

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

| | |
|-------------------------------------|---------------------------|
| MEETING DATE June 2, 2015 | AGENDA ITEM NUMBER |
|-------------------------------------|---------------------------|

TO: Mayor Shoji and City Councilors

FROM: Eric Day

THROUGH: Rodger Craddock

ISSUE: Land Use Planning and Building Department Fees

BACKGROUND:

In 2014, the Community Development Department started reviewing its land use planning and building department fees; and although they have had some minor adjustments, they have not had a major fee increase since about 2001.

(For comparisons sake the following chart shows that were the MCI followed for land use and building fee increases since 2001 the fees would be approximately 40% higher than they are currently.)

| Comparison of MCI Rate to AFSCME % Salary Increase | | |
|--|-------|--------|
| | MCI | AFSCME |
| 2001 | 0.6 | 2 |
| 2002 | 2.3 | 2 |
| 2003 | 3.2 | 5 |
| 2004 | 6.2 | 2.5 |
| 2005 | 5.9 | 3 |
| 2006 | 1.4 | 4 |
| 2007 | 4 | 3 |
| 2008 | 5.6 | 3 |
| 2009 | -1.8 | 5 |
| 2010 | 3.8 | 5 |
| 2011 | 4.2 | 5 |
| 2012 | 2 | 2.7 |
| 2013 | 1.27 | 2 |
| 2014 | 1.51 | 2 |
| Total | 40.18 | 46.2 |
| Average | 2.87 | 3.30 |

The Municipal Cost Index (MCI) is designed to show the effects of inflation on the cost of providing municipal services.

The American Federation of State, County and Municipal Employees (AFSCME) is the union which represents non-management employees in both Building Codes and Planning.

Staff met several times with State of Oregon building officials to see if turning the Building Department over to the State made financial sense for the City. City staff made the determination that because the State would need to keep the vast majority of the fees (90%), it would not make financial sense to turn the department over as we would then need to hire additional staff to perform duties such as front counter/customer service and substandard/dangerous building evaluations. These costs would need to come from the General Fund rather than the Building Fund.

Additionally, staff met with the Council Finance Committee on two occasions and also had John Hitt look at the fee increases to gauge the committee's and the community's opinions and direction on the subject. Both the Finance Committee and Mr. Hitt recommended the proposed increases to the Council. At the March 3, 2015 City Council meeting, the proposal which was reviewed by the Finance Committee and John Hitt was presented to the Council. This proposal increases the fees to cover the actual cost of review instead of using money from the General Fund to subsidize the review costs. At that meeting, the Council was in favor of increasing the fees to cover the true cost of review, and they instructed staff to move forward by sending the fee proposal to the State of Oregon for the mandatory 45-day noticing period. This has been completed and the State received and issued no comments on the proposal.

The purpose of this meeting is to hold a public hearing on this proposed resolution (15-07). (See *attached slides for staff proposal of land use and building department fees*)

ADVANTAGES:

By increasing the fees to the levels proposed by staff, John Hitt, and the City Council Finance Committee, Coos Bay will be covering the true cost of review for land use and building department plan reviews and inspections.

DISADVANTAGES:

The higher cost of permitting will be passed along to builders and developers doing work in Coos Bay.

BUDGET IMPLICATIONS:

The increased fees will increase the funds available in the General Fund to be used for other projects as the City directs.

ACTION REQUESTED:

Staff is recommending City Council approval on the attached resolution (15-07) approving the fee increases. If the Council approved a fee increase, staff is recommending the fee increases become active on July 1, 2015 allowing State e-permitting personnel and City staff sufficient time to include the changes into the City's e-permitting system.

ATTACHMENTS

- Resolution 15-07
- Current Fee Resolution with Legislative Formatting (14-15)
- Proposed Land Use and Building Department Fees with Comparisons

City of Coos Bay

Resolution 15-07

A RESOLUTION OF THE CITY OF COOS BAY, COOS COUNTY, OREGON AMENDING FEES FOR GENERAL GOVERNMENT OPERATIONS, BUSINESS LICENSES.

WHEREAS, the City of Coos Bay adopted Resolution 14-15 on July 1, 2014, which established fees for business licenses, moorage rates, building code fees, public records research and copying fees, land use planning fees, and other general governmental and facility use charges; and

WHEREAS, amendments to the language of the aforementioned fee schedule are necessary to adjust building code and land use planning fees to make application review fees pay for their true review cost:

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF COOS BAY that fees for utilizing City owned facilities and services provided shall be revised as follows:

BUSINESS LICENSES (Ordinance 103 / Codified Title 5, Chapter 5.05):

General Retail and Service Businesses

| | |
|--------------------------|-------------------|
| 1 to 5 Employees | \$25 per year |
| 6 to 10 Employees | \$50 per year |
| 11 to 20 Employees | \$100.00 per year |
| 21 to 30 Employees | \$125.00 per year |
| Over 30 Employees | \$150.00 per year |

Residential, Commercial and Industrial Leaseholds and Tenancies

| | |
|---------------------|---|
| 1 to 5 units | \$15.00 per year |
| 6 to 12 units | \$15.00 per year plus \$2.50 per year per each unit in excess of five |
| Over 12 units | \$35.00 per year plus \$1.50 per year per each unit in excess of twelve |

Auctions \$50.00 per auction with an annual limit of \$250.00

Auto Wreckers \$75.00 per year

Carnivals and Circuses \$100 per performance plus a \$500.00 refundable clean-up deposit

Exhibitions..... \$10 each day

Flea Markets \$25 per day plus \$1 per table per day

| | |
|--|--|
| <u>General Contractors</u> | \$125.00 per year |
| <u>License Transfers</u> | \$5 each |
| <u>Limited Contractors</u> | \$25.00 per year |
| <u>Mobile Home Parks</u> | \$75 per year for first space, \$2 per year for spaces 2 to 15, \$1 per year for each space in excess of 15, \$500.00 per year maximum |
| <u>Non-profit Organizations</u> | No Fee |
| <u>Seasonal</u> | \$25 per season |
| <u>Special Contractors</u> | \$75 per year |
| <u>Transient Business</u> | \$50 per year; a Right of Way Use Approval may also be required |
| <u>Transient Merchants</u> | \$125 per day or \$500.00 per year whichever is less, plus posting of a \$2500 bond for one year |
| <u>Vehicles for Passenger Hire</u> | \$125 per year plus \$25 per vehicle |
| <u>Entertainment Clubs</u> | \$175.00 per year |

MOORAGE (Ordinance 217 / Codified Title 11, Chapter 11.05): Effective March 1, 2014

Moorage fees will be as stated below as of March 1, 2014 with subsequent increases effective with each February moorage billing period of each subsequent year, in an amount equal to the preceding December's Municipal Cost Index (MCI) but not less than zero. Each owner or operator shall pay a fee as follows:

Long-Term Moorage Agreements: 30 day minimum, a fee equal to \$4.08 per foot/per each month of long-term moorage, \$81.66 minimum.

Short-Term Moorage Agreements: Exceeding seven consecutive calendar days but less than thirty consecutive calendar days.

Transient Moorage Agreements: Exceeding 12 hours but less than one week.

| Length | Transient | Short Term | Long Term \$4.08 p/ft |
|---------------|-------------------|---------------------|------------------------------|
| 00' - 15' | \$7.14 | \$27.56 | \$81.66 |
| > 15' | \$13.27 | \$45.93 | \$81.66 |
| 16'-19' | \$13.27 | \$45.93 | \$81.66 |
| 20'-29' | \$13.27 | \$45.93 | \$81.66 - \$118.40 |
| 30'-39' | \$13.27 | \$45.93 | \$122.48 - \$159.23 |
| 40' - 49' | \$20.41 - \$25.01 | \$81.66- \$100.03 | \$163.31 - \$200.06 |
| 50' - 59' | \$25.52 - \$30.11 | \$102.07 - \$120.44 | \$204.14 - \$240.89 |
| 60' -69' | \$30.62 - \$35.21 | \$122.48 - \$140.86 | \$244.97 - \$281.71 |
| 70' + | \$35.72 and up | \$142.90 and up | \$285.80 and up |

Due Date and Late Fees: Moorage payments shall be payable by the first of the month for long-term moorage and within twelve (12) hours of mooring for short-term and transient. A late fee of \$25.00 shall be assessed for late payments for each month or part of a month that payments are late.

