

**Fees Resolution**  
**FISCAL YEAR 2012-13**  
**Resolution No. 2905**

A RESOLUTION AMENDING THE CITY'S FISCAL YEAR 2012-13 FEES RESOLUTION NO. 2886 and 2895

**Findings**

- A. Bend Code section 12.15.005 states that the City Council may, by resolution, establish and amend fees or service charges (collectively "fees") for any and all services provided by the City. The fee shall not exceed the average cost of providing the service.
- B. In accordance with Bend Code 1.30.010, the City Manager has the discretion to make all administrative decisions for the City relating to all functions of the City.
- C. The City Manager has caused a review of planning fees and charges and has recommended that the Council establish the fees set forth in this resolution.
- D. The fees established by this resolution recover costs incurred by the City and are therefore authorized under Bend Code 12.15.005.

Based on these findings,

THE CITY COUNCIL OF THE CITY OF BEND RESOLVES AS FOLLOWS:

SECTION A. THE PROPOSED CHANGES WILL BE EFFECTIVE MAY 6, 2013 UNLESS OTHERWISE NOTED.

SECTION B. Resolution No. 2886 and 2895 are amended as set forth below, with the changes shown as follows:  
 new text - bold, deleted text - strike-through

SECTION 2. COMMUNITY DEVELOPMENT

Note: Section 2, Community Development. Planning, Signs and Engineering fees and charges are subject to a City of Bend surcharge of fourteen percent (14%) to fund the City's Long Range Planning program, except that permits as defined by ORS 227.160 and zone change fees are not subject to the surcharge.

2.15 Planning Fees					
	Multiple applications. All multiple lot applications are subject to a base fee for the first lot, plus 50% of the base fee for each additional lot included in the request.				
	Per Acre Fee. All per acre fees shall be applied to portions of acres as well (for example, 5.4 acres will be assessed as 6 acres). Type III and Type IV applications processed concurrently are only subject to one per acre fee for all concurrent applications; in these instances the highest of the applicable per acre fee will be assessed.				
	Hearings Officer. In order to pay the fee charged by the Hearings Officer, all applications including appeals and remands that are reviewed by a Hearings Officer are subject to a deposit of 65% of the application fee(s) or \$15,000 whichever is less; in no case shall the deposit be less than \$2,000. At the conclusion of the hearing process, any unexpended funds will be refunded to the applicant/appellant. In the event that the deposited funds are insufficient to cover the expense of the Hearings Officer's decision, the applicant/appellant shall be responsible for paying the additional costs.				
	Quick Start Fee. Any voluntary request to prioritize and expedite the review of a particular application out of order in which applications are received shall be approved at the discretion of the Director and shall be charged a non-refundable fee of \$15,000 or 2.5 times the sum of the application fees, whichever is greater.				
	ACS = Actual Cost of Service				
2.15.01	Type I	Description	Fee	Unit	
2.15.01a		Condo Plat/Condo Change of Use	\$951.20		
2.15.01b		Design Review CB Zone – Minor Façade Change	\$771.83	Each	
2.15.01c		Design Review - Minor Alteration	\$857.93	Each	
2.15.01d		Final Plat – Partition	\$530.95	Each	
2.15.01e		Final Plat Subdivision - Less than 10 lots	\$590.40	Each	
2.15.01f		Final Plat Subdivision - 10 to 20 Lots	\$643.70	Each	
2.15.01g		Final Plat Subdivision - 21 or More Lots	\$741.08	Each	
2.15.01h		Home Occupation Type I	\$444.85	Each	
2.15.01i		Lot of Record Verification Single Family & Duplex	\$562.73	Each	
2.15.01j		Lot of Record Verification Commercial/Industrial/Institutional/Multi Family	\$829.23	Each	
2.15.01k		Minimum Development Standards	\$1,167.48	Each	
2.15.01l		Minor Decision - Type I	\$256.25	Each	
2.15.01m		Property Line Adjustment	\$1,245.38	Each	
2.15.01n		Site Plan - Mini (duplex, ADU, 2nd dwelling)	\$850.75	Each	
2.15.01o		Site Plan Minor Alteration	\$2,195.55	Each	
2.15.01p		Temporary Use - Other Than Medical Hardship	\$629.35	Each	
2.15.01q		Temporary Use - Medical Hardship	\$698.03	Each	
2.15.01r		Vacation Home Rental	\$429.48	Each	
2.15.01s		Wireless or Broadcast Facility Review	\$512.50	Each	
2.15.02	Type II	Description	Fee	Unit	Add'l Fee
2.15.02a		Cemetery Subdivision	\$1,064.98	Base fee	\$25.62 Per lot
2.15.02b		Change of Use - Type II	\$1,819.38	Each	
2.15.02c		Conditional Use	\$3,098.58	Each	
2.15.02d		Conditional Use-Residential Dwelling	\$2,812.60	Each	

