

W.7.a.

COVER MEMO

MEETING DATE: February 18, 2003

TO: Board of County Commissioners

DEPARTMENT: Public Works – Land Management Division

PRESENTED BY: Jeff Towery, Manager

AGENDA ITEM TITLE: IN THE MATTER OF AMENDING CHAPTER 60 OF LANE MANUAL TO REVISE LAND MANAGEMENT DIVISION PLANNING, SUBSURFACE SANITATION AND BUILDING FEES (LM 60.851, LM 60.852 and 60.855), EFFECTIVE JULY 1, 2004.

I. MOTION

ADOPT THE BOARD ORDER AMENDING CHAPTER 60 OF LANE MANUAL TO REVISE LAND MANAGEMENT DIVISION PLANNING, SUBSURFACE SANITATION AND BUILDING FEES (LM 60.851, LM 60.852 and 60.855), EFFECTIVE JULY 1, 2004.

II. ISSUE OR PROBLEM

Shall Lane County increase fees in the Land Management Division – Planning, Subsurface Sanitation and Building Programs to recover the true cost of services provided?

III. DISCUSSION

A. Background

Building and planning fees were last adjusted effective July 1, 2003 by 7.5%. Subsurface Sanitation fees were last adjusted effective April 1, 2003 by 14%. The Board of County Commissioners Financial Management Policies (8) states, "County fees and charge amounts will be set by the Board of County Commissioners based on an analysis of who benefits, amounts charged by other agencies for the same services, the indirect and direct costs of providing the services and the Statutory limits." Program expenses, driven primarily by personnel costs, continue to increase. Fees charged to permit applicants will not cover current costs and even with some growth in activity, the division will be unable to maintain the current level of service and will have to make reductions, primarily in staff and certainly in service, to balance division revenues and expenses. Among the more visible services provided by the division, nearly 2,500 building permits, up to 17,000 field inspections, about 1,400 land use applications and approximately 1,000 inspections, permits and notices for septic systems are processed annually. Nearly 75% of the Land Management Division's budget (not including the County Surveyor) is personnel costs and 80% of the materials and services budget is made up of overhead meaning that almost 94% of the budget is either personnel or overhead. As with other County operations, retirement, benefit and retiree medical components are driving the increase in those costs.

B. Analysis

Building Permit activity affects all three programs. When comparing July through January of the current fiscal year to the same period last year, total permits issued increased by nearly 10% and total days in the system decreased by over 5% (Attachment C). Those results are clear indications that the changes in process that were implemented last fall are having a positive impact. The Division continues to evaluate its review process and implement changes in an effort to improve services. In addition, the seemingly constant comings and goings of employees over the last 12 months (15 positions out of 49 filled with 3 still vacant and 2 pending vacancy within one month due to retirements, promotions, additions and eliminations) have impacted the Division's abilities to fully implement process improvements and focus on direct service delivery. While permit activity is showing some moderate growth over the average of the last three years, local market conditions and national concerns both domestic and foreign have resulted in local and regional economic forecasts that are anticipating little or no growth in the coming year. The proposal presented for consideration does utilize current year revenue projections.

The Division's cost increases are driven primarily by personnel and overhead costs. There is also the expectation that the formula-driven revenue from the Surveyor's Program will decrease. Historically, Environmental Health has utilized 50% of a Sanitarian in the Subsurface Program. Their financial constraints will limit that share to 25% and while the workload for the two programs justifies this split, there is a net revenue loss to LMD as a result. A net revenue increase of 8% will be necessary to maintain the current level of service and to build in some limited capacity as described below. This proposal would result in an across the board increase of 8% for Planning and Subsurface fees (Attachments E & F). A review of Building fees shows that Lane County significantly lags other local jurisdictions when comparing plumbing and mechanical fees (Attachment D). Rather than increase all Building fees, this proposal would increase plumbing and mechanical fees by 50% and leave other Building fees unchanged. The fee increase does not apply to Temporary Hardship Mobile Home permits or the Annual Subscription for Notice of Application Acceptance.

In addition to personnel and overhead costs, there are several aspects of the Division's operation that influences this fee recommendation. There is still some uncertainty about the possibility of a reduction in Video Lottery funds that would impact Periodic Review activities. There is reason to believe that the application to assume the Electrical Program from the State will be approved, and while that program will be self-sustaining, there will be an impact on the Building Program. Applicants have long been able to purchase electrical permits using credit cards. We need to offer that option to all of our customers, not just a few. There will be additional costs associated with that service. A key initiative where the Division would like to focus additional resources is in the area of E-Commerce (Internet-based business services). There are a wide range of services and information that can be provided electronically. The creation and implementation of those applications are a high priority for the Division. Work is underway, with the assistance of Information Services staff, to implement the basic infrastructure required for those services. We need to evaluate our current permit tracking software ensure compatibility. Finally, the seasonal nature of permit activity may require additional extra help resources to effectively serve our customers. While this recommendation will generate about \$230,000, the net impact on the Division due to other revenues that are either flat or declining is about \$190,000, a

5.5% increase. With costs increasing at about a 6% rate County-wide, this proposal will allow for the division to present a balanced budget that does not reduce services.

This issue was presented to the Finance and Audit Committee on December 16, 2003 with no specific recommendation. Increases in Planning and Building fees by 4%-8% and Subsurface Sanitation fees by 5.5%-8% were projected. The Committee forwarded the issue to the Board without a recommendation. The minutes from the meeting are attached.

C. Alternatives

1. Reduce Expenses – The only way to address reductions of the magnitude identified above will include a reduction in staffing levels. Any reduction in staffing levels would have an impact on the division's capability to process applications, and would have a significant negative impact on customer service, quality of work, and turn around time. Because the most materials and services expenses (primarily overhead) are fixed for FY04-05, only a portion of the savings necessary can be realized through reductions to this portion of the budget.
2. Fee Increase – Increase Planning and Subsurface Sanitation fees by 8% and Building fees for Plumbing and Mechanical permits by 50%. The proposed fee increase would allow the division to address increased personnel costs, anticipated loss of certain revenues and maintain current FTE, and will provide some capacity to address online business services and seasonal workloads. Unless permit activity increases beyond that projected, no excess revenue is expected.

D. Recommendations

Staff recommends that the Board support Option Number 2.

F. Timing

Staff is recommending July 1, 2004 as the effective date of these fee increases so that they coincide with the start of the new fiscal year.

IV. IMPLEMENTATION/FOLLOW-UP

Upon approval, the FY04-05 budget will include the revenues provided by this action. In addition, the increases in Building Permit fees will be forwarded to the State for review and approval prior to implementation.

V. ATTACHMENTS

Attachment A – Board order
Attachment B – Fee schedule
Attachment C – Building Permit Processing Time
Attachment D – Building Fee Comparison
Attachment E – Planning Fee Comparison
Attachment F – County Comparison of Sanitation Fees
Attachment G – Finance and Audit Committee Minutes from December 16, 2003

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AMENDING CHAPTER 60 OF
LANE MANUAL TO REVISE LAND MANAGEMENT
DIVISION PLANNING, SUBSURFACE SANITATION
AND BUILDING FEES (LM 60.851, LM 60.852 and
60.855), EFFECTIVE JULY 1, 2004

The Board of County Commissioners of Lane County orders as follows:

Lane Manual Chapter 60 is hereby amended by removing, substituting and adding the following sections:

REMOVE THESE SECTIONS

60.851 through 60.852
as located on pages 60-23 through 60-29
(a total of 7 pages)

6.855
as located on pages 60-30 through 60-36
(a total of 7 pages)

INSERT THESE SECTIONS

60.851 through 60.852
as located on pages 60-29 through 60-29
(a total of 7 pages)

6.855
as located on pages 60-30 through 60-36
(a total of 7 pages)

Said sections are attached hereto and incorporated herein by reference. The purpose of these substitutions and additions is to revise Land Management Division Planning, Subsurface Sanitation and Building fees (LM 60.851, LM 60.852 and 60.855), effective July 1, 2004.

Adopted this _____ day of _____ 2004.

Chair, Lane County Board of Commissioners

APPROVED AS TO FORM

Date 2/3/04 Lane County



OFFICE OF LEGAL COUNSEL

For commercial customers, an up-to-date listing of Lane County property information updated and extracted quarterly (4 per year)..... \$ 450.00 per anum
 One-time extract of Lane County information \$ 115.00 each time
(Revised by Order No. 01-9-5-12, Effective 9.5.01; 03-11-12-8, 11.12.03)

60.850 Land Management Division/Department of Public Works.

In addition to the fee schedules established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855, the following policies and applicable charges are established:

(1) Research Fees. In keeping with the provision of LM 60.838, when requests for information with regard to Land Management activities require, in the judgment of the Department Head, or his or her designee, research necessitating the use of staff with specialized or professional expertise, the actual hourly rate of the Land Management staff assigned to provide the required research shall be the hourly rate times 2.42 and shall be charged. Charges will be computed on quarter-hours.

(2) Exceptions. The Director of the Department of Public Works, or his or her designee, may reduce the fee established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855 when strict adherence to the fee schedule would cause inequity to exist among pending applications, when higher fees result from a staff processing error or when extraordinary circumstances cause strict application of the fee schedule to be inappropriate.

(3) Refunds. All, or a portion, of the fee accompanying an application may be refunded, if the applicant withdraws the application in advance of any field work or substantial staff review.

(4) GIS Output (maps, reports, etc.). A \$50 charge will be made for all maps generated from Land Management Division's geographic information systems.

(5) Investigation Fees.

