

COBURG CITY COUNCIL AGENDA ITEM SUMMARY



Land Use and Development Application Fee Increase

Resolution No. 2005-01: **A RESOLUTION ESTABLISHING LAND USE AND DEVELOPMENT APPLICATION FEES.**

Meeting Date: January 4, 2005
Staff Contact: Ashley DeForest
Contact Telephone Number: 682-7858

AGENDA ITEM SUMMARY

The Coburg City Council will consider adoption of new land use and development application fees as outlined in the attached fee schedule.

BACKGROUND

Council Action History

Order No. 98-9, which established land use and development application fees, was adopted by Coburg City Council on October 20th, 1998. The current Order stipulates that land use and development application fees shall be reviewed and compared to actual costs for the purposes of determining whether City policy is being achieved. After conducting a comparative analysis, City Staff determined the City is currently realizing approximately 37% cost recovery for land use and development application processing rather than the intended 100%. As a response to these findings, City Staff made a recommendation for fee adjustments to the City Council.

Council Goals

Not applicable.

Financial and/or Resource Considerations

The proposed land use and development application fees will more closely approximate the City's actual costs.

Timing

City Council action on the Resolution is scheduled for January 4th, 2005.

OPTIONS

1. Adopt the Resolution;
2. Amend the Resolution prior to adoption. If amended, the Resolution will be scheduled for final action at a future date, or
3. Not adopt the Resolution.

STAFF RECOMMENDATION

Adoption of Resolution 2005-01.

SUGGESTED MOTION

Motion to adopt Resolution 2005-01, A RESOLUTION ESTABLISHING LAND USE AND DEVELOPMENT APPLICATION FEES.

ATTACHMENTS

- A. Resolution 2005-01: Adoption of revised land use and development application fees.
- B. Revised Fee Schedule

RESOLUTION 2005-01

A RESOLUTION ESTABLISHING LAND USE AND DEVELOPMENT APPLICATION FEES.

The City Council of the City of Coburg finds as follows:

- A. The Coburg City Council recognizes the increased expenditures associated with processing land use and development applications and that it is in the best interest of the City to establish a fee to cover the costs directly associated with processing the aforementioned applications.
- B. ORS 227.175 provides that a governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.
- C. The purpose of this Resolution is to adjust the City's land use and development application fees to more closely approximate the City's costs, as determined by a historical cost study by City Staff, which has been approved by the City Council.

NOW THEREFORE BE IT RESOLVED, that the City of Coburg hereby certifies that:

Section 1: The attached schedule of land use and development application fees is incorporated herein by this reference and is hereby adopted. The fee for any land use and development application not specified on the attached schedule, but which currently has an established fee, shall remain the same. The fee for any land use and development application not specified on the attached schedule, which does not have a currently established fee, shall be equal to the City's estimate of its full costs with no additional charges or refunds being made after the actual costs become determinable.

Section 2: All current land use and development application fees inconsistent with Section 1 above are hereby repealed.

Section 3: In the event any fee established by this Resolution is adjudged to legally unenforceable, the fee for that land use or development application shall equal the City's estimate of its total costs.

Section 4: The fees established by this Resolution shall be reviewed and compared to actual costs by City Staff at least once each fiscal year for the purposes of determining whether City policy is being achieved and making recommendations for fee adjustments to the Council for approval.

Section 5: This Resolution shall take effect immediately upon Council adoption and approval by the Mayor. It shall apply to land use and development applications submitted to the City on or after this effective date.

After motion, second and deliberations, this resolution was put to a vote, the results of which were:

Yes: ✓ No: Abstain: none

Passed: unanimous Rejected: no

SIGNED AND APPROVED this 4th day of January, 2005.



Judy Volta, Mayor

Attest:



Interim City Recorder

COBURG LAND USE AND DEVELOPMENT APPLICATION FEE SCHEDULE

Land Use Applications	Application Type	Fees
Annexation	Type II	\$575
Appeal, Administrative	Type I	\$350
Appeal, Quasi-Judicial	Type II	\$500
Boundary Line Adjustment	Administrative	\$225
Building Permit Review Fee	Administrative	\$50.00
Comprehensive Plan Amendment	Type II	\$2,320
Conditional Use Permit	Type I	\$1,720
Partition	Type I	\$1,370
Final Partition Plat	Type I	25% of current LUA fee
Floodplain Development Permit	Type I	\$225
Long Range Planning Fee	Type II	\$327 per acre to be paid at the time of Annexation
Measure 37 Claims Processing Fee	Type II	\$5000 (Total)
Planned Unit Development (Preliminary)	Type I	\$2,220
Planned Unit Development (Final)	Type I	25% of current LUA fee
Pre-Application Meeting, Research Fee	Administrative	\$100
Replat	Type I	\$1,370
Final Replat	Type I	25% of current LUA fee
Sign Permit	Type I	\$175
Site Plan Review (Major)	Type I	\$2,220
Site Plan Review (Minor)	Type I	25% of current LUA fee
Final Subdivision Plat	Type I	25% of current LUA fee
Subdivision	Type I	\$2150 base fee, \$100 per additional lot
Temporary Structure Use	Type I	\$125
Urban Growth Boundary Amendment	Type II	\$4,320
Vacation	Type II	\$775
Variance	Type I	\$575
Zone Change	Type I or II	\$1,720