2.15.02e	Declaratory Ruling-Administrative Decision	\$2,684.48	Each		
2.15.02f	Type II (cont'd)				
	Description	Fee	Unit	Add'l Fee	Unit
2.15.02f	Design Review CB Zone - Track 1	\$2,265.25	Each		
2.15.02g	Design Review Deschutes River, Administrative	\$1,823.48	Each		
2.15.02h	Design Review for Minor Alterations	\$911.23	Each		
2.15.02i	Design Review New construction/Major Alterations	\$3,126.25	Each		
2.15.02j	Home Occupation - Type II	\$1,419.63	Each		
2.15.02k	Minor Decision - Type II	\$512.50	Each		
2.15.02l	Partition Commercial/Industrial/Institutional	\$3,284.10	Base fee plus	\$172.20	Per parcel
2.15.02m	Partition Residential	\$3,764.83	Base fee plus	\$468.42	Per parcel
2.15.02n	Planned Unit Development (PUD) Modification	\$3,873.48	Base fee plus	\$238.82	Per modified acre
2.15.02o	Residential Compatibility Exception, Type II	\$2,364.68	Base fee plus	\$468.42	Per parcel/lot
2.15.02p	Replat, Partition		1/2 of Partition Base Fee		
2.15.02q	Replat, Subdivision		1/2 of Subdivision Base Fee	\$689.82	Per lot, if new lot(s) are created
2.15.02r	Site Plan Alteration 5,000 sq/ft or Less	\$2,780.83			
2.15.02s	Site Plan - Major Alteration	\$7,913.00	Base fee plus	\$521.72	Per 1,000 sq ft over-between 5,000 sq ft and 50,000 sq ft
				\$261.00	Per 1,000 sq ft between 50,000 and 75,000 sq ft
				\$130.00	Per 1,000 sq ft over 75,000
2.15.02t	Site Plan New Development	\$9,437.18	Base fee plus	\$521.72	Per 1,000 sq ft over-between 5,000 sq ft and 50,000 sq ft
				\$261.00	Per 1,000 sq ft between 50,000 and 75,000 sq ft
				\$130.00	Per 1,000 sq ft over 75,000
2.15.02u	Site Plan for New Use With No Building	\$4,719.10	Each		
2.15.02v	Solar access permit	\$2,051.03	Each		
2.15.02w	Solar Shade Exemption	\$2,128.93	Each		
2.15.02x	Subdivision Commercial/Industrial/Institutional	\$11,456.43	Base fee plus	\$345.42	Per lot up to 10 lots
				\$173.00	Per lot over 10 lots
2.15.02y	Subdivision Residential - (RS, RL)	\$12,075.53	Base fee plus	\$689.82	Per lot up to 25 lots
				\$345.00	Per lot 25-75 lots
				\$172.00	Per lot over 75 lots
2.15.02z	Subdivision Residential - Phased (RS, RL)	\$13,198.93	Base fee plus	\$689.82	Per lot up to 25 lots
				\$345.00	Per lot 25-75 lots
				\$172.00	Per lot over 75 lots
2.15.02aa	Subdivision Residential - (RS) residential subdivisions within a master planned development boundary where the master plan was submitted after 07/01/08	\$12,075.53	Base fee plus	\$345.42	Per lot up to 25 lots
				\$173.00	Per lot over 25 lots
2.15.02ab	Subdivision Residential - Phased - (RS)-residential subdivisions within a master planned development boundary where the master plan was submitted after 07/01/08	\$13,198.93	Base fee plus	\$345.42	Per lot up to 25 lots
				\$173.00	Per lot over 25 lots
2.15.02ac	Surface Mining	\$9,199.38	Each		
2.15.02ad	Temporary permit	\$1,537.50	Each		
2.15.02ae	Tentative Subdivision Approval Modification	\$6,467.75	Each Base fee plus	\$1,380.67	Per acre
2.15.02af	Triplex or Duplex Type II Review	\$1,745.58	Each		
2.15.02ag	Variance, Class A	\$1,804.00	Each		
2.15.02ah	Variance, Class B Commercial/Multi-Family/Industrial/Institutional	\$5,089.13	Each		
2.15.02ai	Variance, Class B, Single Family, & Duplex & Triplex	\$3,277.95	Each		
2.15.02aj	Variance, Class C	\$4,195.33	Each		
2.15.02ak	Waiver & Modification of Public Improvement Standards	\$1,804.00	Each		
2.15.03	Type III				
	Description	Fee	Unit	Add'l Fee	Unit
2.15.03a	Appeal of Administrative Permit Decision (per ORS 227.175) There is no charge for an appeal by a recognized neighborhood association for an appeal of a decision within the neighborhood boundary	266.26-\$250.00			
2.15.03b	Appeal of Hearings Officer or Planning Commission Decision	\$3,634.65	Base fee plus		ACS
2.15.03c	Appeal of Administrative Limited Land Use Decision		100% of current base fee up to \$5,195		