Live-Aboard Permits: Each owner and operator desiring to live aboard his/her vessel shall apply for a live-aboard permit with the Public Works Department. Issuance of a permit is contingent upon inspection of the vessel and may be renewed annually. There will not be a fee for the permit. A charge of \$100.00 for non-compliance shall be assessed if an owner or operator proceeds to live-aboard and does not apply for a live-aboard permit.

Finger Docks: All vessels 20' in length and under shall moor at a finger dock.

Reserved Docks: Day-to-day Transient Moorage from May through October; available for short-term and long-term moorage from November through April.

Service Docks: Restricted to temporary docking only.

Docks: All dock space other than finger docks, reserved docks and service docks shall be used to dock vessels greater than 20' feet in length.

Vessels assigned to the dock spaces that are metered for electricity shall pay for their electrical usage based upon the electrical rates used to calculate the total bill for the main electrical meter for the downtown city dock.

PLANNING (Ordinance 93 / Codified Title 17):

| <u>Permit Type</u> | <u>Fees</u> |
|----------------------------------|--------------------|
| Pre-Application Conference | \$500 |

Type I Reviews

| | |
|-------------------------------------|-------|
| Sign Permit | \$70 |
| Home Occupation | \$35 |
| Lot Line Adjustment | \$350 |
| Street Name or Address Change | \$70 |
| Variance..... | \$280 |
| Other Type I Reviews..... | \$70 |

Type II Reviews

| | |
|-----------------------------------|---------------------------|
| Site Plan | \$795 + 0.015 per sq. ft. |
| Variance..... | \$445 |
| Partition..... | \$795 |
| Architectural Design Review | \$445 |
| Other Type II Reviews..... | \$445 |

Type III Reviews

| | |
|-----------------------------|-----------------------------|
| PUD..... | \$2,800 + \$75 per lot |
| Subdivision | \$2,800 + \$75 per lot |
| Site Plan | \$1,800 + 0.015 per sq. ft. |
| Vacation..... | \$1,100 |
| Conditional Use..... | \$1,800 |
| Other Type III Reviews..... | \$1,800 |

Type IV Review (Legislative Amendments)

| | |
|---|---------|
| Appeal to PC or CC | \$1,050 |
| Zone Change | \$1,750 |
| City Sponsored Legislation | \$0 |
| Annexation | \$3,500 |
| Text/Plan Amendment..... | \$1,750 |
| Urban Growth Boundary Amendment | \$5,600 |
| Other Type IV (Legislative) Reviews | \$1,750 |

Notes:

*The general per hour review fee is \$70.00/hr.

**Type II land use review fees include a \$95 fee for the mailed notice requirement. Type III land use reviews include a \$400 fee for the mailed notice, published notice and site posting requirement. Type IV land use reviews include a \$350 fee for the mailed notice and published notice requirement.

***Staff reserves the right to charge true cost of review on any application. If there is an overage of payment a partial refund will be returned to the applicant. If the hours exceed the review cost estimate, the difference will be charged to the applicant and must be paid before building permits will be issued.

****Expedited Land Use Review - If staff has the ability to expedite a land use review, a 50% additional review fee would be paid at time of application submittal.

***** Fee is refunded to applicant should they win their appeal.

BUILDING AND CONSTRUCTION (Ordinance 405/ Title 15):

STRUCTURAL/BUILDING: (Based on Valuation)

Valuation Table: (Residential) A structural permit fee for new residential construction and additions shall be calculated using the International Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the dwelling to determine the valuation.

Valuation Table: (Commercial) A structural permit fee for new commercial construction and additions shall be calculated using the International Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the building to determine the valuation and the contracted value for the actual work with the applicant

supplying a copy of said contract to the city. The permit fee shall be based on the highest value of the two methods of calculation.

STRUCTURAL PERMIT FEE (Based on Valuation of the job)**

| | |
|----------------------------|---|
| \$1 to \$2000..... | \$70.00 Minimum fee |
| \$2001 to \$25,000..... | \$70.00 for the 1st \$2,000 plus \$13.45 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$379.35 for the 1st \$25,000 plus \$9.95 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000..... | \$628.10 for the 1st \$50,000 plus \$6.65 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and up..... | \$960.60 for the 1st \$100,000 plus \$5.55 for each additional \$1,000 or fraction thereof |

MECHANICAL**

RESIDENTIAL

For installation, relocation, or alteration of each appliance, including vents, ducts, and metal Chimneys..... \$35.00
For each vent, duct, or metal chimney not included in an appliance permit..... \$10.00
Fuel gas, hazardous or non-hazardous piping system, regardless of number of outlets.... \$25.00
Minimum permit fee \$60.00

COMMERCIAL (Based on Valuation of the job)

| | |
|--------------------------|--|
| \$1 to 2,000..... | \$70.00 Minimum fee |
| \$2,001 to 20,000..... | \$80.00 for the 1 st \$2,000 plus \$13.95 for each additional \$1,000 or fraction thereof, |
| \$20,001 to 50,000 | \$331.11 for the 1 st \$20,000 plus \$11.85 for each additional \$1,000 or fraction thereof, |
| \$50,001 to 100,000..... | \$686.61 for the 1 st \$50,000 plus \$9.95 for each additional \$1,000 or fraction thereof |
| \$100,001 and up..... | \$1,184.11 for the 1 st \$100,000 plus \$7.85 for each additional \$1,000 or fraction thereof |

RESIDENTIAL FIRE SPRINKLER**

Flat fee based on square footage of residence. Per OAR 918-050-0140 schedule.

| | |
|------------------------------|----------|
| 0-2000 square feet..... | \$150.00 |
| 2001-3600 square feet..... | \$200.00 |
| 3601-7200 square feet..... | \$300.00 |
| 7201 square feet and up..... | \$400.00 |

OTHER

- Plan Review 65% of permit cost
- Fire and Life Safety Plan Review 40% of permit cost
- Inspection fee or re-inspection fee (minimum 1 hour)\$70 00 per hour
- Investigation fee (minimum 1 hour).....\$70.00 per hour
- Additional Plan Reviews (after 1st review).....\$70.00 per hour
- Additional reviews requested by applicant for which no review fee is specifically indicated.....\$70.00 per hour
- Land use review fee for building permits is 10% of building permit fee with . \$70 minimum
- Deferred Submittal Plan Review 65% of the permit fee using the value of the deferred portion, with minimum fee of..... \$200.00 for each deferred submittal item
- Phased Projects Plan Review..... \$250.00+10% of total permit fee phase, not to exceed \$1,500 per phase
- Solar Structural Installations that comply with prescriptive path..... \$100.00
(All non-prescriptive installation will be subject to project valuation)
- Manufactured/Factory Built/Modular Home Placement Permit..... \$344.40
Placement fee\$176.00**
City permit fee \$14.00
State Fee..... \$30.00
Electrical Fee.....\$27.28**
Plumbing Fee\$64.93**
(Subject to land use review if placement on private lot rather than in a park)
- Temporary Certificate of Occupancy (Residential)..... \$100.00
- Temporary Certificate of Occupancy (Commercial) \$250.00
- Advanced Financing of Public Improvement Fee \$431.00
- Access Driveway/Curb Cut; Fireworks Retail Permit \$75.00
(Additional fees and bonding may apply based on the proposed project)
- Agreement to pay origination fee2% of loan amount or \$250.00 whichever is greater
- Engineering and other professional service recovery fees:

(All applications requiring additional professional services will pay a minimum retainage of \$500.00 to be applied against the actual cost of said services. Retainage to be increased as the cost of the professional services billed against the retainage. Balance of retainage will be returned to the applicant at final acceptance of the action by the City)

- Parking Lot Permits \$190.00
- Right of Way Use (e.g. sidewalks, utility work, landscaping, fences, etc.)..... \$75.00
- Temporary Use (Regulates placement of RV on site during construction per Resolution No 83-17 and includes inspection fees, and sewer connection fee)..... \$301.80

