



Master Fees and Charges Document

Adopted: June 14, 2010

Effective: July 1, 2010
(Unless otherwise noted)

Attachment A

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1. General Information

1.1. Overview

The City of West Linn provides a full range of municipal services to the community, which includes police protection, traffic control and improvement, street maintenance and improvement, water, sewer, and surface water management services, planning and zoning regulation, building inspection and regulation, parks and recreational activities, and community library services. This Master Fees Schedule consolidates all City fees and charges, adopted by City Council resolution, for the various services that the City provides. Typically, it is updated annually and reflects all fee resolutions passed by Council during the year. For easy reference, the current Master Fees Schedule booklet is available online at: <http://westlinnoregon.gov/finance>.

1.2. Fee Variance & Waiver Statement

Based upon an unusual circumstance or event, past practices, demonstrated hardship, or public benefit, the City Manager is authorized to waive or decrease a fee(s) or charge(s) in a particular matter or establish a fee not yet authorized in this schedule. When a new fee is established by the City Manager it shall be incorporated into this resolution, and it shall be included and specified during the next update to this document. It shall be communicated to Council in writing to allow opportunity for comment. The request for a waiver or reduction may be in writing. If the City Manager or his designee agrees to said waiver or reduction, he/she may inform the City Council, in writing, of the request and his/her decision, except in minor matters (defined as waivers or reductions valued at \$500 or less).

1.3. Statement of Hourly Rates

Unless otherwise specified, the City employee hourly rate shall be calculated as three times the employee's hourly pay rate, to the nearest \$5 increment. This calculation shall be used to recover costs for those services billed on an hourly basis, including but not limited to professional services such as planning, engineering, public works, utility, financial, legal, and police services. The use of a multiplier of three is intended to recover all overhead, training, benefits, and other costs associated with a City employee's time. Any work performed during overtime hours shall be billed the calculated hourly rate multiplied by 125 percent. A schedule of hourly billing rates will be maintained. The City Manager or Department Directors are authorized to adjust calculated billings to reflect the impact of unusual circumstances or situations.

2. Utility Fees

	Effective January 1, 2010		Effective January 1, 2011		Effective January 1, 2012	
	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet
2.1. Water Rates						
5/8"x 3/4" meter	\$ 15.27	\$ 1.75	\$ 16.03	\$ 1.84	\$ 16.83	\$ 1.93
3/4" meter	15.27	1.75	16.03	1.84	16.83	1.93
1" meter	18.10	1.75	19.01	1.84	19.96	1.93
Multi-family rate per dwelling	15.27	1.75	16.03	1.84	16.83	1.93
1-1/4" to 1-1/2" meter	20.71	1.75	21.74	1.84	22.83	1.93
2" meter	26.52	1.75	27.85	1.84	29.24	1.93
3" meter	33.30	1.75	34.96	1.84	36.71	1.93
6" meter	66.63	1.75	69.96	1.84	73.46	1.93

2.2. Water Service Shut Off for Non-payment	Fee
Per meter	\$ 35

2.3. Delinquent Utility Bill Accounts	Fee
Interest - monthly finance service charge	0.75%
Penalty - for accounts receiving ten-day notice	\$ 3
[Note: ten-day notices are sent out when an account reaches 2 months past due and exceeds \$120]	

2.4. Water Service Turn On (After Hours)	Fee
Per meter	\$ 100

2.5. Bulk Water Rates (per 1,000 gallons)	<u>eff. 1/1/10</u>	<u>eff. 1/1/11</u>	<u>eff. 1/1/12</u>
5/8"x 3/4" meter	\$ 2.91	\$ 3.05	3.20

A special bulk water charge shall be charged to bulk users, such as commercial cleaning services, commercial spraying businesses, contractors and other commercial bulk users of water recognized by the city. Each bulk user shall obtain a permit from the public works department, which shall be free of charge, and the user may be required to pay a refundable cash deposit of one hundred dollars or more before the permit is granted.

2.6. Reduced Utility Bill Rates for Qualifying Low-income Households

	Effective January 1, 2010		Effective January 1, 2011		Effective January 1, 2012	
	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet
5/8"x 3/4" meter	\$ 7.63	\$ 1.75	\$ 8.02	\$ 1.84	\$ 8.42	\$ 1.93
3/4" meter	7.63	1.75	8.02	1.84	8.42	1.93

Monthly water service charges to the principal residence of low income citizens as defined in this section shall be as follows: for 5/8-inch or 3/4-inch water meter; the first 700 cubic feet of water use shall be charged at one-half the regular consumption rate; water used in excess of the first seven hundred cubic feet of water used shall be charged at the regular consumption rate. There shall be no reduced water service charge for meters in excess of those described above.

Only principal residences occupied by a person(s) having an annual income(s) that does not exceed 185% of the federal poverty low income guidelines (as established for both single and multiple person households, by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced utility bill rates renewable July 1st of every fiscal year.

2.7. Water Meter Installation Services	Effective January 1, 2010		Effective January 1, 2011		Effective January 1, 2012	
	Dig-In Service	Drop-In Service	Dig-In Service	Drop-In Service	Dig-In Service	Drop-In Service
	5/8" x 3/4" meter	\$ 1,850	\$ 225	\$ 1,950	\$ 250	\$ 2,050
3/4" meter	1,900	250	2,000	300	2,100	325
1" meter	1,950	300	2,050	350	2,150	375
1" to 1-1/2" meter	3,300	526	3,450	550	3,600	575
2" meter	3,500	850	3,600	900	3,800	950

All other connection and installation charges for water meters in excess of two-inches shall be determined after the City has performed the work and the actual cost has been determined. Such cost shall include labor, materials and services, equipment and indirect overhead costs. An advance cash deposit shall be required at the time that a building permit is issued for water meters in excess of 2-inches: for each three-inch meter, \$10,000; four-inch meter, \$10,000; six-inch meter, \$15,000; and eight-inch meter \$15,000.

When the amount of the cash deposit exceeds the City's actual cost, the difference shall be refunded. When the City's actual cost exceeds the cash deposit, the difference shall be due immediately; if the difference is not paid within 30 days of the billing date, interest and finance charges shall accrue at the rate of 0.75% per month. The price structure has been calculated to recover costs associated with dig-in service piping installations up to and including 40 linear feet.

Any service installation requiring piping extensions ranging from 40 linear feet up to 125 linear feet will be charged an additional \$30 per linear foot, in addition to the charge listed above. Service installations requiring piping extensions longer than 125 linear feet shall be negotiated. The West Linn Public Works Department will provide a written estimate detailing the work to be performed, and the applicant shall agree and make a cash deposit prior to the commencement of work. Final billings for this work shall be consistent with this fee schedule.

Service Definitions:

Dig-in Service: Condition where the City or its agent must physically tap into a main water line to extend water service to the property.

