

ORDINANCE NO. 264

AN ORDINANCE ESTABLISHING FEES AND CHARGES TO BE IN EFFECT ON OR BEFORE JULY 1, 1978, RELATING TO LIEN CHECKS; ENGINEERING INSPECTIONS; PLANNING, DESIGN REVIEW AND BUILDING SERVICES; AND WATER SYSTEM DEVELOPMENT.

WHEREAS, the Budget Committee has reviewed and recommended City program expenditures and the revenues to support those programs; and,

WHEREAS, an analysis of the unit cost of providing the services has been conducted, including comparisons with other jurisdictions; and,

WHEREAS, current fees and charges are not adequate to recover the costs of providing the services; now,

THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT THE FOLLOWING FEES AND CHARGES SHALL BE IN EFFECT AND SUPERSEDE ANY PRIOR ORDINANCES WHICH MAY APPEAR TO BE IN CONFLICT:

SECTION 1. FINANCE AND RECORDS: LIEN CHECK FEE.

Ordinance #214 is hereby amended to read that the Finance Director/City Recorder shall increase the fee charged for lien check searches from \$2.00 to \$5.00 per property search. In addition, the Finance Director/City Recorder shall periodically publish a list of properties by subdivision project which may be furnished to title companies and interested parties for the single \$5.00 fee, although covering several separate properties.

SECTION 2. ENGINEERING: PROJECT DEVELOPMENT INSPECTION FEE.

Ordinance #230 is hereby amended to read that the inspection services fee by subdivision or by subdivision phase, if constructed by phase, shall be:

- 2.a. \$100 per lot for 1-20 lots;
- 2.b. \$2,000 plus \$50 per lot for projects of 21-100 lots;
- 2.c. \$6,000 plus \$10 per lot for projects of 101 or more lots.

SECTION 3. PLANNING:

3.a. SUBDIVISION PLAT CHARGE.

Ordinance #207 is amended and a Subdivision fee of \$400 plus \$25 per lot shall be charged for all subdivisions of four (4+) or more lots. Minor Subdivisions of less than four (1-3) lots shall be charged a flat fee of \$150 plus any direct costs of any required engineering or legal services.

3.b. VARIANCES.

Ordinances #174 and #207 as related to variances are hereby amended and any applicants for a Major Variance requiring a public hearing shall be charged a fee of \$150. Applicants for a Minor Variance not requiring a public hearing shall be charged \$50.

3.c. TEMPORARY USE.

Ordinances #174 and #207 as related to temporary use permits are hereby amended and any applicant for a temporary use permit shall be charged a fee of \$100.

3.d. CONDITIONAL USE.

The fee for a Conditional Use Permit per the City's Comprehensive Plan shall be \$300.

3.e. ZONE CHANGE.

Ordinances #174 and #207 are hereby amended and applications for a zone change shall be charged \$300 for property less than 6 acres, or \$50 per acre up to \$1,000 for property of 6 or more acres. The fee shall be per zone requested.

3.f. COMPREHENSIVE PLAN AMENDMENT.

Applicants for a Comprehensive Plan Amendment, unless the application is requested by a majority of the City Council during its annual Plan Amendment Procedure, shall be charged a fee of \$500 and shall be governed by the Amendment Procedures of the Comprehensive Plan.

SECTION 4. COMMUNITY DEVELOPMENT: DESIGN REVIEW.

Ordinances #246 and #247 are hereby amended, and commercial and multi-family applicants for design review shall be charged a fee equal to 1/10% of the building value as determined by the Building Official per UBC guidelines, and further the fee shall be \$100 minimum and no more than \$500 maximum. Staff level design review of duplexes shall be \$30 per duplex. Appeals to the Board or Council shall be \$50.

SECTION 5. BUILDING PERMITS.

Ordinances #134, #229 and #238 are amended, and all applicants for a building permit shall, for all applications received after the effective date of this ordinance, be charged a fee computed from Table 3A of the Uniform Building Code of the State of Oregon assuming buildings valued at \$27 per square foot, excepting garages and basements valued at \$7.50 per square foot. \$50 minimum for new construction.

SECTION 6. BUILDING; PLANS EXAMINATION.

Ordinances #134 and #229 are hereby amended, and the Plans Checking and Examination Fee shall be a \$100 deposit at the time of application which shall later be applied to or refunded from the fee based on Section 5 of this ordinance and calculated at 50% of the Building Permit for 1-2 family units, or 65% of the Building Permit fee for all other structures.

SECTION 7. BUILDING: MECHANICAL PERMITS.

Ordinances #135, #229 and #238 are hereby amended and applicants for mechanical permits in any buildings with building permit applications after the effective date of this ordinance shall be charged \$10 for furnace permits and \$10 for gas line permits.

SECTION 8. BUILDING: DEMOLITION PERMITS.

Ordinances #134 and #229 are hereby amended and applicants for Demolition Permits shall be charged a fee of \$25.

SECTION 9. BUILDING: FENCE PERMITS.

The fee for a residential fence valued at less than \$1,000 by the Building Official shall be \$5. All other fence permits shall be \$10.

SECTION 10. BUILDING: PLUMBING PERMITS.

The minimum permit shall be \$5 plus a fee of \$5 per fixture, except water piping at \$8, sprinklers at \$7, sewer and cesspool at \$20, and septic tank at \$25.