(a) Investigation. Whenever any activity for which a permit is required pursuant to LM 60.851, and 60.855 has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such activity.

(b) Fee. An investigation fee, in addition to the permit fee, shall be collected, unless exempted as provided in LM 60.850(2), whether or not a permit is then or subsequently issued. The investigation fee shall be \$300. The payment of such investigation fee shall not except any person from compliance with all other provisions of Lane Code and state law, nor from any penalty prescribed by law.

(6) Land Management Division Technology Assessment. A \$10.00 charge will be added to all Land Management Division permit transactions for technology improvements.

(7) Permit Acceleration Fee. A \$75.00/hr. processing fee will be charged to individuals wishing to accelerate their Land Management Division Building or Planning Program permit processing. This work will be performed on an overtime basis only, and will not impact ordinary processing times. The option is available only when staff is available for overtime assignments.

(8) Administrative Fee. A 15% administrative fee will be added to all Land Management Division permit transactions.

(9) Long-Range Planning Surcharge. A 5% long-range planning surcharge will be added to all Land Management Division permit transactions. *(Revised by Order No. 99-6-15-1; Effective 7.1.99)*

60.851 Land Management Division/Public Works Department -Planning.

This section establishes fees for County services as listed.

For the purposes of this subsection:

BCC means the Board of Commissioners.

HO means the Hearings Officer.

PC means the Planning Commission.

PD means the Planning Director.

BO means the Building Official.

(1) Reproductions.

LC Chapter 10 (Zoning)	\$ 70.00
LC Chapter 13 (Land Divisions)	\$ 33.00
LC Chapter 14 (Procedure)	\$ 33.00
LC Chapter 15 (Roads)	\$ 70.00
LC Chapter 16 (Development)	\$ 70.00
Rural Plan Policies	\$ 33.00
Individual Copies	LM 60.830
Draft Transcribing Fee	LM 60.834
Request for Information	LM 60.838
.....	LM 60.850(1)
RCP Maps Hard Copy	\$ 120.00
RCP Maps Microfiche	\$ 60.00

(2) Chapter 13 - Land Division.

Preliminary Plat-Subdivision	\$1,050.00+
.....	\$ 140.00/lot
Plat Final	\$ 580.00
Partitions Preliminary Approval	\$ 700.00
Partitions Final	\$ 465.00

(3) Chapter 14 - Appeals:

Appeals

Planning Director decision to Hearings Official (De Novo)	\$ 290.00
Planning Director decision to Hearings Official (on the record)	\$1,620.00
Hearings Official decision to Board of County Commissioners (elect to hear) ¹	\$1,080.00
Hearings Official decision to Board of County Commissioners (on the record)	\$1,620.00
Applicant Requested Actions	
Modify Planning Director Decision (other than timeline)	\$ 465.00
Modify/Reconsider Hearing Official Decision (other than timeline)	\$ 840.00
Continuation of Planning Director Hearing	\$ 465.00
Continuation of Hearing Official Hearing	\$ 840.00
Reconsideration of Application remanded by LUBA, Oregon Court of Appeals or Oregon Supreme Court	\$ 840.00

(4) Chapter 15 - Roads.

Variance	\$ 875.00
Road Dedication	\$1,400.00
Addressing (15.335)	\$ 70.00

¹ If BCC elects not to hear, \$150 shall be refundable.

	Amenity Permit Fee	\$ 120.00
	Amenity Appeal Fee.....	\$ 120.00
(5)	<u>Chapter 10 - Zoning:</u>	
	Zoning or Rezoning.....	\$1,745.00
	Planning or Zoning Intergovernmental Agreements Requiring Board Approval	\$1,160.00
	Conditional Use Permit by HO	\$1,745.00
	Subdivision sign permit.....	\$ 120.00
	Shoreland Boundary Preliminary Investigation	\$ 232.00
	Hazards Checklist.....	\$ 232.00
	Site Investigation Report.....	\$ 930.00
	Special Use Review by PD.....	\$ 930.00
	Special Use Review by PD (with hearing).....	\$1,745.00
	Special Use Review by HO	\$2,320.00
	Sand and Gravel Plan Review	\$2,320.00
	Field Investigation/Verification For Conditions of a Permit or Special Use Permit.....	\$ 172.00
	Application for Verification of Compliance with Conditions for a Special Use Permit.....	\$ 290.00
	Temporary Hardship Mobile Home Initial Review (LC Chapter 11).....	\$ 75.00
	Renewal	\$ 50.00
(6)	<u>Chapter 16 - Development Code:</u> The terms of HO Use Approval and Director Use Approval are equivalent to Special Use Approvals HO and Special Use Approval PD.	
	Plan Amendments	
	Conformity Determination Amendment (RCP Goal 2, Policy 27)	\$1,000.00
	Major Amendment.....	\$10,000.00 ACS ²
	Minor Amendment/No exception	\$2,320.00
	Minor Amendment with exception.....	\$4,180.00
	Zoning or Rezoning.....	\$2,320.00
	Special Use Approval (HO)	\$2,320.00
	Special Use Approval (PD).....	\$ 930.00
	In Forest Zones (F1 and F2)	\$1,945.00
	Nonconforming Use (PD)	\$ 960.00
	In Forest Zones (F1 and F2)	\$2,000.00
	Vested Rights	\$ 960.00
	In Forest Zones (F1 and F2)	\$2,000.00
	Verification of Lawfully Existing Use (16.290/ 16.291/16.292) Without Notice	\$ 485.00
	Verification of Lawfully Existing Use (16.290/ 16.291/16.292) With Notice	\$ 960.00

² Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

Home Occupation Renewal.....	\$ 175.00
In Forest Zones (F1 and F2)	\$ 365.00
Shoreland Boundary Preliminary Investigation	\$ 230.00
In Forest Zones (F1 and F2)	\$ 485.00
Hazards Checklist.....	\$ 230.00
In Forest Zones (F1 and F2)	\$ 485.00
Site Investigation Report.....	\$ 465.00
In Forest Zones (F1 and F2)	\$ 975.00
Floodplain Management RCP 16.244	
(a) Fill, removal 50 to 500 c.u.	\$ 140.00
In Forest Zones (F1 and F2)	\$ 290.00
(b) Fill, removal 501 to 3,000 c.u.	\$ 195.00
In Forest Zones (F1 and F2)	\$ 400.00
(c) Fill, removal 3,001 to 30,000 c.u.	\$ 320.00
In Forest Zones (F1 and F2)	\$ 670.00
(d) Fill, removal 30,001 up.....	\$ 640.00
In Forest Zones (F1 and F2)	\$1,335.00
(e) Step-Backwater Analysis	\$1,535.00
In Forest Zones (F1 and F2)	\$3,210.00
(f) Floodplain Field Verification.....	\$ 230.00
In Forest Zones (F1 and F2)	\$ 485.00
(g) Floodplain Office Verification.....	\$ 60.00
In Forest Zones (F1 and F2)	\$ 120.00
Riparian Setback Preliminary Investigation.....	\$ 450.00
In Forest Zones (F1 and F2)	\$ 935.00
Riparian Setback Modification.....	\$ 960.00
In Forest Zones (F1 and F2)	\$2,000.00
Riparian Setback Development Plan.....	\$ 960.00
In Forest Zones (F1 and F2)	\$2,000.00
Riparian Setback Enhancement Plan.....	\$ 255.00
In Forest Zones (F1 and F2)	\$ 535.00
Riparian Setback Restoration Plan.....	\$1,535.00
In Forest Zones (F1 and F2)	\$3,210.00
Wetland Management ORS 215.418.....	
(a) Wetland Office Verification	\$ 65.00
(b) Wetland Notice to D.S.L.....	\$ 27.00
EFU Farm Dwelling Review	\$ 930.00
Temporary Hardship Mobile Home	
(a) Initial Review.....	\$ 75.00
(b) Renewal	\$ 50.00
Sand and Gravel Plan Review	\$2,320.00
Field Investigation/Verification For Conditions of a	
Permit or Special Use Permit.....	\$ 170.00
In Forest Zones (F1 and F2)	\$ 370.00
Application for Verification of Compliance with	
Conditions for a Special Use Permit.....	\$ 290.00
In Forest Zones (F1 and F2)	\$ 605.00
(7) <u>Chapter 12 - Comprehensive Plan:</u>	
Plan Amendments (for Chapter 10)	
Without an exception	\$2,320.00
With an exception.....	\$4,180.00

	Eugene/Springfield Metro Plan Amendments	
	Nonrefundable Classification Fee	\$ 255.00
	Minor Amendment	\$4,180.00
	Major Amendment	\$10,000 ACS ³
(8)	<u>Renotification Fee for Failure to Comply With LM 10.035,</u> or applicant requested rescheduling of hearing date after effectuation of legal notification.	\$ 230.00
(9)	<u>Preapplication Conference.</u>	\$ 175.00
(10)	<u>Planning and Setback Clearance for:</u>	
	Major Chapter 11 permits.....	\$ 215.00+ ⁴
	Access Review	\$ 55.00
	Airport Safety Combining Zone	\$ 55.00
	Coastal Combining Zones.....	\$ 55.00
	Greenway Development Permit.....	\$ 55.00
	Legal Lot Determination.....	\$ 55.00
	Minor Chapter 11 permits.....	\$ 70.00
(11)	<u>Legal Lot Verification</u>	\$ 410.00
(12)	<u>Review of Lot Line Adjustments</u>	\$ 230.00
(13)	<u>Land Use Compatibility Statements</u>	
	Complex.....	\$ 290.00
	Simple.....	\$ 32.00
(14)	<u>Requests for Board Interpretation of LC Chapter 16</u>	
	Pursuant to LC 16.008	\$ 960.00
(15)	<u>Annual Subscription For Requested Notice</u> (not subject to LM 60.850(6), (8) or (9))	
	Requested LC 14.160(1)(b) Notice.....	\$ 120.00/yr.
	Requested Notice of Application Acceptance	\$ 300.00/yr.