Drop-in Service: An existing condition where a developer of a residential subdivision or commercial complex has installed water services to each serviceable and buildable lot in accordance with City specifications.

2.8. Sanitary Sewer Collection Rates	Effective January 1, 2010		Effective January 1, 2011		Effective January 1, 2012	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
	City of West Linn	\$ 13.38	\$ 13.38 plus \$1.28 per CCF above 20	\$ 14.05	\$ 14.05 plus \$1.35 per CCF above 20	\$ 14.75
	Effective July 1, 2008		Effective July 1, 2009		Effective July 1, 2010	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
Tri-City Service District	\$ 11.65	\$ 11.65	\$ 12.00	\$ 12.00	<i>tbd</i>	<i>tbd</i>

Tri-City Service District is the separate entity that treats City of West Linn sewage and accordingly, the City passes through their charges to West Linn citizens. These pass-through charges are not determined by the City, but rather by the Tri-City Service District and historically have changed every July 1st, as opposed to January 1st when the City's charges have historically changed.

2.9. Surface Water Management Rates	Effective January 1, 2010		Effective January 1, 2011		Effective January 1, 2012	
	Equivalent Service Units (ESUs)		Equivalent Service Units (ESUs)		Equivalent Service Units (ESUs)	
	Monthly charge per ESU	\$ 4.57	\$ 4.82	\$ 5.06		
Single family residential	1 ESU	1 ESU	1 ESU			
Duplex	2 ESU	2 ESU	2 ESU			
Triplex	3 ESU	3 ESU	3 ESU			

Total equivalent service units are based on measured impervious area. The rate for "All Other Improved Premises" shall be computed by dividing the total measured impervious area by 2,914 square feet. The quotient is rounded to the nearest whole number and multiplied by the base equivalent service unit rate.

The City Council determines that the fees imposed upon by this resolution are not taxes subject to the property tax limitations of Article XI, section 11 of the Constitution.

2.10. Street Permit Fee	Permit Fee
Permit per project or contract	\$ 50

Street permit fees are charged on a per project or per contract basis.

2.11. Roadway Maintenance Fee
(or commonly referred to as Street Maintenance Fee)

	Effective July 1, 2009		Effective July 1, 2010		Effective July 1, 2011	
	Charge per Month		Charge per Month		Charge per Month	
Residential:						
Single family residence	\$ 5.08	per month	\$ 5.34	per month	\$ 5.61	per month
Multi-family residence	4.83	per month	5.07	per month	5.32	per month
Commercial, Public Properties:						
Home-based businesses	\$ 5.08	per month	\$ 5.34	per month	\$ 5.61	per month
0 to 50 trips	5.08	per month	5.34	per month	5.61	per month
51 to 250 trips	0.57	per trip	0.60	per trip	0.63	per trip
251 to 500 trips	0.67	per trip	0.71	per trip	0.75	per trip
501+ trips	0.78	per trip	0.82	per trip	0.86	per trip
Maximums and Caps:						
Commercial monthly max	\$467		\$481		\$495	
Commercial yearly increase max	3%		3%		3%	
Public monthly max	\$300		\$300		\$300	

A residence is defined by the presence of any size water meter, for the roadway maintenance fee. The system and structure of fees for roadway maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the roadway maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the city-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Per trip calculation for business establishments shall be calculated using trip generation rates for various types of development as provided in the Trip Generation Manual of the Institute of Traffic Engineers. Business establishments shall have the opportunity to review and modify data used in the trip calculation formula.

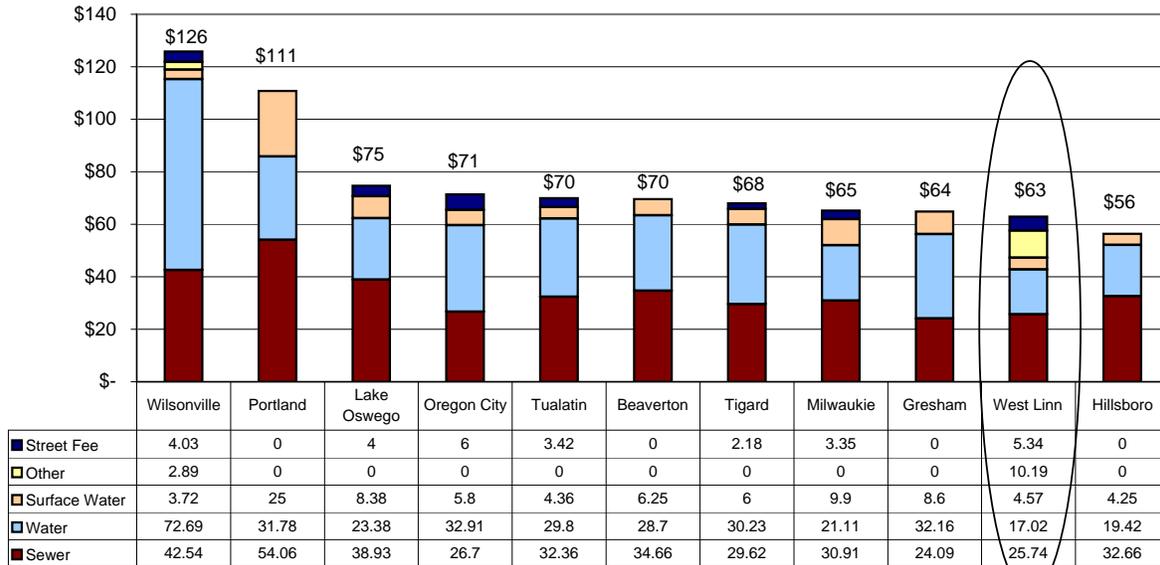
Monthly roadway maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced roadway maintenance fees.

2.12. Park Maintenance Fee

[Presented in the Parks Fee Section 6.11]

2.13. Comparison Graph of Average Utility Bills of Neighboring Cities (on a monthly basis)

Comparison of Neighboring Cities' Average Monthly Utility Bills
{updated for West Linn's July 1, 2010 increases}



This graph compares the average utility bills for the neighboring cities surrounding West Linn. As some cities bill monthly, some bill every two months, and some bill every three months, these amounts are converted to average monthly amounts so they are comparable to West Linn. Also, cities increase different rates at different times during they year; therefore, this graph is simply a picture in time reflecting the rates at the time that the survey was conducted. And finally, cities have different average water consumption amounts per household; so for the sake of this comparison, these rates are computed using an average 8ccfs of water used per month so as to be most comparable to West Linn's overall average. Below are West Linn's calculations:

	Effective Jan 1 2010		Effective July 1 2010		Effective Jan 1 2011	
	increased	avg bill	increased	avg bill	increased	avg bill
Water Service Fee						
Base with first 7ccf	5%	\$ 0.73 \$ 15.27		\$ 15.27	5%	\$ 0.76 \$ 16.03
Plus per 1ccf over 7ccf	5%	0.08 1.75		1.75	5%	0.09 1.84
<i>Avg water per house (8ccfs)</i>		17.02		17.02		17.87
Sewer Service Fee						
Base fee to West Linn	5%	0.64 13.38		13.38	5%	0.67 14.05
Tri-City portion of sewer fee		12.00	3%	0.36 12.36		12.36
<i>Avg sewer per house</i>		25.38		25.74		26.41
Surface Water Management Fee	5%	0.22 4.57		4.57	5%	0.25 4.82
Street Maintenance Fee		5.08	5%	0.26 5.34		5.34
Parks Maintenance Fee		9.70	5%	0.49 10.19		10.19
Average bill to homeowner		\$ 1.67 \$ 61.75		\$ 0.75 \$ 62.86		\$ 1.77 \$ 64.63

3. Administrative Fees

3.1. City Facility Deposits

Deposits for the use of City facilities may be made in one of two ways: (1) a local check in the amount of \$500 or (2) by using a credit card.