SECTION 11. BUILDING: PENALTY.

As per the Uniform Building Code of the State of Oregon, any work discovered to have been done without the proper permits shall be subject to a penalty fee equal, and in addition, to the required permit fee. This penalty fee shall be in addition to and apart from any separate action taken as a result of citation into Municipal Court.

SECTION 12. WATER SYSTEM DEVELOPMENT CHARGE.

Ordinance #235 is hereby amended and the Water System Development and Improvement Charge (Water SDC), based on the application date of the related building permit for all water meter requests after the effective date of this ordinance, shall be \$750 per single family unit (3/4 x 5/8 meter), or \$650 per duplex unit (1" meter and equal to \$1,300 per duplex), or \$550 per multi-family unit (\$2,200 per 4-plex).

(NOTE: the SDC is for system improvements and is in addition to water installation and connection charges which remain unchanged for subdivisions with services installed to City specifications at \$175 per single family connection plus 20% for each additional unit.)

SECTION 13. NON-STANDARD WATER CONNECTION AND INSTALLATION CHARGES.

Water taps or installations for meters in projects or to building sites without water services installed to City specifications shall be charged a fee in lieu of the standard fee and equal to the direct labor cost at straight time (salary and benefits) plus the cost of all materials and services, plus 20% for City overhead.

SECTION 14. POLICE REPORTS.

The charge for providing copies of Police Reports shall be \$10 per report.

FIRST READ BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE, THIS 9th DAY OF MAY, 1978

SECOND READING ~~AND ADOPTION~~ BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 13th DAY OF JUNE, 1978.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 27th DAY OF JUNE, 1978.

YEAS: 3

NAYS: 0

4/29/78

ATTEST:

Jerri L. Widner
Jerri Widner, Finance Director/
City Recorder

R.M. Sturges
R.M. Sturges, Mayor

FEE OR CHARGE	CURRENT RATE	COST/RATE ANALYSIS	PROPOSED RATE
Parks- Community Bldg. Rent	<ul style="list-style-type: none"> ● Troutdale Public Service Groups: \$856 deficit in 1977-78 \$10 + \$10 or \$10 + \$40 ● Troutdale Resident: \$30 + \$20 or \$30 + \$50 ● Non-Resident \$50 + \$50 or \$50+ \$100; Heat at \$2.50/hour 		<ul style="list-style-type: none"> ● \$10+\$10 or \$10+\$40 ● \$50+\$25 or \$50+\$50 ● \$100+\$50 or \$100+\$100. Heat at \$10 flat rate at \$2.50/hr. after first 4 hours during November 15 - March 15...
One-half Day Use Rates	None		One-half of above rates if total use is less than 4 hours.

PROPOSED CHANGES IN FEES AND CHARGES 1978-1979

FEE OR CHARGE	CURRENT RATE	COST/RATE ANALYSIS	PROPOSED RATE
<u>Finance-Lien</u> Check Fee	●\$2.00 per property report requested	●3/4 hr. research and letter writing time @ \$6.54 hr. = \$4.90 cost...	●\$5.00/request
<u>Eng.</u> - Project Development Inspection Fee	●1-20 lots @ \$100/lot with \$2,000 maximum ●21-100 lots @ \$25/lot + \$2,000 with \$4,000 maximum ●101 or more @ \$10/lot + \$4,000	●See attached TROUTDALE SUBDIVISION BUDGETS 1977-78...70% Direct Engineering Time; 10% Contingency for all projects; 20% City Overhead.	●1-20 lots @ \$100/lot ●21-100 lots @ \$50/lot + \$2,000 ●101 or more @ \$10/lot + \$6,000
<u>Plan.</u> - Subdivision Plan	●\$50 + \$15/lot	\$1,200-\$2,000 Cost Range... \$1,563 average cost for average 30 lots.	●Minor Lot Split-\$150 ●Major Lot Split-\$300 ●Subdivision \$400 + \$25/lot ●Minor @ \$50
Variance	●\$50	●Minor variances could be 3-4 hours and no hearing = 4 x 11.78 = \$47.12 ●Major variances 5-6 hours + hearings cost...\$70+ hearing	●Major @ \$150
Temporary Use Zone Change	●\$50 ●\$300	●1-2 hours time + Hearing = \$23.56 ●\$300-\$500 Average Cost... range from \$250 (8-10 hrs. + 2 hearings) to \$1,000 (40 hrs. and up to 4 hearings)	●\$100 ●Less than 4 acres \$300 ●4 or more acres @ \$50/acre up to \$1,000
Comprehensive Plan Amendment	●∅	●20 hours + 3 hearings = \$235 + \$300...	●\$500
Conditional Use	●\$125	Same as average zone change...minimum cost around 8-10 hours and hearings... up to 20 hours and 2 hearings... 10 x \$11.78 = \$117 + \$150 = \$267...	●\$300

Assumption: 450-550 housing starts... 8-10 major subdivisions... Consultants at \$25/hour + 20% Overhead = \$30/Hour... Clerical time at \$4.25/hour + 25% Benefits + 10% Supplies + 20% Overhead = \$6.55/Hour... Professional staff at \$7.60/Hour + 55% Benefits/Supplies/Overhead = \$11.75/Hour...