2.15.03 Type III (cont'd)					
	Description	Fee	Unit	Add'l Fee	Unit
2.15.03d	Declaratory Ruling to Hearings Officer	\$6,095.68	Each		
2.15.03e	Declaratory Ruling to Planning Commission (Policy Matter)	\$5,769.73	Each		
2.15.03f	Design Review CB Zone Track 2	\$3,263.60	Each		
2.15.03g	Deschutes River Design Review Hearing Single Family/Duplex Residential	\$2,772.63	Each		
2.15.03h	Deschutes River Design Review Hearing - Comm/Ind/Multi Fam/Institutional	\$4,612.50	Each		
2.15.03i	Master Development Plan or Special Planned District	\$26,538.28	Base fee plus	\$854.85	Per acre up to 40 acres
2.15.03j	Smaller than 20 acres			\$671.00	
				\$336.00	Per acre 40 to 100 acres
				\$168.00	Per acre over 100 Acres
2.15.03k	21 to 40 acres	\$28,306.40	Base fee plus	\$730.82	Per acre
2.15.03l	41 to 100 acres	\$39,578.33	Base fee plus	\$612.96	Per acre
2.15.03m	Larger than 100 acres	\$53,163.68	Base fee plus	\$488.92	Per acre
2.15.03n	MR Zone Review Per Plan (facilities or master)	\$27,530.48	Base fee plus	\$2,055.12	Per acre
2.15.03o	Residential Compatibility Exception	\$1,277.15	Base fee plus	\$452.02	Per parcel/lot
2.15.03p	River Setback Exception	\$5,819.95	Each		
2.15.03p	Zone Change - Zone change and General Plan map amendments processed concurrently with a master planned development shall be charged the base plan amendment/zone change fee and only be subject to the master development plan or special plan district per-acre fee.	\$5,688.75	Base fee plus- Each	\$424.35	Per acre
2.15.04 Type IV					
	Description	Fee	Unit	Add'l Fee	Unit
2.15.04a	General Plan Map Amendment With or Without Concurrent Zone Change	\$14,772.30	Base fee plus	\$780.02	Per acre first 10 acres
				\$390.00	Per acre 10 to 40 acres
				\$195.00	Per acre over 40 acres
2.15.04b	Plan Text Amendment	\$10,640.53	Each		
2.15.04c	Plan Amendment - Goal Issue	\$14,736.43	Each		
2.15.04d	Refinement Plan/Development Agreement per ORS Chapter 94	\$37,445.30	Base fee plus	\$875.35	Per acre
2.15.04d	Refinement Plan/Development Agreement per ORS Chapter 94	Same fee as Master Development Plan or Special Planned District			
2.15.04e	UGB Expansion	\$18,875.38	Base fee plus	\$775.92	Per acre up to 40 acres
				\$388.00	Per acre over 40 acres
2.15.05 Other					
	Description	Fee	Unit	Add'l Fee	Unit
2.15.05a	Address Change	\$175.28	Each		
2.15.05b	Approval Extensions	\$265.48	Each		
2.15.05c	Reproduction and printing fees - black and white; 8 1/2 x 11 or 8 1/2	\$1.50	First page	\$0.15	Each additional page
2.15.05d	Reproduction and printing fees -- color; 8 1/2 x 11 or 8 1/2 x 14 or 11 x 17 only	\$2.00	First page	\$0.50	Each additional page
2.15.05e	Copies - CD, each	\$10.00	Each		
2.15.05f	Development Issues/Pre-Application Meeting	\$0.00	Each		
2.15.05g	DMV Licensing or Land Use Compatibility Statement	\$130.18	Each		
2.15.05h	Extended Area Notice		ACS		
2.15.05i	Final Site Plan Agreement/Final Inspection				10% of application fee
2.15.05j	Modification of Application - Pending Application				25% of current base fee
2.15.05k	Modification of Approval (non subdivision or site plan)				50% of current base fee
2.15.05l	New Address (each address)	\$73.80	Each		
2.15.05m	New Street Name	\$73.80	Each		
2.15.05n	New Tax Lot/Address Integration (per unit)	\$73.80	Each		Per unit
2.15.05o	Postage/Notification Type II & III	\$297.25	Each		
2.15.05p	Postage/Notification Type IV	\$395.65	Each		
2.15.05q	Completeness Check Partition	\$553.50	Each		
2.15.05r	Completeness Check Subdivision/Site Review	\$1,429.88	Each		
2.15.05s	Reapplications - must be in substantial conformance with the original approval and must be filed no later than 2 years from the date of the expiration of the original approval				ACS / current base fee as a deposit
2.15.05t	Reconsideration of Decision				25% of current base fee
2.15.05u	Recording Fee - Planning				Actual Recording Cost + 25%
2.15.05v	Refund/ Withdrawal of application - No Notice Sent				75% of fee to a maximum cost of \$2,000
2.15.05w	Refund/ Withdrawal of application - Notice Sent				50% of original fee
2.15.05x	Reopen the Record or Remand of Decision				50% of current base fee
2.15.05y	Research and or Labor Fee (per hour)				ACS
2.15.05z	Road Name Change	\$3,587.50	Each		
2.15.05aa	Roll Change	\$185.53	Each		
2.15.05ab	Transcript Fee				ACS
2.15.05ac	Verification Letter	\$560.68	Each		
2.15.05ad	Planning Performance Agreement	\$197.83	Each		
2.15.05ae	Vacation of right of way	\$4,049.78	Each		