(Revised by Order No. 01-4-4-6, Effective 7.1.01; 03-4-16-3, 7.1.03; 03-10-15-11, 10.15.03; 03-12-17-14, 12.17.03)

60.852 Land Management Division/Public Works Department-Subsurface Sanitation.

Pursuant to the authorization of ORS 454.745 and the Lane County Home Rule Charter, the following fees shall be paid to Lane County for the following services:

On-Site Sewage Disposal Systems Site Evaluation	
Commercial Facility System Site Evaluation:	
For first 1,000 gallons projected daily sewage flow	\$ 449.00
Plus for each 500 gallons or part thereof above 1,000 gallons, for projected daily sewage flow up to 2,500 gallons	\$ 135.00
Single-Family Dwelling	\$ 449.00

³ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

⁴ \$200 base fee + \$55 for each additional review component

Each fee paid entitles the applicant to as many site inspections on a single parcel or lot as are necessary to determine site suitability for a single system.

The applicant may request additional site inspections within 90 days of the initial site evaluation, at no extra cost. Separate fees shall be required if site inspections are to determine site suitability for more than one system on a single parcel of land.

On-Site Sewage Disposal System Construction Permits

For first 1,000 gallons projected daily sewage flow:

Standard on-site system \$ 585.00

Alternative Systems:

Aerobic System.....	\$ 585.00
Capping Fill.....	\$ 960.00
Cesspool.....	\$ 585.00
Disposal Trenches in Saprolite.....	\$ 585.00
Evapotranspiration-Absorption.....	\$ 585.00
Gray water waste disposal sump.....	\$ 271.00
Pressure distribution.....	\$ 832.00
Redundant.....	\$ 585.00
Sand Filter.....	\$1,047.00
Seepage Pit.....	\$ 585.00
Seepage Trench.....	\$ 585.00
Steep Slope.....	\$ 585.00
Tile Dewatering.....	\$ 832.00

For systems with projected daily sewage flows greater than 1,000 gallons, the on-site sewage disposal system construction permit fee shall be equal to the fee required above, plus \$108, for each 500 gallons or part thereof above 1,000 gallons.

Commercial Facility System, Plan Review.

For a system with a projected daily sewage flow of less than 600 gallons, the cost of plan review is included in the permit application fee.

- (a) For a system with a projected daily sewage flow of 600 gallons but not more than 1,000 gallons projected daily sewage flow \$ 271.00
- (b) Plus for each 500 gallons or part thereof above 1,000 gallons, to a maximum sewage flow limit of 2,500 gallons per day \$ 31.00
- (c) Plan review for systems with projected sewage flows greater than 5,000 gallons per day shall be pursuant to OAR 340, Division 52.

Permit Renewal.

If field visit required.....	\$ 253.00
No field visit required	\$ 117.00

NOTE. Renewal of a permit may be granted to the original permittee if an application for permit renewal is filed prior to the original permit expiration date. Refer to OAR 340-71-160(10).

Alteration Permit

Major	\$ 585.00
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Minor	\$ 246.00
Repair Permit	
Single Family Dwelling:	
Major	\$ 210.00
Minor	\$ 123.00
Commercial Facility. The appropriate fee identified in on-site sewage disposal system construction permits above.	
Authorization Notice	
If field visit is required	\$ 357.00
No field visit is required	\$ 122.00
Annual Evaluation of Alternative System (where required)	\$ 289.00
Annual Evaluation of Temporary or Hardship	
Mobile Home	\$ 160.00
Pumper Truck Inspection	
First vehicle	\$ 98.00
Each additional vehicle during same inspection	\$ 55.00
Existing System Evaluation Report	\$ 381.00
NOTE. The fee shall not be charged for an evaluation report on any proposed repair, alteration or extension of an existing system.	
Building permit plot plan check when authorization notice is not required	\$ 46.00
Surcharge. In order to offset a portion of the administrative costs of the statewide on-site sewage disposal program, a surcharge for each activity, as set by Oregon Administrative Rule, shall be levied. Proceeds from surcharges shall be forwarded to the Department of Environmental Quality as negotiated in the memorandum of agreement (contract) between the County and the Department.	

(Revised by Order No. 01-4-4-6; Effective 7.1.01; 03-3-12-3, 4.11.03)

60.853 Fees.

Pursuant to ORS 368.326 through .368, the following fee schedule shall be paid at or prior to the time of filing petitions for the vacation of all or any part of any lot, tract, street, alley, road, highway, common or all or any part of any public square or any other public property or public interest in property in any unincorporated area or town:

- (1) \$1500 for a proposed vacation of public lands with a public hearing plus \$35/hour for field investigation and posting;
- (2) \$650 for a proposed vacation of public lands without a hearing per ORS 368.351.

Fees shall be made payable to the Lane County Surveyor for the purposes of offsetting the costs of investigating and acting on such petitions by Lane County, and no part of said fee shall be refunded to the petitioner in the event the petition is withdrawn by the petitioner or denied by the Board. The cost of legal advertising and recording fees shall be borne by petitioner. *(Revised by Order No. 01-4-4-6, Effective 7.1.01)*

60.854 Public Works Department/Land Management Division Surveyors.

In accordance with ORS Chapters 92, 100 and 209 and LC Chapter 13, the following fees are established:

(1) For checking a plat or land partition for compliance to ORS 92.100 the subdivider or land partitioner shall pay a fee prior to recording the subdivision or land partition plat as follows:

- (a) \$600 per subdivision plat and \$40 per lot;
- (b) \$700 per post monumented subdivision plat and \$30 per lot;
- (c) \$300 per land partition plat with public road dedication;
- (d) \$200 per land partition plat without public road dedication;
- (e) \$15 for affidavit of correction and entering corrected information to

filed subdivision plats.

(2) For checking a condominium plat for compliance to ORS 100.115(4) the developer shall pay a fee prior to recording the condominium plat as follows:

- (a) \$375 per condominium plat and \$30 per building.

In addition to the fees listed for plat checking in LM 60.854(1) and (2) an added fee not to exceed the original fee may be charged where plats are checked, corrections noted and the plat is returned for rechecking without noted corrections. The fee shall be based on County costs incurred to again review the plat in the office or field to determine compliance to applicable Oregon Revised Statutes or Lane Code.

Fees in LM 60.854(1) and (2) shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking the subdivision plat, land partition plat or condominium plat and taking field measurements and inspection as required and no part of said fee shall be refunded to the subdivider, partitioner or developer in the event the plat is withdrawn or denied by the governing body. The affidavit of corrections fee shall be paid prior to filing the document with the County Clerk.

(3) For checking land surveys for compliance to ORS 209, for forwarding copies of land surveys to the Board of Engineering Examiners, and providing affidavit of corrections for land surveys the following fees are established.

- (a) \$50 for checking land surveys;
- (b) \$10 for copying and mailing a land survey map and notifying the Board of Engineering Examiners of an apparent noncomplying land survey;
- (c) \$20 affidavit of correction and entering corrected information onto filed land surveys.

Fees shall be made payable to the Lane County Surveyor. The land survey checking fees shall be paid prior to submitting land surveys for filing. The affidavit of correction fee shall be paid prior to filing the document with the County Clerk. Fees shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking land surveys, sending notice to the Board of Examiners, reviewing affidavits of corrections and maintenance of microfilm records. All fees shall be submitted prior to filing or reviewing the land survey or affidavit.

(4) For servicing government corners that are disturbed by any person or public agency in accordance with ORS 209.140 or 209.150, the Lane County Surveyor may recover the cost of crew wages and vehicle usage to reimburse County for lowering and replacement of government corner monuments or corner accessories.

The cost of crew and vehicle usage to lower and service the corner or its accessories shall be paid by the person or public agency causing the corner to be disturbed to Lane County Surveyor within 10 days of receipt of the invoice for work performed. *(Revised by Order No. 01-4-4-6, Effective 7.1.01)*

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447 and 455, the following fees are established:

(1) Building Permit Fees. Fees shall be 127% of the fees allowed by Section 304 of the State of Oregon Structural Specialty Code, 1991 Edition as computed from Exhibit "A"-attached hereto.

(2) Additional Fees.

Mobile Home Placement Permit \$ 172.00

Mobile Home Sewer and Water Connections Fee \$ 53.75

or

Mobile Home sewer and water connectors (on private lots)

First 100 feet..... \$ 53.75

Each additional 100 feet or fraction thereof \$ 27.95

Mobile Modular Structures (used for other than dwelling purposes) 35%

Exhibit A valuation rate.

Temporary Mobile Home Hardship Placement Permit

(Original Placement-Good for two calendar years)

Fees same as regular mobile home placement permits

Recreational Vehicle (six months, no utilities) \$ 48.40

Structure Relocation Investigation Fees..... \$ 107.50

Swimming Pool (Plumbing and/or Mechanical extra) .. \$ 107.50

Demolition of Buildings (Plumbing Extra) \$ 53.75

Agricultural Buildings not located in Flood

Hazard Areas \$ 37.65

Change of Occupancy Inspection Fee \$ 268.75

Building Code Administrative Variance Fee \$ 37.65

Building Appeals Hearing Filing Fee..... \$ 107.50

Code Interpretation Conference Fee..... \$ 16.15/min.

