrial - outside City limits	\$5.92	\$8.06 per 100 cubic feet
h. Skyview Acres	\$1.14	\$1.55 per 100 cubic feet, plus COP pass through
8. WASTEWATER RATES Effective with July 2023 billing		
A. Base by Customer Class		
a. Single Family	\$26.07	\$30.24 per month
b. Single Family - Reduced	\$13.04	\$15.13 per month
c. Multi-Family	\$26.07	\$30.24 per month
d. Commercial/Industrial	\$12.42	\$14.41 per month
B. Volume Charges by Customer Class		
a. Single Family	\$6.69	\$7.76 per 100 cubic feet
b. Single Family - Reduced	\$3.35	\$3.89 per 100 cubic feet
c. Multi-Family	\$6.69	\$7.76 per 100 cubic feet
d. Commercial/Industrial	\$9.08	\$10.54 per 100 cubic feet
e. Residential - No water service	\$94.04	\$109.09 per month
9. STORMWATER RATES Effective with July 2023 billing		
A. Utility Fee		
a. Equivalent Residential Unit (ERU)	\$5.00	\$8.00 per month, per ERU (ERU = 2,750 sq. ft. of impervious surface)
10. SANDYNET CHARGES Effective with July 2023 billing		
A. Miscellaneous		
a. Installation Fee	\$100.00	\$300.00 for 10 gbps installation
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
b. Residential - 1 gbps	\$59.95	per month
c. Residential - 2 gbps	\$110.00	\$80.00 per month
d. Residential - 5 gbps	\$180.00	\$110.00 per month
e. Residential - 10 gbps		\$280.00 per month
f. Business - 500 mbps	\$44.95	per month
g. Business - 1 gbps	\$59.95	per month
h. Business - other		per contractual agreement, authorized by department director and/or City Manager
i. Rural - 500 mbpd	\$64.95	per month
j. Rural - 1 gbps	\$84.95	per month
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
15. LIBRARY Effective July 1, 2023		
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	\$0.10 per day
b. Maximum Overdue Fine	\$5.00	\$1.00
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	\$25.00	per hour - for-profit organizations or groups
c. Community Room		no charge 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. Grey scale	\$0.10	\$0.25 per side

b. Color	\$0.25	\$0.50 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

16. PARKS & RECREATION Effective July 1, 2023

A. Community/Senior Center

a. Auditorium		
i. Resident	\$35.00	\$40.00 per hour
ii. Non-Resident	\$35.00	\$60.00 per hour
b. Dining Room		
i. Resident	\$35.00	\$40.00 per hour
ii. Non-Resident	\$35.00	\$60.00 per hour
c. Art Room		
i. Resident	\$10.00	\$15.00 per hour
ii. Non-Resident	\$10.00	\$30.00 per hour
d. Lounge		
i. Resident	\$10.00	\$15.00 per hour
ii. Non-Resident	\$10.00	\$30.00 per hour
e. Kitchen		
i. Resident	\$15.00	\$15.00 per hour
ii. Non-Resident	\$15.00	\$30.00 per hour
f. Building		
i. Resident		\$125.00 per hour
ii. Non-Resident		\$145.00 per hour
g. Custodial Fee		\$20.00

B. Parks

a. Meinig Park - Gazebo/Ampetheater		
i. Resident	\$200.00	
ii. Non-Resident	\$300.00	
b. Meinig Park - Small Shelters		
i. Resident		\$10.00 per hour
ii. Non-Resident		\$15.00 per hour
c. Centennial Plaza		
i. Resident	\$200.00	
ii. Non-Resident	\$300.00	
d. Bornstedt Park - Large Shelter		
i. Resident		\$100.00 11:00 am - 2:00 pm
ii. Non-Resident		\$130.00 11:00 am - 2:00 pm
e. Cascadia Park and Bluff Park - Shelters		
i. Resident		\$50.00 11:00 am - 2:00 pm
ii. Non-Resident		\$70.00 11:00 am - 2:00 pm
f. Community Garden		
i. Resident	\$20.00	\$20.00 first bed, each additional bed \$25
ii. Non-Resident	\$20.00	\$25.00 first bed, each additional bed \$25

C. Fields/Green Spaces

a. Community Campus - Upper Field		
i. Resident	\$20.00	\$20.00 per hour
ii. Non-Resident	\$20.00	\$30.00 per hour
b. Community Campus - Lower Field		
i. Resident	\$20.00	\$20.00 per hour
ii. Non-Resident	\$20.00	\$30.00 per hour
c. Green Space		
i. Resident		\$20.00 per hour
ii. Non-Resident		\$30.00 per hour