3.15.05 Planning Fees in Building Permits			
	Description	Fee	Unit
2.15.06a	New Address (each address)	\$73.80	Each Per address
2.15.06b	New Tax Lot/Address Integration (per unit)	\$73.80	Each Per unit
2.15.06c	Residential Addition or Alteration	\$172.20	Each
2.15.06d	New Commercial/Industrial/Institutional/Multi-Family or Addition	\$443.83- \$222.00	per 1,000 sq. ft to maximum of \$7,500 for first 10,000 sq-ft
2.15.06e	Tenant Improvement	\$347.48	Each
2.15.06f	Minor Tenant Improvement	\$173.74	Each
2.15.06g	Minor Improvement (eg: fence or retaining wall)	\$244.98	Each
2.15.06h	New Single Family, Duplex or Triplex Review	\$310.58	Each


The provisions of this resolution prevail over inconsistent provisions of any previously adopted resolution.

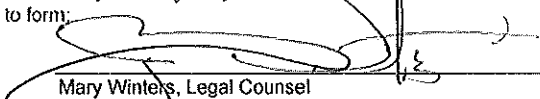
Adopted by roll call vote of the Bend City Council on May 1, 2013.

YES: Mayor Jim Clinton  
 Councilor Jodie Barram  
 Councilor Scott Ramsay  
 Councilor Mark Capell  
 Councilor Victor Chudowsky  
 Councilor Doug Knight  
 Councilor Sally Russell

NO: None

  
 Jim Clinton, Mayor

Attest:   
 Robyn Christie, City Recorder

Approved as to form:   
 Mary Winters, Legal Counsel