

RESOLUTION NO. 788

A RESOLUTION ESTABLISHING FEES FOR THE CITY OF CANBY PLANNING DEPARTMENT.

WHEREAS, the City of Canby has completed a cost of service study that identified the City's actual costs for various activities; and

WHEREAS, the City Council determined that the rates hereinafter specified for Planning Department activities are just, reasonable, and necessary, after holding public meetings and reviewing testimony; and

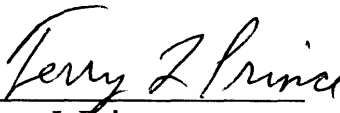
WHEREAS, Oregon law requires that a governing body, when adopting a fee resolution imposing new rates, may include a provision classifying said fees as subject to or not subject to the limitations set in Section 11(b), Article XI of the Oregon Constitution,

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Canby, as follows:

- (1) The fees to be charged by the Planning Department shall be as set forth in Exhibits "A" and "B" attached hereto, and by reference incorporated herein.
- (2) The City Council hereby classifies the fees imposed herein as not subject to the limitations imposed by Section 11(b), Article XI of the Oregon Constitution, and the City Recorder is hereby directed to publish notice in accordance with Oregon law.

The effective date of this resolution is April 1, 2002.

ADOPTED this 20th day of March, 2002 by the Canby City Council.


Terry L Prince
Mayor

ATTEST:



Chaunee Seifried
City Recorder, Pro-Tem

Exhibit A Planning Department Fee Schedule		
	<u>CURRENT FEE</u>	<u>NEW FEE</u>
Annexation, minor and major	\$1,500	Sliding scale - see exhibit B
Annexation, election deposit (applicant pays all costs)	\$1,800	\$2,500
Appeal of interpretation or type II decision to Planning Commission	n/a	\$1,600
Appeal of Planning Commission decision to City Council	\$600	\$1,920
Building permit site plan review	no fee	Sliding scale - see exhibit B
Comprehensive Plan amendment	\$1,500	\$3,220
Conditional use permit	\$900	\$2,040
Condominium construction, less than six units	\$100	\$280
Interpretation	n/a	\$580
Lien Search	\$5	\$20
Lot line adjustment	\$100	\$520
Non-conforming structure/use	\$100	\$520
Parking lot/paving projects	no fee	\$300
Partition, major	\$900	\$1,360
Partition, minor	\$900	\$1,280
Planned Unit Development	\$900 + \$30 per unit	\$1,480
Plat Review	no fee	\$100
Preconstruction application	no fee	\$100 (+ \$60 per hr. over 2 hrs)
Sign permit for design reviews	\$25	\$280
Site and design review	\$750	Sliding scale - see exhibit B
Site and design review modification	\$100	\$720
Site and design review modification public hearing (additional charge)	no fee	\$460
Special permit (hardship)	\$100	\$100
Special permit public hearing (additional charge)	no fee	no fee
Subdivision	\$900 + \$30 per lot	Sliding scale - see exhibit B
Text amendment	\$1,500	\$2,880
Variance, major	\$900	\$2,120
Variance, minor	n/a	\$520
Zoning map amendment	\$1,500	\$2,640

Resolution 788 – Exhibit B Sliding scale fee proposals

Staff proposes four sliding scales, for plan reviews (by valuation), design reviews (by acreage & cost of public improvements), annexations (by acreage), and subdivisions (per lot). This approach minimizes the impact on small applications while fairly recovering the higher costs created by large applications.

Annexations

<u>Rate</u>		<u>Sample Fees</u>	
< 1 acre	\$1,850 (base fee)	1 acre	\$1,850
1-10 acres	\$105 per acre	5 acres	\$2,270
11-50 acres	\$55 per acre	10 acres	\$2,795
51+ acres	\$10 per acre	50 acres	\$4,995
		300 acres	\$7,495

Subdivisions

<u>Rate</u>		<u>Sample Fees</u>	
4 lots	\$1,700 (base fee)	4 lots	\$1,700
5-10 lots	\$95 per lot	10 lots	\$2,555
11+ lots	\$130 per lot	25 lots	\$3,125
		50 lots	\$5,295
		100 lots	\$11,830

Site and Design Reviews

Total fee = size component + public improvements component

Size Component (based on acreage)

\$1500 first 0.5 acres

\$100 for each additional 0.1 acres from 0.5 acres up to 2.5 acres

\$100 for each additional 0.5 acres from 2.5 acres up to 8.0 acres

\$100 for each additional 1.0 acres from 8.0 acres up to 13 acres

\$5000 maximum for 13 acres and above.

Public Improvements Component

0.3% of total estimated public improvement cost (to be submitted with design review application). No cap on cost.

Examples:

Gramor/Fred Meyer (17.3 acres, \$1,700,000 public improvements):	\$10,100
Spectrum Woodworking (3.95 acres, all public improvements preexisting):	\$3,700
Denny's (1.19 acres, all public improvements preexisting):	\$2,100
Emmert office building (0.41 acres, \$25,000 public improvements)	\$1,575

Building Permit Plan Reviews

Residential

Single Family House	\$45 per application
Duplex (including conversions of single family to duplex)	\$60 per application
Non-living space addition (garage, carport, porch)	\$25 per application
Living Space addition (expansion and/or creation of accessory dwelling)	\$35 per application
Multifamily based on valuation	\$30/unit (first 20 units) \$10/unit (each additional)

Demolitions	\$10
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Commercial, Industrial Fee Schedule

Demolitions	\$30
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Signs, commercial tenant improvements and remodels not involving additional square footage	\$50.00
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All others based on building square footage:

0 to 2,000 square feet	\$100.00
2,001 to 5,000	\$100.00 for the first 2,000 sq. ft. and \$1.75 for each additional 100 sq. ft. or fraction thereof.
5,001 to 10,000	\$152.50 for the first 5,000 sq. ft. and \$1.50 for each additional 100 sq. ft. or fraction thereof.
10,001 to 50,000	\$160.00 for the first 10,000 sq. ft. and \$1.25 for each additional 100 sq. ft. or fraction thereof.
50,001 to 100,000	\$210.00 for the first 50,000 sq. ft. and 1.00 for each additional 500 sq. ft. or fraction thereof.
100,001 and up	\$260.00 for the first 100,000 sq. ft. and \$0.75 for each additional 1,000 sq. ft. or fraction thereof.

Examples:

Denny's Diner: \$157

Safeway remodel/addition: \$676

Milgard windows: \$894