DEMOLITION

- Demolition (Requires a performance bond equal to the contract amount or requires a signed Demolition Bond Waiver). The demolition fee includes sewer cap fee.
 Residential home or garage.....\$100
 Commercial Building.....\$250
- (Complex commercial building demolition, as determined by the building official or city engineer, which may include multi-story buildings or a contract cost of \$100,000 or more will, in addition to the permit fee, pay a minimum retainage of \$500.00 to be applied against the actual cost of professional services used by the city to review the demolition permit. Retainage is to be increased as the cost of the professional services billed against the retainage exceeds \$500.00. Balance of the retainage will be returned to the applicant at final approval of the demolition work.)
- Demolition Bond Waiver, failure to complete work..... \$500/per day

PLUMBING

- Sewer cap and minimum fee \$50.00
- Plan check..... 65% of fee
- Sewer connection..... \$145.00

****STATE SURCHARGE, AS REQUIRED BY STATE OF OREGON, IS APPLICABLE FOR ALL STRUCTURAL, MECHANICAL, INVESTIGATIVE FEES AND SPECIFIC PERMIT FEES RELATING TO MANUFACTURED HOME PLACEMENT.**

GRADE FILL EXCAVATION (Based on Quantity)

| <u>Total Valuation</u> | <u>Fee</u> |
|-----------------------------------|---|
| 50 cubic yards or less | \$25.58 |
| 51 to 100 cubic yards | \$64.11 |
| 101 to 1,000 cubic yards | \$77.07 for the 1st 100 cubic yards plus \$18.07 for each additional 100 cubic yards or fraction, thereof to and including 1,000 cubic yards |
| 1,001 to 10,000 cubic yards | \$239.70 for the 1st 1,000 cubic yards, plus \$15.35 for each additional 1,000 cubic yards or fraction thereof, to and including 10,000 cubic yards |

10,001 to 100,000 cubic yards\$377.85 for the 1st 10,000 cubic yards, plus \$49.79 for each additional 10,000 cubic yards or fraction thereof, to and including 100,000 cubic yards

100,001 and up.....\$825.96 for the 1st 100,000 plus \$4.27 for each additional 1,000 cubic yards or fraction thereof

Fill for landscape work of less than 20 cubic yards is exempt from permit fee

Plan Review65% of fee

FIRE:

Flammable or Combustible Liquid Storage installation, construction or removal from service:

Less than 130 gallons.....\$68.20

Greater than 130 gallons\$109.12

Exception: Storage of less than 25 gallons inside, less than 60 gallons outside; Fuel oil used in connection with oil burning equipment

Investigation fee..... Equal to permit fee

Aerial ladder.....\$150.00

Burn Permit..... No charge

Rescue units\$40.00

Suppression Costs (minimum one hour): Career firefighters: Actual cost

 Volunteer:.....\$12.00/hr.

 If in excess of 40 hours:\$18.00/hr.

 Varies by case

Squad vehicles, personnel transportation.....\$20.00

Support vehicles\$15.00

Type 1 pumper.....\$100.00

Water tender\$70.00

PUBLIC RECORDS:

A. Compliance. The public records policy shall follow the Oregon Public Records Law as stated in Oregon Revised Statutes 192.410 - 192.505.

1. Specificity of Request. In order to facilitate the public’s access to records in the City’s possession, and to avoid unnecessary expenditure of staff time, persons requesting access to public records for inspection or copying, or who submit written requests for copies of public records, shall specify the records requested with particularity, furnishing the dates, subject matter and such other detail as may be necessary to enable City personnel to readily locate the records sought.

2. Access. The City shall permit inspection and examination of its non-exempt public

records during regular business hours in the City's offices. Copies of non-exempt public records maintained in machine readable or electronic form shall be furnished, if available, in the form requested. If not available in the form requested, such records shall be made available in the form in which they are maintained.

3. Certified Copies. Certified copies of non-exempt public records shall be furnished upon request and receipt of payment therefore.

B. Fees for Public Records. In order to recover its costs for responding to public records requests, the following fees shall be established:

1. Copies of Public Records; Certified Copies. Copies of public records shall be \$.25 per copy for standard, letter-size copies. Copies may be certified for an additional charge of \$10.00.
2. Copies of Sound Recordings. Copies of sound recordings of meetings shall be \$25.00 per copy.
3. Copies of Video Recordings. Copies of video recordings of meetings shall be \$25.00 per copy.
4. Copy of Police investigative Report. \$10.00 up to 10 pages. .25 cents per page thereafter.
5. Certified Copy of Police Report. \$5.00 per page.
6. Copy of Audio Recording. Minimum charge of \$15.00 (to be billed at rate of \$25.00 per hour).
7. Copy of Video Recording. Copies of video recordings related to police investigation shall be \$25.00 per copy.
8. Copy of Photo CD. \$10.00 per disc.
9. Card Room License Investigation - \$40.00 per applicant.
10. Criminal History Record Check for Non-Profit/Charitable Organization and non-law enforcement governmental agencies - \$10.00 per applicant.
11. Copies of Maps and Other Nonstandard Documents. Charges for copying maps or other non-standard size documents shall be charged in accordance with the actual costs incurred by the City.
12. Research Fees. If a request for records requires City personnel to spend more than 15 minutes searching or reviewing records prior to their review or release for copying, the fee shall be the actual cost to the City, with a minimum charge for one-quarter hour. The City shall estimate the total amount of time required to respond to the records request, and the person making the request shall make payment for the estimated cost of the search and copying in advance. If the actual time and costs are less than estimated, the excess money shall be refunded to the person requesting the records. If the actual costs and time are in excess of the estimated time, the difference shall be paid by the person requesting the records at the time the records are produced.
13. Additional Charges. If a request is of such magnitude and nature that compliance

would disrupt the City's normal operation, the City may impose such additional charges as are necessary to reimburse the City for its actual costs of producing the records.

- 14. Reduced Fee or Free Copies. Whenever it is determined that furnishing copies of the City's public records at a reduced fee or without cost, would be in the public interest because making the record available primarily benefits the general public, the City may so authorize (ORS 192.440(4)).
- C. Authorization Required for Removal of Original Records. At no time shall an original record of the City be removed from the City's files or the place at which the record is regularly maintained, except upon authorization of the City Council of the City of Coos Bay.
- D. On-Site Review of Original Records. If a request to review original records is made, the City shall permit such a review provided that search fees are paid in advance in accordance with paragraph B6 above. A representative shall be present at any time original records are reviewed, and the charges for standing by while the records are reviewed shall be the same as the charges for searching or reviewing records.
- E. Unauthorized Alteration, Removal or Destruction of Originals. If any person attempts to alter, remove or destroy any City record, the City representative shall immediately terminate such person's review, and notify the attorney for the City.

PARKING (Ordinance 114 / Codified Title 10, Chapter 10.15):

| | |
|---|---------|
| 1 st Offense within 60 days | \$7.00 |
| 2 nd Offense within 60 days | \$15.00 |
| 3 rd Offense within 60 days | \$25.00 |
| 4 th and subsequent offenses within 60 days | \$50.00 |
| Late penalty will be added to any fine remaining Unpaid after | |
| 30 days from date of issue | \$20.00 |

MISCELLANEOUS:

| | |
|---|---------|
| Animal Permit – initial application and annual renewal | \$50.00 |
| Card Room Work Permit | \$25.00 |
| Intrusion Alarm Permit – per permit..... | \$35.00 |
| Interest shall be charged, pursuant to the rate allowed by ORS, on accounts greater than three months past due. | |
| Lien search fee (per property) | \$45.00 |
| Liquor License – initial application and annual renewal | \$25.00 |
| NSF (Non-Sufficient Funds) Fee | \$25.00 |

Police Officer Training Reimbursement as allowed in 2009 Senate Bill 971 at actual cost.

Scout Cabin

Non-profit organizations or governmental agencies..... \$10.00
Private groups, individuals, or other organizations \$50.00
Damage deposit \$100.00

City RV sewer dump station fee per use \$7.00

NOW, THEREFORE, BE IT RESOLVED THAT, the Coos Bay City Council of the City of Coos Bay, Oregon, hereby amends the fee schedule for applications, permits and charges for utilizing City owned facilities and for services provided.