If the City facility is left clean with no work required on behalf of City staff or contractor, the total amount of the deposit shall be refunded. If work is required by City staff or contractor, the actual costs as provided in the section above will be ascertained and subtracted from the deposit. If the deposit exceeds the costs, then any monies remaining shall be refunded; should costs exceed the deposit, the event organizer shall be billed for the difference. All refunds will be in compliance with Ordinance No. 1493, Section 7.870 and shall be made in no more than 30 days.

3.2. Special Events

	<u>Fee</u>
Filing fee	\$ 50
Deposit	[see Section 3.1. above for deposit policy]

All special events must file for a special event permit. Barricade rental will be a pass through from the Public Works Department. City personnel costs will be charged based on services required using the methodology described in Section 1.3.

3.3. Business License Fee

1 to 2 employees
3 to 5 employees
6 to 10 employees
over 10 employees

Prior to fee increase	
Annual fee [inside City]	Annual fee [outside City]
\$ 30	\$ 45
45	68
60	96
\$60 + \$1 per emp	\$90+\$1.5 per emp

Effective July 1, 2009 forward	
Annual fee [inside City]	Annual fee [outside City]
\$ 36	\$ 54
54	81
72	115
86	138

Persons having a fixed place of business within the City of West Linn and who are subject to being licensed under the provisions of Sections 7.00 to 7.08 shall pay a business license fee.

For an apartment house as defined in sections 7.000 to 7.080, with ten dwelling units or less, a business license fee of \$72 per year shall be assessed, and an additional amount of \$1.50 per dwelling unit shall be assessed for every dwelling unit in an apartment house in excess of ten (10).

The City Council finds that certain trades, shops, businesses or callings are carried on in the City by persons from regular places of business and by persons from vehicles who have not regular places of business within the City; that persons with regular places of business in the City pay City ad valorem property taxes upon real and personal property which is used in and belongs to their business and that persons who do not have regular places of business in the City escape such ad valorem taxation.

Both receive the benefit of police and fire protection, public utilities and sidewalks, streetlights, health services and other public facilities and services of the City. Therefore, in order that each shall pay as nearly as may be not a discriminatory share, but a share in proportion to benefits received of the burden supporting such facilities and services of the City, such businesses not operating from regular places of business in the City shall pay one and one-half times the license fee previously designated herein for businesses operating from a fixed place of business within the City.

Maximum annual business license fee

Based on the criteria set forth in Section 6(d) of Resolution No. 94-42, no business shall be charged an annual business license fee greater than two hundred dollars (\$200).

Adult Businesses

The application fee for a permit to own, maintain, operate or conduct an adult business (Section 7.115(1) of the West Linn Municipal Code), shall be five hundred dollars (\$500) and non-refundable.

The application fee for a permit to entertain in, or be employed by any adult business (Section 7.115 (2) of the West Linn Municipal Code), shall be fifty dollars (\$50) and non-refundable.

Home occupation business license

[Presented in the Planning Fees Section 9.9]

3.4. Liquor License	Application Fee
Original application	\$ 100
Change in ownership or management	75
Renewal or temporary application	35

[These fees apply for applications of a liquor license per Section 7.715 of the WL Municipal Code.]

3.5. Dog License

Ordinance 1595 transfers dog licensing and fee collection over to Clackamas County effective 7/14/2010.

3.6. Public Record Requests

Every person has a right to inspect any public record of a public body in this state, except as otherwise provided by ORS 192.496 to 192.505. Please understand that the documents or records requested may not be immediately available for review and that an appointment to review the documents or records may be necessary. There may be a cost for the research time to retrieve the requested records and costs for duplication of requested documents. If research time is required, the requestor will be notified of the estimated cost prior to retrieving the documents or records. Prepayment for research time and copies may be required. Any documents or records made available for review must not be disassembled and copies may not be made by the requestor directly.

1. Requests must be in writing using the form provided (please note, the City will not create a new document in response to a records request).
2. Requests must be submitted to the City Recorder at 22500 Salamo Rd., West Linn, Oregon, 97068, by fax at 503-650-9041, or by e-mail at tlynch@westlinnoregon.gov. For Police record requests, please contact the City Recorder directly.
3. The City shall respond to all requests as soon as practical and without unreasonable delay. Generally, responses will be made within five (5) business days or, if more time is needed for a full response, within seven (7) business days.
4. The inspection of documents is preferred over copies, such inspection shall occur during normal business hours. An acceptable inspection time and place will be arranged between the requestor and the staff person. Space is provided for one person to inspect records per request.
5. The City will submit a cost estimate to the requestor to provide the requested documents, including copying charges, research time (if required), and separating exempt from non-exempt materials.
6. If the estimated cost is \$25 or more, the City shall require a deposit in the full amount of the estimate before fulfilling the request. If the actual cost exceeds the estimate, the City will not release the documents until the fee is received in full.

Public Record Request services:

	<u>Fee</u>
Photocopying - first page up to 10 pages	\$ 9
Photocopying - over 10 pages (per page charge)	0.25
CD Duplication (per event/meeting, and or documents)	35 and \$15 for each additional
City Budget, City Audit, or City CIP document	25
Municipal Code Supplements - per printing	Varies
Research Cost: Staff hourly wage, plus benefits	15 per every 15 minutes

3.7. Photocopying Fees

	<u>Black & White</u>	<u>Color</u>
8.5" x 11" (per page charge)	\$ 0.10	\$ 0.25
8.5" x 14" (per page charge)	0.15	0.30
11" x 17" (per page charge)	0.20	0.35

Photocopy charges are applied City-wide. All City Departments charge the same fee for photocopy services. Upon request by a member of the public, City Departments may provide up to five photocopy pages of a public document(s) at no charge.

