

**RESOLUTION NO. 2021-12
PLANNING FEE SCHEDULE**

**RESOLUTION NO. 2021-13
BUILDING FEE SCHEDULE**

CITY COUNCIL, 03.09.2021



PUBLIC HEARING

- **Planning Fee Schedule Update**
- **Building Fee Schedule Update**
- **SDC Fee Schedule Update is already memorialized as a policy in the MMC**

CITY COUNCIL, 03.09.2021



RESOLUTION NO. 2021-12

PLANNING FEE SCHEDULE UPDATE:

- Repeals all previous resolutions adopting a Planning Fee Schedule.
- Fee Schedule takes effect on July 1, 2021.
- Last updated on January 1, 2019

CITY COUNCIL, 03.09.2021



PLANNING FEE SCHEDULE

- Update proposed is 13% increase, except for sign permits and appeals.
- 13% = 10% full cost recovery catch-up directed by City Council in 2018 plus CPI (3% over the past 18 months).
- Current planning fees pay for review of development projects for compliance with state and local codes.
- Typically considered specialty user program with a full cost recovery fee program.
 - Some communities do choose to subsidize development with General Fund dollars
 - Or choose to subsidize elements of the program with General Fund Dollars (appeals and sign permits)

CITY COUNCIL, 03.09.2021



CURRENT COST RECOVERY

- **Current cost recovery is approximately 55%. This is based on the fee analysis conducted in 2018 and is supported by the trends in the current planning funds.**
- **2018 adopted a Planning Fee increase to achieve 55% cost recovery, and then directed a 10% plus CPI catch up for the next five years.**

CITY COUNCIL, 03.09.2021



COMPARISON WITH OTHER CITIES

Planning Fees: Chart of Comparison

Type of Permit	McMinnville	Albany	Redmond	Newberg	Grants Pass	Oregon City	West Linn
Planned Development	\$5,115.50	\$5,010.00 \$758 TIA	\$22,285.00	\$3,808.00 plus \$79 per unit	\$2,451.85 plus \$57.74/unit	\$7,768.00	\$4,200.00
Rezone	\$4,248.00	\$3,796.00	\$7,159.06	\$2,375.00	\$1,972.47	\$3,154.00	\$3,000.00
Partition	\$1,565.00	\$4,106.00	\$4,435.00	\$898.00 plus \$79 per parcel	\$1004.37	\$4,460.00	\$2,800.00
Subdivision	\$2,891.00 (0-10 lots) plus \$30/lot \$5,243.00 (10+ lots) plus \$30/lot	\$4,560.00 + \$50 per lot	\$12,430.00 (4- 20 Lots) \$19,304.02 (51 > Lots)	\$1,800.00 plus \$79 per lot	\$2,451.85 plus \$57.74/unit	\$4,462.00 plus \$388 per lot	\$4,200.00 plus \$200 per lot
Lot Line Adjustment	\$825.50	\$303.00	\$1,380.00	\$898.00	\$338.37	\$1,306.00	\$800.00

RESOLUTION NO. 2021-13

BUILDING FEE SCHEDULE UPDATE:

- Repeals all previous resolutions adopting a Building Fee Schedule.
- Fee Schedule takes effect on July 1, 2021.
- Last updated on January 1, 2020
- Will come back to City Council for final approval on May 25, 2021

CITY COUNCIL, 03.09.2021



BUILDING FEE SCHEDULE

- **Update proposed is 3% increase, costs of inflation to deliver the program.**
- **Building permit fees pay for plan review and inspections of new development/construction projects for compliance with state and local codes.**
- **Building fees based on a 6 – 12 month reserve.**
- **Typically considered specialty user program with a full cost recovery fee program.**