The foregoing resolution was duly adopted by the City Council of the City of Coos Bay, Coos County, Oregon this 2nd day of June 2015.

Crystal Shoji, Mayor

ATTEST: _____
Susanne Baker, City Recorder

City of Coos Bay

Resolution 14-15

A RESOLUTION OF THE CITY OF COOS BAY, COOS COUNTY, OREGON AMENDING FEES FOR GENERAL GOVERNMENT OPERATIONS, BUSINESS LICENSES.

WHEREAS, the City of Coos Bay adopted Resolution 14-02 on January 21, 2014, which established fees for business licenses, moorage rates, building code fees, public records research and copying fees, planning fees, and other general governmental and facility use charges; and

WHEREAS, amendments to the language of the fee schedule are necessary to add a fee to use of the “City RV sewer dump station”, a use which the city has not previously set a charge for:

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF COOS BAY that fees for utilizing City owned facilities and services provided shall be revised as follows:

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Exhibitions..... \$10 each day

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General Contractors \$125.00 per year

| | |
|--|--|
| <u>License Transfers</u> | \$5 each |
| <u>Limited Contractors</u> | \$25.00 per year |
| <u>Mobile Home Parks</u> | \$75 per year for first space, \$2 per year for spaces 2 to 15, \$1 per year for each space in excess of 15, \$500.00 per year maximum |
| <u>Non-profit Organizations</u> | No Fee |
| <u>Seasonal</u> | \$25 per season |
| <u>Special Contractors</u> | \$75 per year |
| <u>Transient Business</u> | \$50 per year; a Right of Way Use Approval may also be required |
| <u>Transient Merchants</u> | \$125 per day or \$500.00 per year whichever is less, plus posting of a \$2500 bond for one year |
| <u>Vehicles for Passenger Hire</u> | \$125 per year plus \$25 per vehicle |
| <u>Entertainment Clubs</u> | \$175.00 per year |

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| 20'-29' | \$13.27 | \$45.93 | \$81.66 - \$118.40 |
| 30'-39' | \$13.27 | \$45.93 | \$122.48 - \$159.23 |
| 40' - 49' | \$20.41 - \$25.01 | \$81.66- \$100.03 | \$163.31 - \$200.06 |
| 50' - 59' | \$25.52 - \$30.11 | \$102.07 - \$120.44 | \$204.14 - \$240.89 |
| 60' -69' | \$30.62 - \$35.21 | \$122.48 - \$140.86 | \$244.97 - \$281.71 |
| 70' + | \$35.72 and up | \$142.90 and up | \$285.80 and up |

Due Date and Late Fees: Moorage payments shall be payable by the first of the month for long-term moorage and within twelve (12) hours of mooring for short-term and transient. A late fee of \$25.00 shall be assessed for late payments for each month or part of a month that payments are late.

Live-Aboard Permits: Each owner and operator desiring to live aboard his/her vessel shall apply for a live-aboard permit with the Public Works Department. Issuance of a permit is contingent upon inspection of the vessel and may be renewed annually. There will not be a fee for the permit. A charge of \$100.00 for non-compliance shall be assessed if an owner or operator proceeds to live-aboard and does not apply for a live-aboard permit.

Finger Docks: All vessels 20' in length and under shall moor at a finger dock.

Reserved Docks: Day-to-day Transient Moorage from May through October; available for short-term and long-term moorage from November through April.

Service Docks: Restricted to temporary docking only.

Docks: All dock space other than finger docks, reserved docks and service docks shall be used to dock vessels greater than 20' feet in length.

Vessels assigned to the dock spaces that are metered for electricity shall pay for their electrical usage based upon the electrical rates used to calculate the total bill for the main electrical meter for the downtown city dock.

PLANNING (Ordinance 93 / Codified Title 17):

~~Additional plan review or planning assistance required or requested for which no fee is specifically indicated..... \$70.00 per hour~~
~~Annexation \$1,690.00 +~~
~~Plus: Publishing and election.~~
~~Appeal to the Planning Commission or City Council..... \$375.00~~

~~Architectural Design Review: Waterfront Heritage Zoning District (WH) as defined by Coos Bay Municipal Code 17.240, Empire Waterfront Settlement Design Review and Hollering Place (HP) Zoning District~~

- ~~1. Color selection; painting exterior of building.....0.00~~
- ~~2. Signage only \$50.00~~
- ~~3. 30% or less change to the exterior of the structure, with no change in the square footage of the structure (e.g., replace windows with a different style of window).... 50.00~~
- ~~4. Greater than 30% change to the exterior of the structure, with no change in the square footage of the structure (e.g., replace more than 30% of the siding).. 100.00~~
- ~~5. New structures or change in the square footage of the existing structure 200.00~~

~~Administrative Conditional Use \$200.00~~
~~Conditional Use; Cultural Resource \$375.00~~

~~Engineering and other professional service recovery fees: All applications requiring additional professional services will pay a minimum retainage of \$500.00 to be applied against the actual cost of said services. Retainage to be increased as the cost of the professional services billed against the retainage. Balance of retainage will be returned to the applicant at final acceptance of the action by the City.~~

| | |
|---|---|
| Estuarine & Coastal Shore Land Uses | \$400.00 |
| Extension _____ to _____ land _____ use applications..... | \$55.00 |
| Flood Plain Elevation Certificate | \$115.00 |
| May include Pre-elevation, Building Under Construction and Final Construction Elevation Certificates for a single project for one fee | |
| Flood Plain Map Revision Review..... | \$70+, 1st hour \$70.00, additional review time \$70/hr |
| Hearings Official - Applicant to pay the actual costs of hearing, recording fees, filing fees and publishing fees plus 10% Administrative fee Varies by case | |
| Home Occupation | \$15.00 |
| — If public hearing is required..... | |
| | .\$375.00 |
| Lot Line Adjustment | \$190.00+ |
| Plus: \$25.00 for each additional line adjusted after the first | |
| Ordinance Amendment (text) | \$825.00+ |
| — Plus: Publishing and if BM56 notice is required add \$2,000 for mailed notice | |
| Partition | \$575.00 |
| Plan Amendment (text or map) | \$960.00+ |
| — Plus: Publishing | |
| PUD (Requires Conditional Use and Site Plan & Architectural Review applications). Varies by case | |
| Site Plan & Architectural Review | minimum \$525.00+ |
| \$0.00357 per sf. of the building square footage and all impervious surfaces | |
| Street Names or Address Change | \$55.00 |
| Subdivision (Plus \$27.00 per lot and the cost of publishing) | \$1,630.00+ |
| Vacation (Plus: Publishing)..... | \$795.00+ |
| Variance..... | \$375.00 |
| Waterway..... | \$55.00 |
| Zone Change | \$675.00 |

| <u>Permit Type</u> | <u>Fees</u> |
|---|------------------------------------|
| <u>Pre-Application Conference</u> | <u>\$500</u> |
| = | = |
| = | = |
| <u>Type I Reviews</u> | = |
| <u>Sign Permit</u> | <u>\$70</u> |
| <u>Home Occupation</u> | <u>\$35</u> |
| <u>Lot Line Adjustment</u> | <u>\$350</u> |
| <u>Street Name or Address Change</u> | <u>\$70</u> |
| <u>Variance</u> | <u>\$280</u> |
| <u>Other Type I Reviews</u> | <u>\$70</u> |
| = | = |
| = | = |
| <u>Type II Reviews</u> | = |
| <u>Site Plan</u> | <u>\$795 + 0.015 per sq. ft.</u> |
| <u>Variance</u> | <u>\$445</u> |
| <u>Partition</u> | <u>\$795</u> |
| <u>Architectural Design Review</u> | <u>\$445</u> |
| <u>Other Type II Reviews</u> | <u>\$445</u> |
| | = |
| <u>Type III Reviews</u> | = |
| <u>PUD</u> | <u>\$2,800 + \$75 per lot</u> |
| <u>Subdivision</u> | <u>\$2,800 + \$75 per lot</u> |
| <u>Site Plan</u> | <u>\$1,800 + 0.015 per sq. ft.</u> |
| <u>Vacation</u> | <u>\$1,100</u> |
| <u>Conditional Use</u> | <u>\$1,800</u> |
| <u>Other Type III Reviews</u> | <u>\$1,800</u> |
| = | = |
| = | = |
| <u>Type IV Review (Legislative Amendments)</u> | = |
| <u>Appeal to PC or CC</u> | <u>\$1,050</u> |
| <u>Zone Change</u> | <u>\$1,750</u> |
| <u>City Sponsored Legislation</u> | <u>\$0</u> |
| <u>Annexation</u> | <u>\$3,500</u> |
| <u>Text/Plan Amendment</u> | <u>\$1,750</u> |
| <u>Urban Growth Boundary Amendment</u> | <u>\$5,600</u> |
| <u>Other Type IV (Legislative) Reviews</u> | <u>\$1,750</u> |
| = | = |
| = | = |