3.8. Non-sufficient Funds (NSF) Charge

	<u>Fee</u>
Relating to returned payments for NSF (pursuant to West Linn Code Section 4.015 and 4.235)	\$ 25

3.9. Finance Charges

	<u>Fee</u>
Interest - monthly finance service charge	0.75%
Penalty - for accounts receiving ten-day notice	\$ 3

[Note: ten-day notices are sent out when an account reaches 2 months past due and exceeds \$120]

3.10. Municipal Court Fees and Charges

	<u>Fee</u>
Fee for fine payment agreements	\$ 20
Fee for citation plead or found guilty charge	35

See separate conviction schedule of fees maintained by the Municipal Court Judge

4. GIS/Mapping Fees

4.1. Map Printouts	<u>Per Copy</u>
First five laser copies - 8.5" x 11", full color (A Size Letter)	\$ 0.25
Each laser copy thereafter - 8.5" x 11", full color (A Size Letter)	5.00
Up to 11"x17", full color or black and white (B Size Tabloid)	8.00
Over 11"x17", up to 24"x36", full color or black and white (C & D Sizes)	15.00
Over 24"x36" up to 36"x48", full color or black and white (E Size)	20.00
Over 36"x48" up to 50"x60" (two map sheets), full color or b&w (Oversized)	30.00

4.2. City Atlas	<u>Color</u>	
47 double-sided pages, 8.5"x11"	\$ 50.00	
<i>Road Maps:</i>		
11x17 black & white	<u>First copy</u> Free	<u>Additional copies</u> \$ 0.25
11x17 color	\$ 8.00	\$ 8.00

4.3. Custom Request Maps
Approved hourly billing rate per Section 1.3. plus map printout fees, limited to staff availability

4.4. Large Format Copies	<u>Black & White</u>	<u>Color</u>
Wide Format Scan and print (36" maximum width)	\$ 15	\$ 25

4.5. Digital Data	<u>Per Section</u>	<u>Full City (15 sections)</u>
1999 Ortho-rectified Aerial Photography, Color or Black and White, 1-foot pixels	\$ 50	\$ 500

- Digital data may not be redistributed or resold.
- Other years of photography are not available for public distribution. Contact Metro DRC to purchase.
- Available in ESRI Shapefile format.
- DXF conversion or non-standard requests: data cost plus staff time.
- Some data layers are not available for public distribution due to licensing constraints and must be obtained through Metro's Data Resource Center or Clackamas County.
- All GIS digital data requests must go through the West Linn GIS Coordinator.
- A Release of Information Form must be filled out and signed prior to transfer of data.

4.6. GIS Digital Layers	<u>Per Layer</u>	<u>All City Layers</u>
GIS Digital Data Layers	\$ 25	\$ 250

5. Library Fees

5.1. Overdue items	<u>Per Day</u>	<u>Maximum</u>
Adult items	\$ 0.25	\$ 5.00
Children's items	\$ 0.10	\$ 3.00
Children's AV materials	\$ 0.25	\$ 3.00
5.2. Discs	<u>Per Disc</u>	
Blank CD-ROM	\$ 1.00	
Other	\$ 1.00	
5.3. Facility Use	<u>Per Hour</u>	
Fee	\$ 25.00	

This fee can be waived if group shows a 501(c)3 certification

6. Parks, Recreation, and Facility Fees

6.1. Picnic Facility Fees - Residents

Size of Group	Non- shelter	Shelter	Non-Profit Service Group
1-49	\$ 22.50	\$ 30.00	No charge
50-99	45.00	60.00	No charge
100-199	90.00	120.00	No charge
200-300	180.00	240.00	No charge

Groups of 300+ must receive Parks & Recreation Department authorization

6.2. Picnic Facility Fees - Nonresidents

Size of Group	Non- shelter	Shelter	Non-Profit Service Group
1-49	\$ 67.50	\$ 90.00	\$ 30.00
50-99	112.50	150.00	60.00
100-199	225.00	300.00	120.00
200-300	337.50	450.00	240.00

Groups of 300+ must receive Parks & Recreation Department authorization

6.3. Athletic Field Permits

	With Picnic Permit	Field Permit Only
Hourly fee	\$ 7.50	\$ 10.00
Daily fee	50.00	65.00
Field set-up	25.00	25.00

6.4. Tournament & Camp Fees

	Daily Fee
Tournament & camp daily fee	\$ 75
Field set-up	40

These fees apply to all groups located outside the City or not affiliated with West Linn or the West Linn Youth Sports Associations who are not assessed field fees.

6.5. Adult Community Center Fees

	Application fees	Charges per hour		
		Non-profits	Residents	Non-Residents
Required - Alcohol Fee (If served)	\$ 60	\$ 60	\$ 60	\$ 60
Facility Rental (All rooms except kitchen)	72	60	90	108
Main Multi Purpose #1	36	24	42	54
Multi Purpose #2 (Back left)	30	18	24	30
Multi Purpose #3 (Back right)	30	18	24	30
Classroom	24	12	18	24
Kitchen (Only with Multi #1 rental)	18	30	12	30

See also Section 3.1 for facility deposit information.

6.6. McLean House Fees - Weekend Rates

[Friday, Saturday, and Sunday]

	Saturday	Friday & Sunday
Refundable deposits collected in form of cash or check to the Friends of the McLean House	\$125 Security \$125 Cleaning	\$125 Security \$125 Cleaning
Required - Alcohol Fee (if served)	\$60	\$60
High Season (May – Sept.)	\$900 for entire house (8 hours)	\$700 for entire house (8 hours)
Off Season (October – April)	\$75 per hour with a 4 hour minimum	\$75 per hour with a 4 hour minimum

6.7. McLean House Fees - Weekday Rates

[Monday through Thursday]

	8am to 5pm	5pm to 10pm	
	All Users	Nonprofits and community groups	All other users
Refundable deposits collected in form of cash or check to the Friends of the McLean House	\$75 Security \$75 Cleaning	\$75 Security \$75 Cleaning	\$75 Security \$75 Cleaning
Required - Alcohol Fee (if served)	\$60	\$60	\$60
Entire house, kitchen, and park rental (per hour rate)	\$30 per hour	\$20 per hour	\$75 per hour

Pre-event usage for entire house, kitchen, and park rental (half-hour minimum): A \$20 per hour fee, minimum of \$10, will be charged any time the house is opened other than the scheduled event time (e.g. pre-event planning visits).

The Friends of McLean Park and House (or Parks and Recreation Director) reserve the right to negotiate or waive fees in regards to service-to-service trade, civic groups and non-profit groups.

Chairs are also available for rent.

6.8. Sunset Fire Hall Community Room Fees

	Residents		Nonresidents	
	Less than 25 people	More than 25 people	Less than 25 people	More than 25 people
Civic Groups	No fee (limited to eight hours)		\$25 fee (limited to eight hours)	
For organizations with fees, product sales, or solicitations (hourly charge)	\$20	\$30	\$40	\$60
For organizations with no fees, product sales, or solicitations (hourly charge)	\$5	\$10	\$10	\$20
For religious organizations for services, education, etc (hourly charge)	\$5	\$10	\$10	\$20

Maximum number of attendees must be kept under 100.