..... \$ 16.15/hr.

(3) Other Inspection and Fees. May be levied at 127% of the fee provided in Table 3-A of the Uniform Building Code, 1991 Edition.

(4) Mechanical Permit fees. Fees shall be 207% of the fee as provided in Table 3-A, Uniform Mechanical Code, 1991 Edition.

(5) Mobile Home Parks. Valuation is computed per Table 2 of OAR 918-600. Fees shall be 127% of the fees as regulated by OAR 918-600, Manufactured Dwelling Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. Valuation is computed per Table 2 of OAR 918-650. Fees shall be 127% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) Plumbing permit fees. Fees shall be 162% of the fees as provided in the State of Oregon Plumbing Specialty Code, 1987 Edition.

(8) Miscellaneous:

Composting Toilet..... \$ 26.60

Solar System each component..... \$ 17.75

Solar System Building Alterations \$ 53.75 minimum

Masonry fireplace Installation (for existing structure).. \$ 107.50

(9) Commercial/Industrial Temporary Certificate of
Occupancy fee.10% of Building Permit fee.

(10) Development Report Service Fee.

(with/inspection)..... \$ 107.50

(11) Development Report Service Fee.

- (without/inspection)..... \$ 53.75
- (12) Surcharge. In accordance with ORS 455.210 and 455.220, a 5% State surcharge will be collected and submitted to the Oregon State Department of Commerce.
- (13) Quick Start Authorization Fee..... \$ 107.50

Exhibit "A" to Chapter 60 of Lane Manual (60.855)

LANE COUNTY

Department of Public Works, Land Management Division

BUILDING VALUATION DATA

The valuation of building construction for construction permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include a facsimile or photocopy of the actual contract cost. The building permit fee will be based on this cost estimate or as a minimum shall be based on the following rates. Building permit fees will be computed at 127% of the fee derived from Table 3-A, Uniform Building Code, 1991 Edition and valuations established by this Exhibit "A" to Chapter 60, Lane Manual (60.855).

<u>⁵Occupancy and Type</u>	<u>Rate Per Square Foot</u>
1. <u>Apartment Houses.</u>	
⁶ Type I or II F.R	\$ 81.03
Type V-Masonry (or Type III)	\$ 65.21
Type V-Wood Frame	\$ 58.51
Type I Basement/Garage	\$ 30.61
2. <u>Auditoriums.</u>	
Type I or II F.R	\$ 85.70
Type II-1-Hour	\$ 60.80
Type II-N	\$ 57.79
Type III-1-Hour	\$ 65.05
Type III-N	\$ 62.04
Type V-1-Hour	\$ 59.66
Type V-N	\$ 56.75
3. <u>Banks.</u>	
⁷ Type I or II F.R	\$122.64
Type II-1-Hour	\$ 88.09
Type II-N	\$ 83.94
Type III-1-Hour	\$ 99.91
Type III-N	\$ 95.35
Type V-1-Hour	\$ 88.09
Type V-N	\$ 83.83
4. <u>Churches.</u>	
Type I or II F.R	\$ 80.93
Type II-1-Hour	\$ 60.49
Type II-N	\$ 57.48
Type III-1-Hour	\$ 64.95

⁵ Deduct 20% for shell only buildings.

⁶ Add 0.5% per floor for each story over three.

⁷ See #41.

	Type III-N	\$ 61.84
	Type V-1-Hour	\$ 55.29
	Type V-N	\$ 56.24
5.	Convalescent Hospitals.	
	⁸ Type I or II F.R.	\$114.75
	Type III-1-Hour	\$ 81.86
	Type V-1-Hour	\$ 73.66
6.	Dwellings.	
	Type V-Masonry (new or additions)	\$ 70.91
	Type V-Wood Frame (new or additions)	\$ 64.54
	<u>Basements:</u>	
	Unfinished	\$ 13.54
	Finished	\$ 14.63
7.	<u>Fire Stations.</u>	
	Type I or II F.R.	\$ 93.79
	Type II-1-Hour	\$ 60.80
	Type II-N	\$ 57.79
	Type III-1-Hour	\$ 67.65
	Type III-N	\$ 64.23
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.48
8.	<u>Homes for the Elderly.</u>	
	Type I or II F.R.	\$ 84.66
	Type II-1-Hour	\$ 67.85
	Type II-N	\$ 64.64
	Type III-1-Hour	\$ 70.76
	Type III-N	\$ 67.65
	Type V-1-Hour	\$ 67.44
	Type V-N	\$ 64.11
9.	<u>Hospitals.</u>	
	⁹ Type I or II F.R.	\$134.46
	Type III-1-Hour	\$111.84
	Type V-1-Hour	\$103.75
10.	<u>Hotels and Motels.</u>	
	¹⁰ Type I or II F.R.	\$ 84.04
	Type III-1-Hour	\$ 72.53
	Type III-N	\$ 69.10
	Type V-1-Hour	\$ 63.29
	Type V-N	\$ 60.39
11.	<u>Industrial Plants:</u>	
	Type I or II F.R.	\$ 46.59
	Type II-1-Hour	\$ 31.75
	Type II (Stock)	\$ 30.09
	Type III-1-Hour	\$ 35.06
	Type III-N	\$ 33.51
	Type V-1-Hour	\$ 31.65
	Type V-N	\$ 29.88

⁸ See #41.⁹ See #41.¹⁰ See #41.

12.	<u>Jails</u>	
	Type I or II F.R	\$131.45
	Type III-1-Hour	\$119.53
	Type V-1-Hour	\$85.90
13.	<u>Libraries</u>	
	Type I or II F.R	\$96.28
	Type II-1-Hour	\$67.34
	Type II-N	\$63.91
	Type III-1-Hour	\$73.25
	Type III-N	\$69.73
	Type V-1-Hour	\$65.68
	Type V-N	\$62.56
14.	<u>Medical Offices.</u>	
	Type I or II F.R	\$98.35
	Type II-1-Hour	\$73.15
	Type II-N	\$69.73
	Type III-1-Hour	\$79.99
	Type III-N	\$76.36
	Type V-1-Hour	\$74.49
	Type V-N	\$70.45
15.	<u>Offices.</u>	
	¹¹ Type I or II F.R	\$88.09
	Type II-1 Hour	\$57.06
	Type II-N	\$55.61
	Type III-1-Hour	\$62.78
	Type III-N	\$59.86
	Type V-1-Hour	\$58.10
	Type V-N	\$55.40
16.	<u>Private Residential Garages & Residential Accessory Structures</u>	
	Masonry	\$22.51
	Wood Frame	\$18.99
	Open Carports	\$13.59
17.	<u>Public Buildings</u>	
	Type I or II F.R	\$102.61
	Type II-1-Hour	\$76.56
	Type II-N	\$73.15
	Type III-1-Hour	\$85.70
	Type III-N	\$81.86
	Type V-1-Hour	\$75.74
	Type V-N	\$72.63
18.	<u>Public Garages (includes Repair Garages)</u>	
	Type I or II F.R	\$40.46
	Type II-N	\$40.46
	Type III-1-Hour	\$31.65
	Type III-N	\$27.29
	Type V-1-Hour	\$23.65
	Type V-N	\$21.16
19.	<u>Restaurants.</u>	
	Type III-1-Hour	\$76.46

¹¹ See #41.

	Type III-N	\$ 72.84
	Type V-1-Hour	\$ 67.75
	Type V-N	\$ 64.54
20.	<u>Schools:</u>	
	Type I or II F.R	\$ 92.03
	Type II-1-Hour	\$ 65.58
	Type III-1-Hour	\$ 66.09
	Type III-N	\$ 62.66
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.28
21.	<u>Service Stations:</u>	
	Type II-N	\$ 54.58
	Type III-1-Hour	\$ 54.78
	Type V-1-Hour	\$ 48.14
	Canopies	\$ 21.06
22.	<u>Stores:</u>	
	Type I or II F.R	\$ 68.89
	Type II 1-Hour	\$ 41.50
	Type II-N	\$ 40.68
	Type III-1-Hour	\$ 50.74
	Type III-N	\$ 47.83
	Type V-1-Hour	\$ 40.46
	Type V-N	\$ 37.88
23.	<u>Theaters:</u>	
	Type I or II F.R	\$ 89.75
	Type III-1-Hour	\$ 65.05
	Type III-N	\$ 61.69
	Type V-1-Hour	\$ 58.63
	Type V-N	\$ 56.03
24.	<u>Warehouses:</u>	
	Type I or II F.R	\$ 40.78
	Type II or V-1-Hour	\$ 24.08
	Type II or V-N	\$ 22.73
	Type III-1-Hour	\$ 27.70
	Type III-N	\$ 26.46
25.	<u>Equipment:</u>	
	Air Conditioning:	
	Commercial	\$ 3.53
	Residential	\$ 2.90
	Sprinkler Systems.....	\$ 1.66
26.	<u>Miscellaneous Structures:</u>	
	Decks/Porches:	
	Uncovered	\$ 5.63
	Covered	\$ 8.75
	Foundation Only	\$ 6.25
	Structural Roof Only	\$ 6.00
	Commercial Re-roof	
	Additional roofing layer	\$.94
	Remove existing and re-roof	\$ 1.25

If the above determination of construction costs does not agree with the actual cost of construction, the permit holder may submit a detailed certified cost record after

completion of construction. Any overpayment of permit fees will be refunded based on the actual cost as approved by the Building Official.

27. Additional Fees.

Plan Checking Fee.

In addition to the building permit fee, a plan check fee will be charged based on building permit fee. Plan Check fees shall be 65% of the building permit fee.