| |
|--|
| Notes: |
| *The general per hour review fee is \$70.00/hr. |
| **Type II land use review fees include a \$95 fee for the mailed notice requirement. Type III land use reviews include a \$400 fee for the mailed notice, published notice and site posting requirement. Type IV land use reviews include a \$350 fee for the mailed notice and published notice requirement. |
| ***Staff reserves the right to charge true cost of review on any application. If there is an overage of payment a partial refund will be returned to the applicant. If the hours exceed the review cost estimate, the difference will be charged to the applicant and must be paid before building permits will be issued. |
| ****Expedited Land Use Review - If staff has the ability to expedite a land use review, a 50% additional review fee would be paid at time of application submittal. |
| ***** Fee is refunded to applicant should they win their appeal. |

BUILDING AND CONSTRUCTION (Ordinance 405/ Title 15):

Plumbing:

| | |
|--------------------------------|------------|
| Sewer cap and minimum fee..... | \$50.00 |
| Plan check | 65% of fee |
| Sewer connection. | \$145.00 |

Building: (Based on Valuation)

| <u>Total Valuation</u> | <u>Fee</u> |
|-----------------------------|---|
| \$1 to \$500..... | \$17.05 |
| \$501 to \$2,000 | \$17.05 for the 1st \$500.00 plus \$2.56 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 to \$25,000 | \$55.45 for the 1st \$2,000 plus \$10.23 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$290.74 for the 1st \$25,000 plus \$7.68 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$482.74 for the 1st \$50,000 plus \$5.12 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and up | \$738.74 for the 1st \$100,000 plus \$4.27 for each additional \$1,000 or fraction thereof |

STRUCTURAL PERMIT FEE (Based on Valuation of the job)**

| | |
|-----------------------------------|--|
| <u>\$1 to \$2000.....</u> | <u>\$70.00 Minimum fee</u> |
| <u>\$2001 to \$25,000.....</u> | <u>\$70.00 for the 1st \$2,000 plus \$13.45 for each additional \$1,000 or fraction thereof, to and including \$25,000</u> |
| <u>\$25,001 to \$50,000</u> | <u>\$379.35 for the 1st \$25,000 plus \$9.95 for each additional \$1,000 or fraction thereof, to and including \$50,000</u> |
| <u>\$50,001 to \$100,000.....</u> | <u>\$628.10 for the 1st \$50,000 plus \$6.65 for each additional \$1,000 or fraction thereof, to and including \$100,000</u> |
| <u>\$100,001 and up.....</u> | <u>\$960.60 for the 1st \$100,000 plus \$5.55 for each additional \$1,000 or fraction thereof</u> |

Valuation Table: A structural permit fee for new residential construction and additions shall be calculated using the International Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the dwelling to determine the valuation.

Valuation Table: A structural permit fee for new commercial construction and additions shall be calculated using the International Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the building to determine the valuation and the contracted value for the actual work with the applicant supplying a copy of said contract to the city. The permit fee shall be based on the highest value of the two methods of calculation.

Demolition (Requires a performance bond equal to the contract amount or requires a signed Demolition Bond Waiver). The demolition fee includes sewer cap fee.

| | |
|---------------------------------|-------|
| Residential home or garage..... | \$100 |
| Commercial Building..... | \$250 |

(Complex commercial building demolition, as determined by the building official or city engineer, which may include multi-story buildings or a contract cost of \$100,000 or more will, in addition to the permit fee, pay a minimum retainage of \$500.00 to be applied against the actual cost of professional services used by the city to review the demolition permit. Retainage is to be increased as the cost of the professional services billed against the retainage exceeds \$500.00. Balance of the retainage will be returned to the applicant at final approval of the demolition work.)

| | |
|--|------------------------------------|
| Demolition Bond Waiver, failure to complete work..... | \$500 per day |
| Deferred Submittal Plan Review 65% of the permit fee using the value of the deferred portion with minimum fee of \$200.00 for each deferred submittal item | |
| Fire and Life Safety Plan Review | 40% of fee |
| Phased Projects Plan Review..... | \$250.00+ |
| 10% of total permit fee phase, not to exceed \$1500 per phase | |
| Plan Review..... | 65% of fee |
| Residential Fire Sprinkler | \$1.50 per square foot of coverage |

Grade/Fill/Excavation: (Based on Quantity)

| | |
|------------------------|------------|
| <u>Total Valuation</u> | <u>Fee</u> |
|------------------------|------------|

| | |
|---|--|
| 50 cubic yards or less | \$25.58 |
| 51 to 100 cubic yards | \$64.11 |
| 101 to 1,000 cubic yards | \$77.07 for the 1st 100 cubic yards plus \$18.07 for each additional 100 cubic yards or fraction, thereof to and including 1,000 cubic yards |
| 1,001 to 10,000 cubic yards | \$239.70 for the 1st 1,000 cubic yards, plus \$15.35 for each additional 1,000 cubic yards or fraction thereof, to and including 10,000 cubic yards |
| 10,001 to 100,000 cubic yards | \$377.85 for the 1st 10,000 cubic yards, plus \$49.79 for each additional 10,000 cubic yards or fraction thereof, to and including 100,000 cubic yards |
| 100,001 and up | \$825.96 for the 1st 100,000 plus \$4.27 for each additional 1,000 cubic yards or fraction thereof |
| Fill for landscape work of less than 20 cubic yards is exempt from permit fee | |
| Plan Review | 65% of fee |

Mechanical:

Residential (Based on per item)

| | |
|---|-----------------------|
| For installation, relocation or alteration of each appliance, including vents, ducts, metal & chimney, and fuel tanks..... | \$34.10 |
| For each vent, duct or metal chimney not included in an appliance permit..... | \$6.82 |
| Fuel gas, hazardous or non-hazardous, piping system regardless of outlet number... | \$20.46 |
| Minimum fee..... | \$50.00 |
| Plan Review..... | 65% of fee |

Commercial (Based on Valuation of the job)

| <u>Total Valuation</u> | <u>Fee</u> |
|-------------------------------------|--|
| \$1 to 1,000 | \$35.00 |
| \$1,001 to 10,000 | \$35.00 for the 1st \$1,000 plus \$.45 for each additional \$100 or fraction thereof, to and including \$10,000 |
| \$10,001 to 100,000..... | \$195.20 for the 1st \$10,000 plus \$10.98 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and up..... | \$1,183.40 for the 1st \$100,000 plus \$7.54 for each additional \$1,000 or fraction thereof |

~~Plan Review.....~~
~~65% of fee~~

MECHANICAL**

RESIDENTIAL

For installation, relocation, or alteration of each appliance, including vents, ducts, and metal Chimneys..... \$35.00
For each vent, duct, or metal chimney not included in an appliance permit..... \$10.00
Fuel gas, hazardous or non-hazardous piping system, regardless of number of outlets... \$25.00
Minimum permit fee..... \$60.00

COMMERCIAL (Based on Valuation of the job)

\$1 to 2,000.....\$70.00 Minimum fee
\$2,001 to 20,000.....\$80.00 for the 1st \$2,000 plus \$13.95 for each additional \$1,000 or fraction thereof.
\$20,001 to 50,000.....\$331.11 for the 1st \$20,000 plus \$11.85 for each additional \$1,000 or fraction thereof.
\$50,001 to 100,000.....\$686.61 for the 1st \$50,000 plus \$9.95 for each additional \$1,000 or fraction thereof
\$100,001 and up.....\$1,184.11 for the 1st \$100,000 plus \$7.85 for each additional \$1,000 or fraction thereof

OTHER:

Advanced Financing of Public Improvement Fee\$431.00
Access Driveway/Curb Cut; Fireworks Retail Permit \$75.00
 Additional fees and bonding may apply based on the proposed project.
Agreement to pay origination fee2% of loan amount or \$250.00 whichever is greater
Certified Factory Built & Modular Homes..... \$333.66

Engineering and other professional service recovery fees:

All applications requiring additional professional services will pay a minimum retainage of \$500.00 to be applied against the actual cost of said services. Retainage to be increased as the cost of the professional services billed against the retainage. Balance of retainage will be returned to the applicant at final acceptance of the action by the City.