No alcohol or amplified music allowed.

[See also Section 3.1 for facility deposit information.]

6.9. Sunset Fire Hall Private Party Fees

	Residents		Nonresidents	
	Hourly rate	Day rate	Hourly rate	Day rate
Less than 25 people	\$20	\$160	\$30	\$240
25 to 49 people	\$30	\$240	\$40	\$320
50 to 99 people	\$40	\$320	\$50	\$400

Maximum number of attendees must be kept under 100.

No alcohol or amplified music allowed.

[See also Section 3.1 for facility deposit information.]

6.10. Street Trees

New Subdivisions:

Option #1 - The developer shall pay the cost of street trees at the time public improvements are bonded, prior to final plat approval. The fee shall be based on the number of trees required multiplied by \$175 (the cost per tree) unless the developer chooses Option 2. This fee includes the purchase cost of the tree, labor and equipment for original placement, regular maintenance following the City’s schedule for two years, and a two-year replacement warranty.

Option #2 - At the developer’s option, the street tree plan may be executed privately. In this case, a fee of \$75 per tree shall be charged prior to issuance of a final plat approval. If this option is exercised, trees shall be planted prior to an occupancy permit. This fee shall include permit and inspection fees, two-year maintenance fee, and a two-year replacement warranty.

All trees planted by the developer shall conform to types, grade, size, and planting specifications as specified by the City’s street tree plan.

In special cases, a developer may choose to plant a larger tree than standard, or plant outside the normal planting periods, in which instance an additional fee may be agreed upon with the City to cover the costs of special order trees.

Existing Subdivisions/Older established Areas:

Landowners in existing subdivisions or other established areas might choose to initiate a beautification project by planting street trees. In which case, fees will be based on all or any combination of: permit and inspection fees, the actual cost of the tree, the actual cost of original placement, the projected cost of maintenance, and replacement warranty.

These fees shall be set and agreed upon prior to a permit being issued.

6.11. Park Maintenance Fee

	Effective July 1, 2009		Effective July 1, 2010		Effective July 1, 2011	
	Charge per month		Charge per month		Charge per month	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
Single family residence	\$ 9.70	n/a	\$ 10.19	n/a	\$ 10.70	n/a
Multi-family residence	9.22	n/a	9.68	n/a	10.16	n/a

For the park maintenance fee, a residence is defined by the presence of any size water meter. The system and structure of fees for parks maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the park maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building with that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the City-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Monthly park maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced park maintenance fees.

7. Police Fees

7.1. Release of Impounded Vehicles	<u>Per Vehicle</u>
Administrative Cost	\$ 150
Criminal Vehicle Impound	300

Whereas, state law and West Linn municipal codes authorize police officers to impound an abandoned vehicle or a vehicle that is disabled, abandoned, parked or left standing unattended on a road or highway right of way and creates a hazard or obstruction to traffic or is unlawfully parked; and whereas, ORS 809.716 and 809.720 were adopted by the state legislature in 1997 to promote public safety and financial responsibility by authorizing police officers to impound vehicles, without prior notice for the following offenses; Driving an uninsured vehicle in violation of ORS 806.010, Driving while suspended or revoked in violation of ORS 811.175 or 811.182, Driving while under the influence of intoxicants in violation of ORS 813.010; Operating without driving privileges or in violation of license restriction in violation of ORS 807.010; and whereas, such state statutes allow payment to a police agency of an administrative fee determined by the agency to be sufficient to recover its actual administrative cost for the impoundment.

Criminal vehicle impound fees apply to DUUI, attempts to elude police, reckless driving, driving while felony suspended, hit and run felony.

7.2. Security Alarm Permits	<u>Fee</u>
Annual fee for users permit	\$ 10
Fee for first revoked users permit	40
Fee for second revoked users permit	100
Fee for third and additional revoked users permit(s)	180
Failure to obtain a permit or delinquent renewal	25

7.3. False Alarm System Fees	<u>Fee</u>
First false alarm	no charge
Second false alarm	no charge
Third false alarm	\$ 50
Fourth false alarm	75
Fifth false alarm	125
Sixth and additional false alarm(s)	150

Any alarm system, as defined in WLMC 7.230(3) and WLMC 7.230(5), that has false alarm(s) within any permit year are subject to fees or actions.

7.4. Violation Compliance Citation	<u>Per Citation</u>
Administrative Fee	\$ 35

This would apply to citations such as: minor registration/licensing violations; equipment violations. This does not apply to moving violations.

8. Public Works Fees

8.1. Public Works Construction Permit	<u>Fee</u>
Flat permit fee	\$ 50
Administrative deposit	500
Required deposit if street is cut	\$500 plus \$50 per foot of street cut
8.2. Public Improvement Permit	<u>Fee</u>
Flat permit fee	\$ 50
Administrative deposit	500
Construction deposit	6% of estimated construction costs
Building relocation through public ROW	\$47 per square foot (based on valuation)
8.3. Blasting Permits	<u>Fee</u>
Permit fee to store explosives	\$ 50
Blasting permit fee	250
Deposit toward administrative charges	750
8.4. Erosion Control	<u>Fee</u>
Residential units - plan review	\$ 75
Residential units - inspection fee	135
Multi-family/commercial - plan review	225
Multi-family/commercial - inspection fee	500
Multi-family/commercial - per acre fee	100
One charge per plan review/inspection; additional charge for each inspection.	
8.5. Building Site Cleanup Deposits	<u>Fee</u>
Building site cleanup deposit	\$ 350
Pursuant to Section 8.045 of the West Linn Municipal Code.	
8.6. Final Plats	<u>Fee</u>
Final Plats Partition	\$ 1,500
Final Plats Subdivision	2,000
8.7. Vacations	<u>Deposit</u>
Easement	\$ 1,000

9. Planning Fees

9.1. Annexation	<u>Deposit</u>	
Annexation deposit	\$ 3,000	(excludes election costs)
9.2. Appeal Fees		<u>Fee</u>
Appeal fee of the Planning Director decision		\$ 400
Appeal fee to expedite partition/subdivision to Hearing Officer		400
Appeal fee of the Planning Commission decision to City Council		400
Appeal fee through Neighborhood Association		no charge
9.3. Code Interpretation	<u>Deposit</u>	
Deposit	\$ 850	
9.4. Conditional Use Permit	<u>Deposit</u>	
Deposit	\$ 3,650	
9.5. Design Review	<u>Deposit/Fee</u>	
Class I	\$ 850	Deposit
Inspection fee	\$ 200	Fee
Class II Based on Construction Value (CV):		
Less than \$100,000 of CV		4% of CV (\$1,000 minimum deposit)
\$100,000 < \$500,000 of CV		4% of CV (\$8,000 maximum deposit)
\$500,000+ of CV		\$4,000 plus 4% of CV (\$20,000 minimum deposit)
Inspection fee	\$ 200	Fee
9.6. Enlarge/Alter Non-conforming Use/ Structure	<u>Deposit</u>	
Single family residence	\$ 800	
Other	1,200	
9.7. Environmental Overlay Zones		
Drainage/Wetland Protection determined by the Planning Director and Engineering to be:	<u>Deposit</u>	
Less than \$5,000 in value	\$ 1,000	
In excess of \$5,000 in value	1,850	
Flood Plain	1,050	
Tualatin River	1,700	
Willamette River Greenway	1,700	
	<u>Fee</u>	
Re-vegetation Plan/Inspection	\$ 250	
9.8. Historic Districts	<u>Fees</u>	
	Residential	Commercial
Minor remodel	no charge	\$500
Major remodel	\$500	\$1,250
New construction	\$1,250	see Design Review

9.9. Home Occupation

	<u>Fee</u>
Initial annual fee	\$ 100
Annual renewal fee	10

[See also Business License Fees in Section 3.3.]