28. Alteration and Remodel. (Residential and Commercial)

Alterations and remodel other than additions use contract price or 50% current per square foot value for new construction. Square foot area computation to be the remodeled portion of the structure.

Minimum building fee does not include surcharge (State) or plan check fee...\$ 50.00

29. Additions. (Residential and Commercial)

Use current per square foot value of new construction for type of occupancy

EXHIBIT "A" TO CHAPTER 60
OF LANE MANUAL (60.855)

(Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01; 03-4-16-3, 7.1.03)

60.865 Law Library Fees.

(1) Circuit Court. Under the authority of ORS 21.350, the law library fee in each civil suit, action, or proceeding filed in the Circuit Court of Lane County shall be 33% of the filing fee provided by law rounded to the next full dollar.

(2) No such fee shall be charged in accordance with this section that exceeds 33% of the filing fee as provided by law. *(Revised by Order No. 97-10-29-5, Effective 10.29.97)*

60.870 Records Search Fee.

In accordance with the authority granted by ORS 192.440, a records search and inspection fee is hereby established for the purpose of reimbursing Lane County for its actual cost in making records available under ORS Chapter 192.

Per single request, search or examination,

employee lost time less than one hour.....None-

Search or examination requiring an hour or more

of employee time.....The hourly wage rate
for the employee
involved as determined
by the Department
Head.

(Revised by Order 75-2-19-9, Effective 2.19.75)

60.875 Fees for Lane County Solid Waste Services.

Pursuant to Lane County Charter, Chapter II, Section 5, and LC 9.005 through 9.070, this section establishes a rate schedule for disposal of solid waste at all Lane County solid waste facilities and a Solid Waste System Benefit Fee for countywide solid waste management services, assessed on all municipal solid waste generated inside Lane County. Except where otherwise clearly indicated, all individuals, firms, agencies or corporations whether Public or private, shall pay the total solid waste service fee at any of the County solid waste facilities which includes both the listed Disposal Fee and the System Benefit Fee assessed against any municipal solid waste which is generated inside

For commercial customers, an up-to-date listing of Lane County property information updated and extracted quarterly (4 per year)..... \$ 450.00 per anum
One-time extract of Lane County information \$ 115.00 each time
(Revised by Order No. 01-9-5-12, Effective 9.5.01; 03-11-12-8, 11.12.03)

60.850 Land Management Division/Department of Public Works.

In addition to the fee schedules established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855, the following policies and applicable charges are established:

(1) Research Fees. In keeping with the provision of LM 60.838, when requests for information with regard to Land Management activities require, in the judgment of the Department Head, or his or her designee, research necessitating the use of staff with specialized or professional expertise, the actual hourly rate of the Land Management staff assigned to provide the required research shall be the hourly rate times 2.42 and shall be charged. Charges will be computed on quarter-hours.

(2) Exceptions. The Director of the Department of Public Works, or his or her designee, may reduce the fee established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855 when strict adherence to the fee schedule would cause inequity to exist among pending applications, when higher fees result from a staff processing error or when extraordinary circumstances cause strict application of the fee schedule to be inappropriate.

(3) Refunds. All, or a portion, of the fee accompanying an application may be refunded, if the applicant withdraws the application in advance of any field work or substantial staff review.

(4) GIS Output (maps, reports, etc.). A \$50 charge will be made for all maps generated from Land Management Division's geographic information systems.

(5) Investigation Fees.

(a) Investigation. Whenever any activity for which a permit is required pursuant to LM 60.851, and 60.855 has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such activity.

(b) Fee. An investigation fee, in addition to the permit fee, shall be collected, unless exempted as provided in LM 60.850(2), whether or not a permit is then or subsequently issued. The investigation fee shall be \$300. The payment of such investigation fee shall not except any person from compliance with all other provisions of Lane Code and state law, nor from any penalty prescribed by law.

(6) Land Management Division Technology Assessment. A \$10.00 charge will be added to all Land Management Division permit transactions for technology improvements.

(7) Permit Acceleration Fee. A \$75.00/hr. processing fee will be charged to individuals wishing to accelerate their Land Management Division Building or Planning Program permit processing. This work will be performed on an overtime basis only, and will not impact ordinary processing times. The option is available only when staff is available for overtime assignments.

(8) Administrative Fee. A 15% administrative fee will be added to all Land Management Division permit transactions.

(9) Long-Range Planning Surcharge. A 5% long-range planning surcharge will be added to all Land Management Division permit transactions. (Revised by Order No. 99-6-15-1; Effective 7.1.99)

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60.851 Land Management Division/Public Works Department -Planning.

This section establishes fees for County services as listed.

For the purposes of this subsection:

BCC means the Board of Commissioners.

HO means the Hearings Officer.

PC means the Planning Commission.

PD means the Planning Director.

BO means the Building Official.

(1) Reproductions.

LC Chapter 10 (Zoning)	\$6570.00
LC Chapter 13 (Land Divisions)	\$3033.00
LC Chapter 14 (Procedure)	\$3033.00
LC Chapter 15 (Roads)	\$6570.00
LC Chapter 16 (Development)	\$6570.00
Rural Plan Policies	\$3033.00
Individual Copies	LM 60.830
Draft Transcribing Fee	LM 60.834
Request for Information	LM 60.838
.....	LM 60.850(1)
RCP Maps Hard Copy	\$110120.00
RCP Maps Microfiche	\$5560.00

(2) Chapter 13 - Land Division.

Preliminary Plat-Subdivision	\$9701,050.00+
.....	\$130140.00/lot
Plat Final	\$540580.00
Partitions Preliminary Approval	\$650700.00
Partitions Final	\$430465.00

(3) Chapter 14 - Appeals:

Appeals

Planning Director decision to Hearings Official (De Novo)	\$270290.00
Planning Director decision to Hearings Official (on the record)	\$1,5001,620.00
Hearings Official decision to Board of County Commissioners (elect to hear) ¹	\$1,0001,080.00
Hearings Official decision to Board of County Commissioners (on the record)	\$1,5001,620.00
Applicant Requested Actions	
Modify Planning Director Decision (other than timeline)	\$430465.00
Modify/Reconsider Hearing Official Decision (other than timeline)	\$775840.00
Continuation of Planning Director Hearing	\$430465.00
Continuation of Hearing Official Hearing	\$775840.00
Reconsideration of Application remanded by LUBA, Oregon Court of Appeals or Oregon Supreme Court	\$775840.00

¹ If BCC elects not to hear, \$150 shall be refundable.

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(4) <u>Chapter 15 - Roads.</u>	
Variance	\$810 875.00
Road Dedication.....	\$1,290 1,400.00
Addressing (15.335).....	\$65 70.00
Amenity Permit Fee	\$110 120.00
Amenity Appeal Fee.....	\$110 120.00
(5) <u>Chapter 10 - Zoning:</u>	
Zoning or Rezoning.....	\$1,615 1,745.00
Planning or Zoning Intergovernmental Agreements	
Requiring Board Approval	\$1,075 1,160.00
Conditional Use Permit by HO	\$1,615 1,745.00
Subdivision sign permit.....	\$110 120.00
Shoreland Boundary Preliminary Investigation	\$215 232.00
Hazards Checklist.....	\$215 232.00
Site Investigation Report.....	\$860 930.00
Special Use Review by PD.....	\$860 930.00
Special Use Review by PD (with hearing).....	\$1,615 1,745.00
Special Use Review by HO	\$2,150 2,320.00
Sand and Gravel Plan Review	\$2,150 2,320.00
Field Investigation/Verification	
For Conditions of a Permit or	
Special Use Permit.....	\$160 172.00
Application for Verification of Compliance with	
Conditions for a Special Use Permit.....	\$270 290.00
Temporary Hardship Mobile Home	
Initial Review (LC Chapter: 11).....	\$ 75.00
Renewal	\$ 50.00
(6) <u>Chapter 16 - Development Code:</u> The terms of HO Use Approval and	
Director Use Approval are equivalent to Special Use Approvals HO and Special Use	
Approval PD.	
Plan Amendments	
Conformity Determination Amendment	
(RCP Goal 2, Policy 27)	\$1,000.00
Major Amendment.....	\$10,000.00 ACS ²
Minor Amendment/No exception	\$2,150 2,320.00
Minor Amendment with exception.....	\$3,870 4,180.00
Zoning or Rezoning.....	\$2,150 2,320.00
Special Use Approval (HO)	\$2,150 2,320.00
Special Use Approval (PD).....	\$860 930.00
In Forest Zones (F1 and F2)	\$1,800 1,945.00
Nonconforming Use (PD)	\$890 960.00
In Forest Zones (F1 and F2)	\$1,855 2,000.00

² Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

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Vested Rights	\$890960.00
In Forest Zones (F1 and F2)	\$1,8552,000.00
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) Without Notice	\$450485.00
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) With Notice	\$890960.00
Home Occupation Renewal.....	\$160175.00
In Forest Zones (F1 and F2)	\$340365.00
Shoreland Boundary Preliminary Investigation	\$215230.00
In Forest Zones (F1 and F2)	\$450485.00
Hazards Checklist.....	\$215230.00
In Forest Zones (F1 and F2)	\$450485.00
Site Investigation Report.....	\$430465.00
In Forest Zones (F1 and F2)	\$900975.00
Floodplain Management RCP 16.244	
(a) Fill, removal 50 to 500 c.u.	\$129140.00
In Forest Zones (F1 and F2)	\$270290.00
(b) Fill, removal 501 to 3,000 c.u.	\$180195.00
In Forest Zones (F1 and F2)	\$370400.00
(c) Fill, removal 3,001 to 30,000 c.u.	\$295320.00
In Forest Zones (F1 and F2)	\$620670.00
(d) Fill, removal 30,001 up.....	\$590640.00
In Forest Zones (F1 and F2)	\$1,2351,335.00
(e) Step-Backwater Analysis.....	\$1,4201,535.00
In Forest Zones (F1 and F2)	\$2,9703,210.00
(f) Floodplain Field Verification.....	\$215230.00
In Forest Zones (F1 and F2)	\$450485.00
(g) Floodplain Office Verification.....	\$5560.00
In Forest Zones (F1 and F2)	\$110120.00
Riparian Setback Preliminary Investigation.....	\$415450.00
In Forest Zones (F1 and F2)	\$865935.00
Riparian Setback Modification.....	\$890960.00
In Forest Zones (F1 and F2)	\$1,8552,000.00
Riparian Setback Development Plan.....	\$890960.00
In Forest Zones (F1 and F2)	\$1,8552,000.00
Riparian Setback Enhancement Plan.....	\$235255.00
In Forest Zones (F1 and F2)	\$495535.00
Riparian Setback Restoration Plan.....	\$1,4201,535.00
In Forest Zones (F1 and F2)	\$2,9703,210.00
Wetland Management ORS 215.418.....	
(a) Wetland Office Verification	\$6065.00
(b) Wetland Notice to D.S.L.....	\$2527.00
EFU Farm Dwelling Review.....	\$860930.00
Temporary Hardship Mobile Home	
(a) Initial Review.....	\$ 75.00
(b) Renewal	\$ 50.00
Sand and Gravel Plan Review	\$2,1502,320.00
Field Investigation/Verification For Conditions of a Permit or Special Use Permit.....	\$160170.00

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	In Forest Zones (F1 and F2)	\$340370.00
	Application for Verification of Compliance with Conditions for a Special Use Permit.....	\$270290.00
	In Forest Zones (F1 and F2)	\$560605.00
(7)	<u>Chapter 12 - Comprehensive Plan:</u> Plan Amendments (for Chapter 10)	
	Without an exception	\$2,1502,320.00
	With an exception.....	\$3,8704,180.00
	Eugene/Springfield Metro Plan Amendments Nonrefundable Classification Fee	\$235255.00
	Minor Amendment	\$3,8704,180.00
	Major Amendment	\$10,000 ACS ³
(8)	<u>Renotification Fee for Failure to Comply With LM 10.035,</u> or applicant requested rescheduling of hearing date after effectuation of legal notification.	\$215230.00
(9)	<u>Preapplication Conference.</u>	\$160175.00
(10)	<u>Planning and Setback Clearance for:</u>	
	Major Chapter 11 permits.....	\$ 200-215 + ⁴
	Access Review	\$5055.00
	Airport Safety Combining Zone	\$5055.00
	Coastal Combining Zones.....	\$5055.00
	Greenway Development Permit.....	\$5055.00
	Legal Lot Determination.....	\$5055.00
	Minor Chapter 11 permits.....	\$6570.00
(11)	<u>Legal Lot Verification</u>	\$380410.00
(12)	<u>Review of Lot Line Adjustments</u>	\$215230.00
(13)	<u>Land Use Compatibility Statements</u>	
	Complex.....	\$270290.00
	Simple.....	\$3032.00
(14)	<u>Requests for Board Interpretation of Lane Code-LC Chapter 16</u> Pursuant to LC 16.008	\$890960.00
(15)	<u>Annual Subscription For Requested Notice</u> (not subject to LM 60.850(6), (8) or (9))	
	Requested LC 14.160(1)(b) Notice.....	\$110120.00/yr.
	Requested Notice of Application Acceptance	\$ 300.00/yr.

(Revised by Order No. 01-4-4-6, Effective 7.1.01; 03-4-16-3, 7.1.03; 03-10-15-11, 10.15.0403; 03-12-17-14, 12.17.03)

³ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

⁴ \$200 base fee + \$50-55 for each additional review component

60.852 Land Management Division/Public Works Department-Subsurface Sanitation.

Pursuant to the authorization of ORS 454.745 and the Lane County Home Rule Charter, the following fees shall be paid to Lane County for the following services:

On-Site Sewage Disposal Systems Site Evaluation

Commercial Facility System Site Evaluation:

For first 1,000 gallons projected daily

sewage flow \$416449.00

Plus for each 500 gallons or part thereof above

1,000 gallons, for projected daily sewage
flow up to 2,500 gallons \$125135.00

Single-Family Dwelling \$416449.00

Each fee paid entitles the applicant to as many
site inspections on a single parcel or lot as are
necessary to determine site suitability for a
single system.

The applicant may request additional site
inspections within 90 days of the initial site
evaluation, at no extra cost. Separate fees shall
be required if site inspections are to determine
site suitability for more than one system on a
single parcel of land.

On-Site Sewage Disposal System Construction Permits

For first 1,000 gallons projected daily sewage flow:

Standard on-site system \$ 542585.00

Alternative Systems:

Aerobic System \$ 542585.00

Capping Fill..... \$ 889960.00

Cesspool..... \$ 542585.00

Disposal Trenches in Saprolite..... \$ 542585.00

Evapotranspiration-Absorption..... \$ 542585.00

Gray water waste disposal sump \$ 251271.00

Pressure distribution..... \$ 770832.00

Redundant \$ 542585.00

Sand Filter..... \$ 9691,047.00

Seepage Pit..... \$ 542585.00

Seepage Trench..... \$ 542585.00

Steep Slope..... \$ 542585.00

Tile Dewatering..... \$ 770832.00

For systems with projected daily sewage flows greater than 1,000 gallons, the on-site sewage disposal system construction permit fee shall be equal to the fee required above, plus \$100108, for each 500 gallons or part thereof above 1,000 gallons.

Commercial Facility System, Plan Review.

For a system with a projected daily sewage flow of less than 600 gallons, the cost of plan review is included in the permit application fee.

- (a) For a system with a projected daily sewage flow
of 600 gallons but not more than 1,000 gallons
projected daily sewage flow \$251271.00
- (b) Plus for each 500 gallons or part thereof above

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1,000 gallons, to a maximum sewage flow limit of 2,500 gallons per day	\$2931.00
(c) Plan review for systems with projected sewage flows greater than 5,000 gallons per day shall be pursuant to OAR 340, Division 52.	
Permit Renewal.	
If field visit required.....	\$234253.00
No field visit required	\$108117.00
NOTE. Renewal of a permit may be granted to the original permittee if an application for permit renewal is filed prior to the original permit expiration date. Refer to OAR 340-71-160(10).	
Alteration Permit	
Major	\$542585.00
Minor	\$228246.00
Repair Permit	
Single Family Dwelling:	
Major	\$194210.00
Minor	\$114123.00
Commercial Facility. The appropriate fee identified in on-site sewage disposal system construction permits above.	
Authorization Notice	
If field visit is required	\$331357.00
No field visit is required	\$113122.00
Annual Evaluation of Alternative System (where required)	\$268289.00
Annual Evaluation of Temporary or Hardship	
Mobile Home.....	\$ 160.00
Pumper Truck Inspection	
First vehicle	\$9198.00
Each additional vehicle during same inspection	\$5155.00
Existing System Evaluation Report.....	\$353381.00
NOTE. The fee shall not be charged for an evaluation report on any proposed repair, alteration or extension of an existing system.	
Building permit plot plan check when authorization notice is not required	\$4346.00
Surcharge. In order to offset a portion of the administrative costs of the statewide on-site sewage disposal program, a surcharge for each activity, as set by Oregon Administrative Rule, shall be levied. Proceeds from surcharges shall be forwarded to the Department of Environmental Quality as negotiated in the memorandum of agreement (contract) between the County and the Department.	

(Revised by Order No. 01-4-4-6; Effective 7.1.01; 03-3-12-3, 4.11.03)

60.853 Fees.

Pursuant to ORS 368.326 through .368, the following fee schedule shall be paid at or prior to the time of filing petitions for the vacation of all or any part of any lot, tract,

correction fee shall be paid prior to filing the document with the County Clerk. Fees shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking land surveys, sending notice to the Board of Examiners, reviewing affidavits of corrections and maintenance of microfilm records. All fees shall be submitted prior to filing or reviewing the land survey or affidavit.

(4) For servicing government corners that are disturbed by any person or public agency in accordance with ORS 209.140 or 209.150, the Lane County Surveyor may recover the cost of crew wages and vehicle usage to reimburse County for lowering and replacement of government corner monuments or corner accessories.

The cost of crew and vehicle usage to lower and service the corner or its accessories shall be paid by the person or public agency causing the corner to be disturbed to Lane County Surveyor within 10 days of receipt of the invoice for work performed. *(Revised by Order No. 01-4-4-6, Effective 7.1.01)*

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447 and 455, the following fees are established:

(1) Building Permit Fees. Fees shall be 127% of the fees allowed by Section 304 of the State of Oregon Structural Specialty Code, 1991 Edition as computed from Exhibit "A"-attached hereto.

(2) Additional Fees.

Mobile Home Placement Permit \$ 172.00

Mobile Home Sewer and Water Connections Fee \$ 53.75

or

Mobile Home sewer and water connectors (on private lots)

First 100 feet..... \$ 53.75

Each additional 100 feet or fraction thereof \$ 27.95

Mobile Modular Structures (used for other than dwelling purposes) 35%

Exhibit A valuation rate.