Investigation Fee equal to permit fee with a minimum of two hours of "Other Inspections" listed below:

Inspection Fee (minimum one hour charge).....\$70.00 per hour
Land Use Review Fee for building permits is 10% of the building permit fee-minimum fee..... \$55.00
 Plan Review fee for all other.....65% of fee
Parking Lot Permits..... \$190.00

Right of Way Use (e.g. sidewalks, utility work, landscaping, fences, etc.).....\$75.00

Sign Permits: Based upon the cost of the contract to perform the work, labor & materials, building permit fee, building plan check fee, land use review fee, fire/life safety as applicable and the state surcharge.

Additional Plan Reviews are Subject to Plan Review/Check Fees after 1st review each review shall be the greater of 50% of original fee or \$110.00

Solar Structural Installations that comply with the prescriptive path in OSISC 305.4\$100.00
(includes review and one inspection)\$100.00

Temporary Certificate of Occupancy (Residential).....\$100.00

Temporary Certificate of Occupancy (Commercial)\$250.00

Temporary Use (Regulates placement of RV on site during construction per Resolution

No 83-17 and includes inspection fees, and sewer connection fee)\$301.80

FIRE:

Flammable or Combustible Liquid Storage installation, construction or removal from service:

Less than 130 gallons..... \$68.20

Greater than 130 gallons 109.12

Exception: Storage of less than 25 gallons inside, less than 60 gallons outside; Fuel oil used in connection with oil burning equipment

Investigation fee..... Equal to permit fee

Aerial ladder..... 150.00

Burn Permit..... No charge

Rescue units40.00

Suppression Costs (minimum one hour): Career firefighters: Actual cost

Volunteer:.....\$12.00/hr

If in excess of 40 hours:\$18.00/hr

Varies by case

Squad vehicles, personnel transportation..... 20.00

Support vehicles 15.00

Type 1 pumper.....100.00

Water tender 70.00

PUBLIC RECORDS:

A. Compliance. The public records policy shall follow the Oregon Public Records Law as stated in Oregon Revised Statutes 192.410 - 192.505.

1. Specificity of Request. In order to facilitate the public's access to records in the City's possession, and to avoid unnecessary expenditure of staff time, persons requesting access to public records for inspection or copying, or who submit written requests for copies of public records, shall specify the records requested with particularity, furnishing the dates, subject matter and such other detail as may be necessary to enable City

personnel to readily locate the records sought.

2. Access. The City shall permit inspection and examination of its non-exempt public records during regular business hours in the City's offices. Copies of non-exempt public records maintained in machine readable or electronic form shall be furnished, if available, in the form requested. If not available in the form requested, such records shall be made available in the form in which they are maintained.
3. Certified Copies. Certified copies of non-exempt public records shall be furnished upon request and receipt of payment therefore.

B. Fees for Public Records. In order to recover its costs for responding to public records requests, the following fees shall be established:

1. Copies of Public Records; Certified Copies. Copies of public records shall be \$.25 per copy for standard, letter-size copies. Copies may be certified for an additional charge of \$10.00.
2. Copies of Sound Recordings. Copies of sound recordings of meetings shall be \$25.00 per copy.
3. Copies of Video Recordings. Copies of video recordings of meetings shall be \$25.00 per copy.
4. Copy of Police investigative Report. \$10.00 up to 10 pages. .25 cents per page thereafter.
5. Certified Copy of Police Report. \$5.00 per page.
6. Copy of Audio Recording. Minimum charge of \$15.00 (to be billed at rate of \$25.00 per hour).
7. Copy of Video Recording. Copies of video recordings related to police investigation shall be \$25.00 per copy.
8. Copy of Photo CD. \$10.00 per disc.
9. Card Room License Investigation - \$40.00 per applicant.
10. Criminal History Record Check for Non-Profit/Charitable Organization and non-law enforcement governmental agencies - \$10.00 per applicant.
11. Copies of Maps and Other Nonstandard Documents. Charges for copying maps or other non-standard size documents shall be charged in accordance with the actual costs incurred by the City.
12. Research Fees. If a request for records requires City personnel to spend more than 15 minutes searching or reviewing records prior to their review or release for copying, the fee shall be the actual cost to the City, with a minimum charge for one-quarter hour. The City shall estimate the total amount of time required to respond to the records request, and the person making the request shall make payment for the estimated cost of the search and copying in advance. If the actual time and costs are less than estimated, the excess money shall be refunded to the person requesting the records. If the actual costs and time are in excess of the estimated time, the difference shall be paid by the person requesting the records at the time the records are produced.

- 13. Additional Charges. If a request is of such magnitude and nature that compliance would disrupt the City's normal operation, the City may impose such additional charges as are necessary to reimburse the City for its actual costs of producing the records.
- 14. Reduced Fee or Free Copies. Whenever it is determined that furnishing copies of the City's public records at a reduced fee or without cost, would be in the public interest because making the record available primarily benefits the general public, the City may so authorize (ORS 192.440(4)).
- C. Authorization Required for Removal of Original Records. At no time shall an original record of the City be removed from the City's files or the place at which the record is regularly maintained, except upon authorization of the City Council of the City of Coos Bay.
- D. On-Site Review of Original Records. If a request to review original records is made, the City shall permit such a review provided that search fees are paid in advance in accordance with paragraph B6 above. A representative shall be present at any time original records are reviewed, and the charges for standing by while the records are reviewed shall be the same as the charges for searching or reviewing records.
- E. Unauthorized Alteration, Removal or Destruction of Originals. If any person attempts to alter, remove or destroy any City record, the City representative shall immediately terminate such person's review, and notify the attorney for the City.

PARKING (Ordinance 114 / Codified Title 10, Chapter 10.15):

| | |
|---|--------|
| 1 st Offense within 60 days | \$7.00 |
| 2 nd Offense within 60 days | 15.00 |
| 3 rd Offense within 60 days | 25.00 |
| 4 th and subsequent offenses within 60 days | 50.00 |
| Late penalty will be added to any fine remaining Unpaid after 30 days from date of issue | 20.00 |

MISCELLANEOUS:

| | |
|---|---------|
| Animal Permit – initial application and annual renewal | \$50.00 |
| Card Room Work Permit | \$25.00 |
| Intrusion Alarm Permit – per permit | \$35.00 |
| Interest shall be charged, pursuant to the rate allowed by ORS, on accounts greater than three months past due. | |
| Lien search fee (per property) | \$45.00 |
| Liquor License – initial application and annual renewal | \$25.00 |
| NSF (Non-Sufficient Funds) Fee | \$25.00 |

Police Officer Training Reimbursement as allowed in 2009 Senate Bill 971 at actual cost.

Scout Cabin
 Non-profit organizations or governmental agencies..... \$10.00
 Private groups, individuals, or other organizations \$50.00
 Damage deposit..... \$100.00
 City RV sewer dump station fee per use.....\$7.00

NOW, THEREFORE, BE IT RESOLVED THAT, the Coos Bay City Council of the City of Coos Bay, Oregon, hereby amends the fee schedule for applications, permits and charges for utilizing City owned facilities and for services provided.

The foregoing resolution was duly adopted by the City Council of the City of Coos Bay, Coos County, Oregon this 1st day of July 2014.