9.10. Land Division

	<u>Fee</u>
Lot Line Adjustment	\$ 800
Final Plats Lot Line Adjustment	200

	<u>Deposit</u>
Partition (includes expedited review)	\$ 2,800
Subdivision	\$4,200 plus \$200 per lot
Expedited Subdivision	\$4,000 plus \$300 per lot plus referee costs
Modification to approval	50% original deposit
Planned Unit Development (PUD)	\$3,000 plus \$400 AC deposit

9.11. Pre-Application Conference

	<u>Fee</u>
Level I (Planning review only)	\$ 350
Level II (City-wide departmental review)	1,000

9.12. Sidewalk Use Permit (Café)

	<u>Fee</u>
Fee	\$ 100

9.13. Sign Review

	<u>Fee</u>
Face change	\$ 50
Temporary	50
Permanent	250

9.14. Street Name Change

	<u>Deposit</u>
Deposit	\$ 940

9.15. Temporary Use Permit

	<u>Deposit</u>
Administrative	\$ 280
Commission/Council	1,090

9.16. Vacations

	<u>Deposit</u>
Street	\$ 2,500
Tree Easement	1,000

9.17. Variance

	<u>Deposit</u>
Class I	\$ 825
Class II	1,800

After the initial charge for the first variance, subsequent variances will be charged one-half the fee when processed as one application.

9.18. Zone Change

	<u>Deposit</u>
Plan Map Amendment	\$ 3,000

10. Building Fees

10.1. Building Permit Fees

	<u>Minimum base fee</u>	<u>Plus each additional \$1K of BV</u>
Building Valuation (BV):		
\$0 up to \$2,000	\$ 100	-
\$2,001 up to \$25,000	78	\$ 14
\$25,001 up to \$50,000	406	11
\$50,001 up to \$100,000	672	7
Over \$100,000	1,029	5

These fees are based on building valuation (BV) and set by the State Building Codes Division.

10.2. Plan Reviews

	<u>Fee</u>
Structural	65% of permit fee
Fire, Life, and Safety	45% of permit fee (Commercial only/when applicable)

10.3. Deferred Submittals

\$250 for the first deferred item and \$125 for each additional item; or 10 percent of the of the permit fee for the value of the deferred work, whichever is greater.

The fee methodology is mandated by Oregon Administrative Rules.

10.4. Phased Permits

\$250 for the first phase and \$125 for each addition phase, plus 10 percent of the building fee. Maximum \$1,500 per phase added to the building permit fee.

10.5. Master Plans and Architect/Engineer Approved Plan Review

	<u>Fee</u>
Hourly rate - normal work hours	<i>[Refer to Section 1.3. for hourly rate information.]</i>
Evening and weekend hourly rate	<i>[Refer to Section 1.3. for hourly rate information.]</i>

10.6. Demolition

	<u>Fee</u>
Residential	\$ 60
Commercial	Based on valuation. Apply contract price to building permit table.

10.7. Dye Test

	<u>Fee</u>
Residential	\$ 46
Commercial	Charged an hourly rate (see Section 1.3. for hourly rate information).

10.8. Consultation

	<u>Fee</u>
Fee	Charged an hourly rate (see Section 1.3. for hourly rate information).

10.9. Grubbing

	<u>Fee</u>
Fee	\$ 100

10.10. Tree Review

	<u>Fee</u>
Fee	\$ 75
Associated with residential permit - \$75 flat fee	

10.11. Grading Plan Review Fee

	<u>Fee for first 10,000 Cubic Yards</u>	<u>Plus fee for each additional CY over 10,000 Cubic Yards</u>
Cubic Yards (CY):		
0 to 50	No fee, no permit required	n/a
51 to 100	\$ 27	n/a
101 to 1,000	43 (for 1st 100 CY)	n/a
1,001 to 10,000	57 (for 1st 1,000 CY)	n/a
10,001 to 100,000	57 (for 1st 10,000 CY)	\$28 (each additional 10,000 CY)
100,001 to 200,000	309 (for 1st 100,000 CY)	15 (each additional 10,000 CY)
Over 200,000	462 (for 1st 200,000 CY)	8 (each additional 10,000 CY)

10.12. Grading Permit Fee

	<u>Fee for first 1,000 of Cubic Yards</u>	<u>Plus fee for each additional CY over 1,000 (or fraction thereof)</u>
Cubic Yards (CY):		
0 to 50	No fee, no permit required	n/a
51 to 100	\$ 43	n/a
101 to 1,000	43 (for 1st 100 CY)	\$20 (each additional 100 CY)
1,001 to 10,000	224 (for 1st 1,000 CY)	17 (each additional 1,000 CY)
10,001 to 100,000	374 (for 1st 10,000 CY)	76 (each additional 10,000 CY)
Over 100,000	1,057 (for 1st 100,000 CY)	42 (each additional 10,000 CY)

10.13. Fire Sprinkler Permit Fee

	<u>Fee</u>
Residential House square footage:	
0 to 2,000	\$100 (one hour)
2,001 to 3,600	\$125 (1.25 hours)
3,601 to 7,200	\$150 (1.50 hours)
Over 7,200	\$200 (two hours)
All other sprinklers	Based on the valuation of the work, applied to the Building Permit Fee schedule

10.14. Fire Sprinkler Plan Review

	<u>Fee</u>
Fee	25% of permit fee

10.15. Medical Gas

Based on the valuation of the work, applied to the Building Permit Fee schedule.

10.16. Public Works Permit

Associated with residential permit - \$150 flat fee.
All others, see Engineering Department fee schedule.