Temporary Mobile Home Hardship Placement Permit

(Original Placement-Good for two calendar years)

Fees same as regular mobile home placement permits

Recreational Vehicle (six months, no utilities) \$ 48.40

Structure Relocation Investigation Fees..... \$ 107.50

Swimming Pool (Plumbing and/or Mechanical extra) .. \$ 107.50

Demolition of Buildings (Plumbing Extra) \$ 53.75

Agricultural Buildings not located in Flood

Hazard Areas \$ 37.65

Change of Occupancy Inspection Fee \$ 268.75

Building Code Administrative Variance Fee \$ 37.65

Building Appeals Hearing Filing Fee..... \$ 107.50

Code Interpretation Conference Fee..... \$ 16.15/min.

..... \$ 16.15/hr.

(3) Other Inspection and Fees. May be levied at 127% of the fee provided in Table 3-A of the Uniform Building Code, 1991 Edition.

(4) Mechanical Permit fees. Fees shall be 127% of the fee as provided in Table 3-A, Uniform Mechanical Code, 1991 Edition.

(5) Mobile Home Parks. Valuation is computed per Table 2 of OAR 918-600. Fees shall be 127% of the fees as regulated by OAR 918-600, Manufactured Dwelling

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Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. Valuation is computed per Table 2 of OAR 918-650. Fees shall be 127% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) Plumbing permit fees. Fees shall be 108162% of the fees as provided in the State of Oregon Plumbing Specialty Code, 1987 Edition.

(8) Miscellaneous:

Composting Toilet.....	\$ 26.60
Solar System each component.....	\$ 17.75
Solar System Building Alterations.....	\$ 53.75 minimum
Masonry fireplace Installation (for existing structure) ..	\$ 107.50

(9) Commercial/Industrial Temporary Certificate of Occupancy fee. 10% of Building Permit fee.

(10) Development Report Service Fee.
(with/inspection)..... \$ 107.50

(11) Development Report Service Fee.
(without/inspection)..... \$ 53.75

(12) Surcharge. In accordance with ORS 455.210 and 455.220, a 5% State surcharge will be collected and submitted to the Oregon State Department of Commerce.

(13) Quick Start Authorization Fee..... \$ 107.50

Exhibit "A" to Chapter 60 of Lane Manual (60.855)

LANE COUNTY

Department of Public Works, Land Management Division

BUILDING VALUATION DATA

The valuation of building construction for construction permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include a facsimile or photocopy of the actual contract cost. The building permit fee will be based on this cost estimate or as a minimum shall be based on the following rates. Building permit fees will be computed at 127% of the fee derived from Table 3-A, Uniform Building Code, 1991 Edition and valuations established by this Exhibit "A" to Chapter 60, Lane Manual (60.855).

⁵Occupancy and Type

Rate Per
Square Foot

1. Apartment Houses.
⁶Type I or II F.R.\$ 81.03
Type V-Masonry (or Type III)\$ 65.21
Type V-Wood Frame\$ 58.51
Type I Basement/Garage.....\$ 30.61
2. Auditoriums.

⁵ Deduct 20% for shell only buildings.

⁶ Add 0.5% per floor for each story over three.

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	Type I or II F.R	\$85.70
	Type II-1-Hour	\$60.80
	Type II-N	\$57.79
	Type III-1-Hour	\$65.05
	Type III-N	\$62.04
	Type V-1-Hour	\$59.66
	Type V-N	\$56.75
3.	<u>Banks.</u>	
	⁷ Type I or II F.R	\$122.64
	Type II-1-Hour	\$88.09
	Type II-N	\$83.94
	Type III-1-Hour	\$99.91
	Type III-N	\$95.35
	Type V-1-Hour	\$88.09
	Type V-N	\$83.83
4.	<u>Churches.</u>	
	Type I or II F.R	\$80.93
	Type II-1-Hour	\$60.49
	Type II-N	\$57.48
	Type III-1-Hour	\$64.95
	Type III-N	\$61.84
	Type V-1-Hour	\$55.29
	Type V-N	\$56.24
5.	<u>Convalescent Hospitals.</u>	
	⁸ Type I or II F.R	\$114.75
	Type III-1-Hour	\$81.86
	Type V-1-Hour	\$73.66
6.	<u>Dwellings.</u>	
	Type V-Masonry (new or additions)	\$70.91
	Type V-Wood Frame (new or additions)	\$64.54
	<u>Basements:</u>	
	Unfinished	\$13.54
	Finished	\$14.63
7.	<u>Fire Stations.</u>	
	Type I or II F.R	\$93.79
	Type II-1-Hour	\$60.80
	Type II-N	\$57.79
	Type III-1-Hour	\$67.65
	Type III-N	\$64.23
	Type V-1-Hour	\$60.49
	Type V-N	\$57.48
8.	<u>Homes for the Elderly.</u>	
	Type I or II F.R	\$84.66
	Type II-1-Hour	\$67.85
	Type II-N	\$64.64
	Type III-1-Hour	\$70.76

⁷ See #41.

⁸ See #41.

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	Type III-N	\$ 67.65
	Type V-1-Hour	\$ 67.44
	Type V-N	\$ 64.11
9.	<u>Hospitals.</u>	
	⁹ Type I or II F.R	\$134.46
	Type III-1-Hour	\$111.84
	Type V-1-Hour	\$103.75
10.	<u>Hotels and Motels.</u>	
	¹⁰ Type I or II F.R	\$ 84.04
	Type III-1-Hour	\$ 72.53
	Type III-N	\$ 69.10
	Type V-1-Hour	\$ 63.29
	Type V-N	\$ 60.39
11.	<u>Industrial Plants:</u>	
	Type I or II F.R	\$46.59
	Type II-1-Hour	\$31.75
	Type II (Stock)	\$30.09
	Type III-1-Hour	\$35.06
	Type III-N	\$33.51
	Type V-1-Hour	\$31.65
	Type V-N	\$29.88
12.	<u>Jails</u>	
	Type I or II F.R	\$131.45
	Type III-1-Hour	\$119.53
	Type V-1-Hour	\$ 85.90
13.	<u>Libraries</u>	
	Type I or II F.R	\$96.28
	Type II-1-Hour	\$ 67.34
	Type II-N	\$ 63.91
	Type III-1-Hour	\$ 73.25
	Type III-N	\$ 69.73
	Type V-1-Hour	\$ 65.68
	Type V-N	\$ 62.56
14.	<u>Medical Offices.</u>	
	Type I or II F.R	\$98.35
	Type II-1-Hour	\$ 73.15
	Type II-N	\$ 69.73
	Type III-1-Hour	\$ 79.99
	Type III-N	\$ 76.36
	Type V-1-Hour	\$ 74.49
	Type V-N	\$ 70.45
15.	<u>Offices.</u>	
	¹¹ Type I or II F.R	\$ 88.09
	Type II-1 Hour	\$ 57.06
	Type II-N	\$ 55.61

⁹ See #41.

¹⁰ See #41.

¹¹ See #41.

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	Type III-1-Hour	\$62.78
	Type III-N	\$59.86
	Type V-1-Hour	\$58.10
	Type V-N	\$55.40
16.	<u>Private Residential Garages & Residential Accessory Structures</u>	
	Masonry	\$22.51
	Wood Frame	\$18.99
	Open Carports	\$13.59
17.	<u>Public Buildings</u>	
	Type I or II F.R	\$102.61
	Type II-1-Hour	\$76.56
	Type II-N	\$73.15
	Type III-1-Hour	\$85.70
	Type III-N	\$81.86
	Type V-1-Hour	\$75.74
	Type V-N	\$72.63
18.	<u>Public Garages (includes Repair Garages)</u>	
	Type I or II F.R	\$40.46
	Type II-N	\$40.46
	Type III-1-Hour	\$31.65
	Type III-N	\$27.29
	Type V-1-Hour	\$23.65
	Type V-N	\$21.16
19.	<u>Restaurants.</u>	
	Type III-1-Hour	\$76.46
	Type III-N	\$72.84
	Type V-1-Hour	\$67.75
	Type V-N	\$64.54
20.	<u>Schools.</u>	
	Type I or II F.R	\$92.03
	Type II-1-Hour	\$65.58
	Type III-1-Hour	\$66.09
	Type III-N	\$62.66
	Type V-1-Hour	\$60.49
	Type V-N	\$57.28
21.	<u>Service Stations:</u>	
	Type II-N	\$54.58
	Type III-1-Hour	\$54.78
	Type V-1-Hour	\$48.14
	Canopies	\$21.06
22.	<u>Stores:</u>	
	Type I or II F.R	\$68.89
	Type II 1-Hour	\$41.50
	Type II-N	\$40.68
	Type III-1-Hour	\$50.74
	Type III-N	\$47.83
	Type V-1-Hour	\$40.46
	Type V-N	\$37.88
23.	<u>Theaters:</u>	

	Type I or II F.R	\$89.75
	Type III-1-Hour	\$65.05
	Type III-N	\$61.69
	Type V-1-Hour	\$58.63
	Type V-N	\$56.03
24.	<u>Warehouses:</u>	
	Type I or II F.R	\$40.78
	Type II or V-1-Hour	\$24.08
	Type II or V-N	\$22.73
	Type III-1-Hour	\$27.70
	Type III-N	\$26.46
25.	<u>Equipment:</u>	
	Air Conditioning:	
	Commercial	\$3.53
	Residential	\$2.90
	Sprinkler Systems	\$1.66
26.	<u>Miscellaneous Structures:</u>	
	Decks/Porches:	
	Uncovered	\$5.63
	Covered	\$8.75
	Foundation Only	\$6.25
	Structural Roof Only	\$6.00
	Commercial Re-roof	
	Additional roofing layer	\$.94
	Remove existing and re-roof	\$1.25

If the above determination of construction costs does not agree with the actual cost of construction, the permit holder may submit a detailed certified cost record after completion of construction. Any overpayment of permit fees will be refunded based on the actual cost as approved by the Building Official.