 Crystal Shoji, Mayor

ATTEST: _____
 Susanne Baker, City Recorder

Land Use Review Fees

| Permit Type | Current Fee | Approx. # of hours to process | Proposed Fees (Based on true cost of review) | Notes |
|---|-----------------------------|-------------------------------|--|--|
| Pre-Application Conference | No set fee | 10 to 25 | \$500 | Staff is proposing a lesser fee here than true cost to offset initial costs to applicants |
| <u>Type I Reviews</u> | | | | |
| Sign Permit | \$55.00 | 1 to 3 | \$70 | |
| Home Occupation | \$15.00 | 0.5 to 1 | \$35 | |
| Lot Line Adjustment | \$190.00 | 5 to 8 | \$350 | |
| Street Name or Address Change | \$55.00 | 1 to 5 | \$70 | |
| Variance | \$375.00 | 4 to 6 | \$495 | |
| Other Type I Reviews | | 1 to 5 | \$70 | |
| <u>Type II Reviews</u> | | | | |
| Site Plan | \$525 + 0.00357 per sq. ft. | 10 to 20 | \$795 + 0.15 per sq. ft. | |
| Variance | \$375.00 | 5 to 7 | \$445 | |
| Partition | \$575.00 | 10 | \$795 | |
| Other Type II Reviews | | 5 to 7 | \$445 | |
| <u>Type III Reviews</u> | | | | |
| PUD | No set fee | 35 | \$2,850 + \$75 per lot | |
| Subdivision | \$1,630.00 | 35 | \$2,850 + \$75 per lot | |
| Site Plan | \$525 + 0.00357 per sq. ft. | 20 to 40 | \$1,800 + 0.15 per sq. ft. | |
| Vacation | \$795.00 | 10 to 15 | \$1,100 | |
| Conditional Use | \$375.00 | 20 to 25 | \$1,800 | |
| Other Type III Reviews | | 20 to 40 | \$1,800 | |
| <u>Type IV Review (Legislative Amendments)</u> | | | | |
| Appeal to PC or CC | \$375.00 | 10 to 15 | \$1,050 | Fee would be refunded to applicant should they win their appeal. Does not require noticing |
| Zone Change | \$675.00 | 20 to 30 | \$1,750 | |
| City Sponsored Legislation | | 20+ | \$0 | |
| Annexation | \$1,690.00 | 45 to 100+ | \$3,500 | |
| Text/Plan Amendment | \$825.00 | 20 to 40 | \$1,750 | |
| Urban Growth Boundary Amendment | | 75 + | \$5,600 | |
| Other Type IV (Legislative) Reviews | | 20 to 40+ | \$1,750 | |

Notes:

** The current per hour review fee is \$70.00/hr.

*** Type II land use reviews include a \$95 fee for the mailed notice requirement. Type III land use reviews include a \$400 fee for the mailed notice, published notice and site posting requirement. Type IV land use reviews include a \$350 fee for the mailed notice and published notice requirement.

**** Staff reserves the right to charge true cost of review. If there is an overage of payment then a partial refund will be given. If the hours exceed the review cost est. an additional fee will be assessed.

*****Expedited Land Use Review - If staff has the ability to expedite a land use review, a 50% review additional fee would be paid at time of application submittal.

Jurisdiction Comparison of Land Development Fees

| Permit Type | City of Newport | City of Florence | City of North Bend | City of Roseburg | Coos County | City of Coos Bay Current | Proposed Fees (Based on true cost of review) |
|-------------------------------|-------------------------------------|--|-------------------------|---|--|--------------------------|--|
| Annexation | \$700 | \$1750 filing fee + 25% or 60% of actual costs incurred for staff time, materials, public notices, etc. Billed monthly | \$250 + costs | \$640 | | \$1,690 | \$3,500 |
| Appeal to PC or CC | \$292 + cost of verbatim transcript | \$350 for PC, \$500 for CC | \$100 (PC) & \$250 (CC) | 50% of application fee | \$1,600 | \$375 | \$1,050 |
| Conditional Use | \$600 or \$749 with PC | \$1,500 | \$250 | \$533 | \$1,153 | \$375 | \$1,800 |
| Home Occupation | | \$100 | \$50 | | \$100 | \$15 | \$35 |
| Lot Line Adjustment | \$299 | \$2,500 | \$150 | \$214 | \$300 | \$190 | \$350 |
| Text Amendment | \$1,178 | \$400 + cost | | | \$2,570 | \$825+ | \$1,750 |
| Partition | \$312 | Minor partition plan is \$1500, Major partition plan is \$2000 | \$400 | \$427 | \$1,200 | \$575 | \$795 |
| Plan Amendment | \$1,178 | | | \$1,042 or \$1,563 with UGB expansion | \$2,570 | \$675 | \$1,750 |
| PUD | \$1030 + \$47/unit | \$3750 + \$150/acre > 10 acres | \$400 | \$959 + \$10 per lot & \$106 (final) | \$1,200 | \$525+ | \$2,850 + \$75 per lot |
| Site Plan (Type I) | \$603 | \$1400 + \$50/1000 sq. ft. > 10,000 sq. ft. | | | \$1,153 | \$525+ | \$795 + 0.15 per sq. ft. |
| Street Name or Address Change | | | \$150 | | \$400/\$200 | \$55 | \$70 |
| Subdivision | \$1359 + \$47/unit | \$2000 + \$50/lot | \$400 | \$959 + \$10 per lot, \$106 plan review, \$106 final plat | \$1,200 | \$1,630+ | \$2,850 + \$75 per lot |
| Vacation | \$757 | \$3,000 | \$400 | | \$2,512 (when public hearing required) | 795+ | \$1,500 |
| Variance | \$497 or \$577 with PC | \$1,300 | \$250 | \$214 (administrative) & \$427 for PC, public hearing | \$1,153 | \$375 | \$495 |
| Zone Change | \$1,178 | \$2,500 | \$400 | \$799 | \$2,570 | \$675 | \$2,100 |
| Pre-Application Conference | | Staff rate + 20% | | | \$550 | \$500 | \$500 |