10.17. Partial Permit

	<u>Fee</u>
Residential	\$ 75
Commercial	250

10.18. Occupancy Certificate

	<u>Fee</u>
Commercial only	\$ 300 (Temporary certificate of occupancy)

10.19. Plumbing Permit Fees

New One- and Two-family dwellings only (includes 100 feet
for each utility connection)

	<u>Fee</u>
SFR (1) Bath	\$ 392
SFR (2) Bath	519
SFR (3) Bath	633
Each additional ½ bath/kitchen	68

10.20. Site Utility Fees

	<u>Fee</u>
Catch basin/area drain	\$ 18
Drywells/leach line/trench drain	18
Footing drain (Per 100' or fraction)	76
Manufactured home utilities	76
Manholes	18
Rain drain connector	18
Sanitary sewer (Per 100' or fraction)	76
Storm sewer (Per 100' or fraction)	76
Water services (Per 100' or fraction)	76

10.21. Fixture or Item

	<u>Fee</u>
Absorption valve	\$ 18
Back flow preventer (irrigation)	18
Backwater valve	18
Basins/lavatory	18
Clothes washer	18
Dishwasher	18
Drinking fountain(s)	18
Ejectors/sump	18
Expansion tank	18
Fixture/sewer cap	18
Floor drains/floor sinks/hub	18
Garbage disposal	18
Hose bib	18
Ice maker	18
Interceptor/grease trap	18
Primer(s)	18
Roof drain (commercial)	18
Sink(s), basin(s), lav(s)	18
Sump	18
Tubs/shower/shower pan	18
Urinal	18
Water closet	18
Water heater	18
Minimum	100

10.22. Mechanical Permit Fees	Fee
Duct Work	\$ 19
Air Conditioning	25
Alteration of Existing	19
Boiler	25
Heat Pumps	25
Furnace	31
Heaters-Wall Mounted	25
Appliance Vent	19
Dryer Vent	19
Kit. Hood	19
Exhaust Vent	13
Fuel Piping (4 outlets)	9
Fuel Piping (each above 4)	2
Decorative Fireplace (manufactured)	31
Insert	31
Wood Stove	31
Hydronic hot water system	31
Log lighter	19
Barbecue	19
Gas clothes dryer	19
Other	19
Minimum	100

11. Systems Development Charges (SDCs)

11.1. General SDC Information

West Linn SDC fees shall be indexed for inflation annually using the Engineering News – Record Construction Cost Index (20-city average).

Below is a table summarizes all SDC charges for a Single Family Dwelling:

Effective July 1, 2010

Per Single Family Dwelling:	Reimbursement	Improvement	Administrative	Total
Street SDC	\$1,919	\$4,110	\$157	\$6,186
Bike/Ped SDC	\$0	\$495	\$13	\$508
Water SDC	\$438	\$5,218	\$147	\$5,803
Surface Water SDC	\$728	\$218	\$48	\$994
Parks SDC	\$0	\$8,479	\$233	\$8,712
Sewer SDC	\$563	\$2,191	\$101	\$2,855
Sub-total, SDCs to City	\$3,648	\$20,711	\$699	\$25,058
Plus Water SDC collected for South Fork Water Board				\$1,349
Plus Sewer SDC collected for Tri-City Service District				\$2,020
Total SDCs due for Single Family Dwelling				\$28,427

Notes:

1. The fees in the above table are based upon the smallest water meter size of 5/8"
2. Metro also has a Construction Excise tax that may apply for valuations over \$100,000
3. School Districts also have a Construction Excise tax that may apply on any new construction or additions

Effective July 1, 2009

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$49	\$5,368	\$271	\$5,688
Single family	Per house	1.01	\$49	\$5,422	\$274	\$5,745
Multi-family	Per MF Unit	0.62	\$30	\$3,329	\$168	\$3,527
Retail	Per 1,000ft ²	2.536	\$124	\$13,617	\$687	\$14,428
Office	Per 1,000 ft ²	1.314	\$65	\$7,055	\$357	\$7,477
Public Park	Per Acre	0.223	\$10	\$1,198	\$61	\$1,269
Public School	Per Student	0.08	\$4	\$430	\$22	\$456

Effective January 26, 2010 - Phase I

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$1,827	\$3,914	\$149	\$5,890
Single family	Per house	1.01	\$1,845	\$3,953	\$150	\$5,948
Multi-family	Per MF Unit	0.62	\$1,133	\$2,427	\$92	\$3,652
Retail	Per 1,000ft ²	2.536	\$4,633	\$9,926	\$378	\$14,937
Office	Per 1,000 ft ²	1.314	\$2,401	\$5,143	\$196	\$7,740
Public Park	Per Acre	0.223	\$407	\$873	\$33	\$1,313
Public School	Per Student	0.08	\$146	\$313	\$12	\$471

11.2. Street SDC [continued]

Effective July 1, 2010

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$1,900	\$4,069	\$155	\$6,124
Single family	Per house	1.01	\$1,919	\$4,110	\$157	\$6,186
Multi-family	Per MF Unit	0.62	\$1,178	\$2,523	\$96	\$3,797
Retail	Per 1,000ft2	2.536	\$4,818	\$10,319	\$393	\$15,530
Office	Per 1,000 ft2	1.314	\$2,497	\$5,347	\$204	\$8,048
Public Park	Per Acre	0.223	\$424	\$907	\$35	\$1,366
Public School	Per Student	0.08	\$152	\$326	\$12	\$490

Effective January 26, 2011 - Phase II

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$1,962	\$4,202	\$160	\$6,324
Single family	Per house	1.01	\$1,982	\$4,244	\$162	\$6,388
Multi-family	Per MF Unit	0.62	\$1,216	\$2,605	\$99	\$3,920
Retail	Per 1,000ft2	2.536	\$4,976	\$10,656	\$406	\$16,038
Office	Per 1,000 ft2	1.314	\$2,578	\$5,521	\$210	\$8,309
Public Park	Per Acre	0.223	\$438	\$937	\$36	\$1,411
Public School	Per Student	0.08	\$157	\$336	\$13	\$506

Effective July 1, 2011 [tbd - with estimated ENR increase]

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$2,020	\$4,329	\$164	\$6,513
Single family	Per house	1.01	\$2,040	\$4,372	\$166	\$6,578
Multi-family	Per MF Unit	0.62	\$1,252	\$2,684	\$102	\$4,038
Retail	Per 1,000ft2	2.536	\$5,123	\$10,978	\$416	\$16,517
Office	Per 1,000 ft2	1.314	\$2,654	\$5,688	\$215	\$8,557
Public Park	Per Acre	0.223	\$450	\$965	\$37	\$1,452
Public School	Per Student	0.08	\$162	\$346	\$13	\$521

Effective January 26, 2012 - Phase III

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$2,082	\$4,461	\$170	\$6,713
Single family	Per house	1.01	\$2,103	\$4,506	\$172	\$6,781
Multi-family	Per MF Unit	0.62	\$1,291	\$2,766	\$105	\$4,162
Retail	Per 1,000ft2	2.536	\$5,280	\$11,313	\$431	\$17,024
Office	Per 1,000 ft2	1.314	\$2,736	\$5,862	\$223	\$8,821
Public Park	Per Acre	0.223	\$464	\$995	\$38	\$1,497
Public School	Per Student	0.08	\$167	\$357	\$14	\$538