27. Additional Fees.

Plan Checking Fee.

In addition to the building permit fee, a plan check fee will be charged based on building permit fee. Plan Check fees shall be 65% of the building permit fee.

28. Alteration and Remodel. (Residential and Commercial)

Alterations and remodel other than additions use contract price or 50% current per square foot value for new construction. Square foot area computation to be the remodeled portion of the structure.

Minimum building fee does not include surcharge (State) or plan check fee...\$50.00

29. Additions. (Residential and Commercial)

Use current per square foot value of new construction for type of occupancy

EXHIBIT "A" TO CHAPTER 60
 OF LANE MANUAL (60.855)

(Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01; 03-4-16-3, 7.1.03)

Lane County Building Permit Processing Time
Permits Approved from July 1 to January 29

Type	Number				Avg. Hold Days				Avg. Process Days				Total Days			
	02-03	03-04	Change	%	02-03	03-04	Change	%	02-03	03-04	Change	%	02-03	03-04	Change	%
Commercial	23	29	6	26.1%	177	93	(84)	-47.5%	29	19	(10)	-34.5%	206	112	(94)	-45.6%
Manufactured Home	114	99	(15)	-13.2%	53	42	(11)	-20.8%	43	22	(21)	-48.8%	96	64	(32)	-33.3%
Residential	422	485	63	14.9%	45	62	17	37.8%	43	30	(13)	-30.2%	88	92	4	4.5%
Total	559	613	54	9.7%	52	60	8	15.4%	42	29	(13)	-31.0%	94	89	(5)	-5.3%

Proposed Building Program permit fee increase comparison.

Current Fees:

Plumbing Permit

	Base Fee (1 bathroom)	(2 Bathrooms)	Water Service (100 feet)
Lane County	\$91.20	\$160.00	\$47.60
City of Eugene	\$175.00	\$305.00	\$109.00
City of Springfield	\$145.00	\$245.00	\$59.00

Mechanical Permit

	Base Fee	Heat Pump	Total (without admin.and LRP)
Lane County	\$15.00	\$15.50	\$30.50
City of Eugene	\$55.00	\$58.00	\$113.00
City of Springfield	\$45.00	\$12.00	\$57.00

Proposed Fees:

Plumbing Permit

	Base Fee (1 Bathroom)	(2 Bathrooms)	Water Service (100 feet)
Lane County	\$136.80	\$240.00	\$71.25
City of Eugene	\$175.00	\$305.00	\$109.00
City of Springfield	\$145.00	\$245.00	\$59.00

Mechanical Permit

	Base Fee	Heat Pump	Total (without admin.and LRP)
Lane County	\$45.00	\$22.75	\$67.75
City of Eugene	\$55.00	\$58.00	\$113.00
City of Springfield	\$45.00	\$12.00	\$57.00

SURVEY OF COUNTY PLANNING PROGRAMS
Staff, Budget, General Fund Support and Current Fees
January 30, 2004

County	Area '00 Pop. sq.mi. 1,000's Planners	No.	No.	Budget Support \$1,000's	CoTax/ \$1000	% GF	FEES						
							Plan Amend	Zone Chng	Subdiv.	Cond. Use	Forest Dwelling	Pre-app Conf.	
Multnomah	465	660	10	2.4	\$1,430	\$4.34	94	\$2,162	\$1,667	\$1,468	\$1,667	\$1,974	\$307***
Benton	679	78	3	1	378	2.20	70	2,000	1,200	625	550	690	
Douglas	5,071	103	8	4	1,296	1.08	80	500	300	500	200	200	50***
Linn	2,297	105	4	1	300	1.27	60	1,400	1,000	500	1,000-350	350	
Marion	1,194	295	8	3	1,328	3.02	50	3,754+ 60/ac	1,880+ 30/ac	1,880+ 20/lot	1,251	1,251	300
Clackamas	1,879	338	18	4	2,300	2.98	72	1,785	1,600	2,250	1,750	560	
Lane	4,620	323	5	3	1,185	1.44	10*	10,000**	2,590	2,110	1,030	2,170	190

* Video Lottery Allocation

** Deposit for Actual Charge for Services

*** Need update from 2003

Note: Lane County Fees include 15% Administrative Fee, 5% Long Range Planning Surcharge and \$10 Technical Support Fee



Survey conducted February 2003

Attachment F

11 = Lane County (revised April, 2003 fees) 21 = Yamhill County

- 1 = Benton County
2 = Clackamas County
3 = Columbia County
4 = Crook County
5 = Curry County
6 = Deschutes County
7 = Hood River County
8 = Jackson County
9 = Jefferson County
10 = Klamath County
11 = Lane County (revised April 2010)
12 = Lincoln County
13 = Linn County
14 = Malheur County
15 = Marion County
16 = Multnomah County
17 = Polk County
18 = Tillamook County
19 = Wasco/Sherman County
20 = Washington County

FINANCE & AUDIT
December 16, 2003
Commissioners Conference Room

Members Present: Bill Dwyer, Anna Morrison. Jim Gangle was excused.

Staff Present: Bill Van Vactor, Teresa Wilson, Dave Garnick, Tanya Heaton, Anette Spickard, Kay Blackburn and Recording Secretary Melissa Zimmer

1. Minutes of November 24, 2003

MOTION: to approve the Minutes of November 24, 2003. Morrison

MOVED, Dwyer SECONDED. VOTE: 2-0.

2. Per Diem Rates for FY 04-05 Budget Preparation

Spickard explained that each year the budget analysts come to Finance and Audit to reaffirm the reimbursement rate for expenses that employees may incur while doing County business. She noted Lane County is still in line with what the cities and the University of Oregon reimburse in terms of meals and lodging. She said they would put these into the budget instructions.

VanVactor asked what it meant by incidentals to be 15% by receipt.

Spickard noted the City of Springfield will reimburse the tip that is left for a meal and for the actual lodging expense. She said the City of Eugene allows \$5.00 listed for expenses other than meals.

Dwyer requested keeping things the way they were.

3. In the Matter of Amending Chapter 60 of the Lane Manual to Add an Errors or Omission Plan Amendment Fee (LM 60.851(6))

Kent Howe, Land Management, recalled in 1983 they adopted the Rural Comprehensive Plan and had an errors and omissions policy as part of the process. He noted that sunseted in 1985. He said they are going back through periodic review in fixing things in the Rural Comprehensive Plan. He noted in the McKenzie Watershed they did the review last year and there were 35 rezonings. He said if they had collected fees for the legal lot verifications, the wetlands and floodplain verifications, zone changes and plan amendments associated with the actions, they would have received \$139,500. He said they saved the citizens of Lane County that amount by doing it through legislative action. He indicated they are in the middle of the Siuslaw and Long Tom Watersheds and they are going through the same type of rezoning. He said they are proposing an errors and omissions policy. He added they were proposing a fee to cover the cost of the notice and the processing of the rezonings.

Van Vactor commented he wouldn't call it "errors or omissions," but an effort to conform the use to the zone if the person who owns the property wants to do it. He said they are not compelled to pay the \$1,000. He added they could continue to not conform.

Morrison said as long as Lane County is not mandating homeowners to pay the \$1,000 then she would agree with it.

Howe explained if a homeowner elects not to do it and a compliance action comes up later, then the fees will be between \$5,000 and \$7,000 to start a plan amendment and another \$3,000 for the zone change and a legal lot determination. He said they are proposing the cost of \$1,000 instead of a possible \$10,000 fee.

Dwyer thought the errors and omissions policy was a good opportunity to come into conformance without going through major hurdles. He commented the alternative was more onerous.

Van Vactor suggested using the term land use conformity determination instead of errors and omissions.

Dwyer commented in light of what it is intended to do, that it is reasonable and it needed to be moved forward to the Board.

Morrison concurred.

4. In the Matter of Amending Chapter 60 of Land Manual to Revise Land Management Division Planning, Subsurface Sanitation and Building Fees (LM 60.851, LM 60.852 and 60.855). Effective July 1, 2004

Jeff Towery, Land Management, recalled last year they were before the Finance and Audit Committee and the Board to implement rate increases from the building and planning programs of 7.5% and for subsurface sanitation of 14%. He noted that 84% of their budget is either personnel or overhead. He noted they had seen some improvements in their process over the course of the last thirteen months had issued about 15% more permits over the first five months over the fiscal year this year than last year and in about 10% less time than the prior year. He added they have a 30% smaller backlog this year than in the same time period last year. He said they identified what they think is a reasonable range that brings 5.5% and 8% for subsurface sanitation. He noted that even after their rate increases last year, it didn't quite cover the full cost of the program. He said they were hopeful that in this rate package that they could either backfill the loss of video lottery dollars for long range planning or to pursue e-commerce.

Morrison stated she was not in favor of increasing fees. She disagreed having a backlog with increases. She wanted to see the backlog worked on before giving the department any more money.

Towery indicated that personnel costs were going up and he needed to have flexibility to raise fees.

Dwyer commented that he didn't like it but knowing what the problems are that they are needed. He wanted to move it forward to the Board to let them decide what repercussions there would be for not doing it. He said they have to balance the budget around current expenses and the theory that the programs should carry themselves. He didn't see a lot of options. He didn't think the fees were unreasonable.

Adjourned at 2:00 p.m.

Melissa Zimmer Recording Secretary