Average Building Fees - Comparisons

| Project Value | Coos Bay Current | Coos Bay Proposed | Coos Bay - Permit percentage of increase | North Bend | Brookings Bandon Coos County | Curry County | Florence | Lincoln City | Douglas County - Roseburg | Astoria | Reedsport |
|------------------------|------------------|-------------------|--|------------|------------------------------|--------------|------------|--------------|---------------------------|------------|------------|
| Value \$200,000 | | | | | | | | | | | |
| Building Permit | \$1,165.74 | \$1,515.60 | 30% | \$1,316.39 | \$887.90 | \$1,087.62 | \$2,102.60 | \$956.80 | \$785.95 | \$1,252.20 | \$944.00 |
| Plan Check | \$739.73 | \$978.64 | | \$855.65 | \$577.14 | \$706.95 | \$1,366.69 | \$621.92 | \$510.87 | \$813.93 | \$613.60 |
| State Surcharge | \$139.89 | \$181.87 | | \$157.97 | \$106.55 | \$130.51 | \$252.31 | \$114.82 | \$94.31 | \$150.26 | \$113.28 |
| Total | \$2,063.36 | \$2,676.11 | | \$2,330.01 | \$1,571.59 | \$1,925.08 | \$3,721.60 | \$1,693.54 | \$1,391.13 | \$2,216.39 | \$1,670.88 |
| Value \$100,000 | | | | | | | | | | | |
| Building Permit | \$738.74 | \$960.60 | 30% | \$834.34 | \$562.90 | \$722.62 | \$635.10 | \$566.80 | \$497.95 | \$813.20 | \$594.00 |
| Plan Check | \$480.18 | \$624.39 | | \$542.32 | \$365.89 | \$469.70 | \$412.82 | \$368.42 | \$323.67 | \$528.58 | \$386.10 |
| State Surcharge | \$88.65 | \$115.27 | | \$100.12 | \$67.55 | \$86.71 | \$76.21 | \$68.02 | \$59.75 | \$97.58 | \$71.28 |
| Total | \$1,307.57 | \$1,700.26 | | \$1,476.78 | \$996.34 | \$1,279.03 | \$1,124.13 | \$1,003.24 | \$881.37 | \$1,439.36 | \$1,051.38 |
| Value \$50,000 | | | | | | | | | | | |
| Building Permit | \$482.74 | \$628.10 | 30% | \$545.30 | \$367.90 | \$501.12 | \$390.10 | \$373.75 | \$325.58 | \$549.50 | \$394.00 |
| Plan Check | \$313.78 | \$408.27 | | \$354.45 | \$239.14 | \$253.57 | \$253.57 | \$242.94 | \$211.63 | \$357.18 | \$256.10 |
| State Surcharge | \$57.93 | \$69.57 | | \$65.44 | \$44.15 | \$60.13 | \$46.81 | \$44.85 | \$39.07 | \$65.94 | \$47.28 |
| Total | \$854.45 | \$1,111.74 | | \$965.19 | \$651.19 | \$886.98 | \$690.48 | \$661.54 | \$576.28 | \$972.62 | \$697.38 |
| Value \$20,000 | | | | | | | | | | | |
| Building Permit | \$239.59 | \$312.10 | 30% | \$270.71 | \$182.95 | \$288.42 | \$201.50 | \$190.45 | \$174.20 | \$299.54 | \$204.00 |
| Plan Check | \$155.73 | \$202.87 | | \$175.64 | \$118.92 | \$187.47 | \$136.83 | \$123.79 | \$113.23 | \$194.70 | \$132.60 |
| State Surcharge | \$28.75 | \$37.45 | | \$32.49 | \$21.95 | \$34.61 | \$24.18 | \$22.85 | \$20.90 | \$35.94 | \$24.48 |
| Total | \$424.07 | \$552.42 | | \$478.84 | \$323.82 | \$510.50 | \$362.51 | \$337.09 | \$308.33 | \$530.18 | \$361.08 |
| Value \$10,000 | | | | | | | | | | | |
| Building Permit | \$137.29 | \$177.60 | 29% | \$155.11 | \$104.65 | \$197.52 | \$205.40 | \$112.45 | \$105.20 | \$194.24 | \$124.00 |
| Plan Check | \$89.24 | \$115.44 | | \$100.82 | \$68.02 | \$128.39 | \$133.51 | \$73.09 | \$68.38 | \$126.26 | \$80.60 |
| State Surcharge | \$16.47 | \$21.31 | | \$18.61 | \$12.56 | \$23.70 | \$24.65 | \$13.49 | \$12.62 | \$23.31 | \$14.88 |
| Total | \$243.00 | \$314.35 | | \$274.54 | \$185.23 | \$349.61 | \$363.56 | \$199.03 | \$186.20 | \$343.81 | \$219.48 |
| Value \$5,000 | | | | | | | | | | | |
| Building Permit | \$86.14 | \$110.35 | 28% | \$97.31 | \$65.65 | \$152.07 | \$97.25 | \$65.00 | \$70.70 | \$141.59 | \$84.00 |
| Plan Check | \$55.99 | \$71.73 | | \$63.25 | \$42.67 | \$98.85 | \$63.21 | \$42.25 | \$45.96 | \$92.03 | \$54.60 |
| State Surcharge | \$10.34 | \$13.24 | | \$11.68 | \$7.88 | \$18.25 | \$11.67 | \$7.80 | \$8.48 | \$16.99 | \$10.08 |
| Total | \$152.47 | \$195.32 | | \$172.24 | \$116.20 | \$269.17 | \$172.13 | \$115.05 | \$125.14 | \$250.61 | \$148.68 |
| Value \$2,000 | | | | | | | | | | | |
| Building Permit | \$55.45 | \$70.00 | 26% | \$62.62 | \$42.25 | \$90.00 | \$76.40 | \$65.00 | \$50.00 | \$65.00 | \$42.00 |
| Plan Check | \$36.04 | \$45.50 | | \$40.70 | \$27.46 | \$58.50 | \$49.66 | \$42.25 | \$32.50 | \$42.25 | \$27.30 |
| State Surcharge | \$6.65 | \$8.40 | | \$7.51 | \$5.07 | \$10.80 | \$9.17 | \$7.80 | \$6.00 | \$7.80 | \$5.04 |
| Total | \$98.14 | \$123.90 | | \$110.83 | \$74.78 | \$159.30 | \$135.23 | \$115.05 | \$88.50 | \$115.05 | \$74.34 |

| Building Codes Fees | | |
|---|---|--|
| Building Fees | Proposed Fee | Current Fee |
| Structural Permit | | |
| Project Valuation | | |
| \$1 - \$2,000 | \$70 | \$17.05 for 1st \$100 plus \$2.56 for each additional \$1,000 or fraction thereof to and including \$2,000. |
| \$2,001 - \$25,000 | \$70 for 1st \$2,000 plus \$13.45 for each additional \$1,000 or fraction thereof to and including \$25,000. | \$55.45 for 1st \$2,000 plus \$10.23 for each additional \$1,000 or fraction thereof to and including \$25,000. |
| \$25,001 - \$50,000 | \$379.35 for 1st \$25,000 plus \$9.95 for each additional \$1,000 or fraction thereof to and including \$50,000. | \$290.74 for 1st \$25,000 plus \$7.68 for each additional \$1,000 or fraction thereof to and including \$50,000. |
| \$50,001 - \$100,000 | \$628.10 for 1st \$50,000 plus \$6.65 for each additional \$1,000 or fraction thereof to and including \$100,000. | \$482.74 for 1st \$50,000 plus \$5.12 for each additional \$1,000 or fraction thereof to and including \$100,000. |
| \$100,001 and up | \$960.60 for 1st \$100,000 plus \$5.55 for each additional \$1,000 or fraction thereof. | \$738.74 for 1st \$100,000 plus \$4.27 for each additional \$1,000 or fraction thereof. |
| Residential Fire Sprinkler Fees | | |
| 0 - 2,000 sq. ft. | \$150 | \$1.50 per sq. ft. |
| 2,001 - 3,600 sq. ft. | \$200 | |
| 3,601 - 7,200 sq. ft. | \$300 | |
| 7,201 sq. ft. and up\ | \$400 | |
| Note - This change in fees is required to bring Coos Bay residential fire sprinkler fees into conformance with OAR 918-050-0140 | | |
| Residential Mechanical Permit Type | | |
| Chimneys - Installation/alteration | \$35 | \$34.10 |
| Vent, duct or metal chimneys | \$10 | \$6.82 |
| Fuel gas, hazardous or non-hazardous piping system | \$25 | \$20.46 |
| Minimum Permit Fee | \$60 | \$50.00 |
| Other inspections per hour (1 hour minimum) | \$70 | \$70.00 |
| Commercial Mechanical Project Valuation | | |
| \$1 - \$2,000 | \$70 | \$35 |
| \$2,001 - \$20,000 | \$80 for 1st \$2,000 plus \$13.95 for each additional \$1,000 or fraction thereof to and including \$20,000. | \$35 for 1st \$1,000 plus \$0.45 for each additional \$100 or fraction thereof to and including \$10,000. |
| \$20,001 - \$50,000 | \$331.11 for 1st \$20,000 plus \$11.85 for each additional \$1,000 or fraction thereof to and including \$50,000. | \$195.20 for 1st \$10,000 plus \$10.98 for each additional \$1,000 or fraction thereof to and including \$100,000. |
| \$50,001 - \$100,000 | \$686.61 for 1st \$50,000 plus \$9.95 for each additional \$1,000 or fraction thereof to and including \$100,000. | \$1,183.40 for 1st \$100,000 plus \$7.54 for each additional \$1,000 or fraction thereof. |
| \$100,001 and up | \$1,184.11 for 1st \$100,000 plus \$7.85 for each additional \$1,000 or fraction thereof. | |
| Plan Review | 65% of permit fee | 65% of permit fee |
| Other Fees | | |
| Additional plan reviews after 1st review | \$70/per hour | |
| Additional reviews requested by applicant for which no review fee is specifically indicated. | \$70/per hour | \$70/per hour |
| Any additional review | \$70/per hour | \$70/per hour |