CITY COUNCIL, 03.09.2021



COMPARISON WITH OTHER CITIES

Building Fees: Chart of Comparison

Type of Permit	McMinnville	Albany	Redmond	Newberg	Grants Pass	Oregon City	West Linn
Residential Permit Valuation	\$688.86 for first \$100,000	\$672.00 for first \$100,000	\$553.20 for first \$100,000	\$633.19 for first \$100,000	\$540.38 for first \$100,000	\$1,001.99 for first \$100,000	\$1,389 for first \$100,000
\$100,001 - \$200,000	Plus \$4.21 for each additional \$1000 or fraction.	Plus \$3.70 for each additional \$1000 or fraction.	Plus \$3.24 for each additional \$1000 or fraction.	Plus \$3.25 for each additional \$1000 or fraction.	Plus \$3.12 for each additional \$1000 or fraction.	Plus \$4.85 for each additional \$1000 or fraction.	Plus \$7.00 for each additional \$1000 or fraction.
Building Permit Plan Review	65% of building permit fee	65% of building permit fee	100% of building permit fee	85% of building permit fee	65% of building permit fee	65% of building permit fee	65% of building permit fee
Hourly rate for revisions, etc.	\$77.00/hour	\$70.00/hour	\$90.00/hour	\$90.04/hour	\$75.00/hour	\$97.00/hour	\$75.00/hour
Fire Life Safety Plan Review Fee	40% of building permit fee	40% of building permit fee	40% of building permit fee	60% of building permit fee	40% of building permit fee	65% of building permit fee	40% of building permit fee
Plumbing Permit: Two Baths New Construction	\$115.00	\$400.00	\$218.40	\$288.83	\$307.62	\$986.00	\$701.00
Mechanical Permit – Appliances and Systems	\$54.00 each \$54.00 Minimum	\$20.00 - \$30.00 each \$72.00 minimum	\$10.80 - \$19.80 each \$90.00 minimum	\$12.32 – \$36.29 each \$90.04 minimum	\$3.00 - \$20.00 each \$30.00 minimum	\$23.00 – 35.00 each \$97.00 minimum	\$24.00 each \$135 minimum

COMPARISON WITH OTHER CITIES

SDCs: Chart of Comparison (Single Family Residential – assume 3 bedroom, 2100 sf) *Note this table does not include stormwater SDCs that some cities now charge nor any other additional SDC fees that some cities may charge. McMinnville does not charge those fees.*

Type of SDC	McMinnville	Albany	Redmond	Newberg	Grants Pass	Oregon City	West Linn
Wastewater	\$3,547.00	\$3,748.00	\$4,124.00	\$7,065.52	\$3,728.00	\$10,521.00	\$4,002.00
Water	\$0.00	\$3,007.00	\$2,643.00	\$5,702.74	\$4,058.00	\$7,094.00	\$9,976.00
Transportation	\$2,827.65	\$4,128.00	\$4,132.00	\$6,741.72	\$1,159.88	\$11,795.00	\$3,349.00
Parks	\$2,617.00	\$293.33 per bedroom. \$0.56 per square foot of living space	\$5,139.00	\$7,705.00	\$906.97	\$6,319.00	\$12,192.00
TOTAL:	\$8,991.65	\$12,939.00	\$16,038.00	\$27,241.98	\$9,852.85	\$35,729.00	\$29,519.00

AFFORDABLE HOUSING

Resolution No. 2016-81 provided that planning and building permit fees would be discounted 50% for qualifying affordable housing projects.

This is memorialized in both Resolution No. 2021-12 and Resolution No. 2021-13

CITY COUNCIL, 03.09.2021



PUBLIC ENGAGEMENT

- **Public Hearing Notice (March 2 and March 5)**
- **Press Release to News Register and Chamber**
- **Article in News Register**
- **Email to Developer Group**
- **Presentation to Chamber Government Affairs Committee**

CITY COUNCIL, 03.09.2021



NEXT STEPS

- **Conduct Public Hearing**
- **Consider Resolutions**
- **Becomes Effective
July 1, 2021**

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