11.3. Bike/Ped SDC

Effective January 26, 2010 - Phase I

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$471	\$12	\$483
Single family	Per house	1.01	\$0	\$476	\$12	\$488
Multi-family	Per MF Unit	0.62	\$0	\$292	\$7	\$299
Retail	Per 1,000ft2	2.536	\$0	\$1,194	\$30	\$1,224
Office	Per 1,000 ft2	1.314	\$0	\$619	\$16	\$635
Public Park	Per Acre	0.223	\$0	\$105	\$3	\$108
Public School	Per Student	0.08	\$0	\$38	\$1	\$39

Effective July 1, 2010

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$490	\$13	\$503
Single family	Per house	1.01	\$0	\$495	\$13	\$508
Multi-family	Per MF Unit	0.62	\$0	\$304	\$8	\$312
Retail	Per 1,000ft2	2.536	\$0	\$1,243	\$33	\$1,276
Office	Per 1,000 ft2	1.314	\$0	\$644	\$17	\$661
Public Park	Per Acre	0.223	\$0	\$109	\$3	\$112
Public School	Per Student	0.08	\$0	\$39	\$1	\$40

Effective January 26, 2011 - Phase II

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$961	\$25	\$986
Single family	Per house	1.01	\$0	\$971	\$25	\$996
Multi-family	Per MF Unit	0.62	\$0	\$596	\$16	\$612
Retail	Per 1,000ft2	2.536	\$0	\$2,437	\$63	\$2,500
Office	Per 1,000 ft2	1.314	\$0	\$1,263	\$33	\$1,296
Public Park	Per Acre	0.223	\$0	\$214	\$6	\$220
Public School	Per Student	0.08	\$0	\$77	\$2	\$79

11.3. Bike/Ped SDC [continued]

Effective July 1, 2011 [tbd - with estimated ENR increase]						
Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$990	\$26	\$1,016
Single family	Per house	1.01	\$0	\$1,000	\$26	\$1,026
Multi-family	Per MF Unit	0.62	\$0	\$614	\$16	\$630
Retail	Per 1,000ft2	2.536	\$0	\$2,511	\$66	\$2,577
Office	Per 1,000 ft2	1.314	\$0	\$1,301	\$34	\$1,335
Public Park	Per Acre	0.223	\$0	\$221	\$6	\$227
Public School	Per Student	0.08	\$0	\$79	\$2	\$81

Effective January 26, 2012 - Phase III						
Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$1,461	\$38	\$1,499
Single family	Per house	1.01	\$0	\$1,476	\$38	\$1,514
Multi-family	Per MF Unit	0.62	\$0	\$906	\$24	\$930
Retail	Per 1,000ft2	2.536	\$0	\$3,705	\$96	\$3,801
Office	Per 1,000 ft2	1.314	\$0	\$1,920	\$50	\$1,970
Public Park	Per Acre	0.223	\$0	\$326	\$8	\$334
Public School	Per Student	0.08	\$0	\$117	\$3	\$120

11.4. Water SDC

Note: see also the additional SDC collected on behalf of South Fork Water Board
 [SFWB Water SDC for 5/8" meter is currently = \$1,363]

Effective July 1, 2009						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$79	\$4,579	\$170	\$4,828
5/8"	1	\$79	\$4,579	\$170	\$4,828	
3/4"	1.5	\$119	\$6,867	\$256	\$7,242	
1"	2.5	\$198	\$11,446	\$426	\$12,070	
1.5"	5	\$396	\$22,893	\$850	\$24,139	
2"	8	\$634	\$36,628	\$1,360	\$38,622	
3"	16	\$1,269	\$73,256	\$2,721	\$77,246	
4"	25	\$1,982	\$114,463	\$4,251	\$120,696	
6"	50	\$3,964	\$228,926	\$8,502	\$241,392	
8"	80	\$6,343	\$366,281	\$13,603	\$386,227	
10"	125	\$9,910	\$572,315	\$21,255	\$603,480	

Effective January 26, 2010 - Phase I						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$427	\$4,956	\$140	\$5,523
5/8"	1	\$427	\$4,956	\$140	\$5,523	
3/4"	1.5	\$641	\$7,434	\$210	\$8,285	
1"	2.5	\$1,068	\$12,390	\$350	\$13,808	
1.5"	5	\$2,135	\$24,780	\$700	\$27,615	
2"	8	\$3,416	\$39,648	\$1,120	\$44,184	
3"	16	\$6,832	\$79,296	\$2,240	\$88,368	
4"	25	\$10,675	\$123,900	\$3,500	\$138,075	
6"	50	\$21,350	\$247,800	\$7,000	\$276,150	
8"	80	\$34,160	\$396,480	\$11,200	\$441,840	
10"	125	\$53,375	\$619,500	\$17,500	\$690,375	

Effective April 13, 2010 - Phase I (with the addition of the phased in CIP Project #65)						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$421	\$5,017	\$141	\$5,579
5/8"	1	\$421	\$5,017	\$141	\$5,579	
3/4"	1.5	\$632	\$7,526	\$212	\$8,370	
1"	2.5	\$1,053	\$12,543	\$353	\$13,949	
1.5"	5	\$2,105	\$25,085	\$705	\$27,895	
2"	8	\$3,368	\$40,136	\$1,128	\$44,632	
3"	16	\$6,736	\$80,272	\$2,256	\$89,264	
4"	25	\$10,525	\$125,425	\$3,525	\$139,475	
6"	50	\$21,050	\$250,850	\$7,050	\$278,950	
8"	80	\$33,680	\$401,360	\$11,280	\$446,320	
10"	125	\$52,625	\$627,125	\$17,625	\$697,375	

11.4. Water SDC [continued]

Note: see also the additional SDC collected on behalf of South Fork Water Board [SFWB Water SDC for 5/8" meter is currently = \$1,363]

Effective July 1, 2010						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$438	\$5,218	\$147	\$5,803
5/8"	1	\$438	\$5,218	\$147	\$5,803	
3/4"	1.5	\$657	\$7,827	\$221	\$8,705	
1"	2.5	\$1,095	\$13,045	\$368	\$14,508	
1.5"	5	\$2,190	\$26,090	\$735	\$29,015	
2"	8	\$3,504	\$41,744	\$1,176	\$46,424	
3"	16	\$7,008	\$83,488	\$2,352	\$92,848	
4"	25	\$10,950	\$130,450	\$3,675	\$145,075	
6"	50	\$21,900	\$260,900	\$7,350	\$290,150	
8"	80	\$35,040	\$417,440	\$11,760	\$464,240	
10"	125	\$54,750	\$652,250	\$18,375	\$725,375	

Effective January 26, 2011 - Phase II						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$495	\$5,892	\$166	\$6,553
5/8"	1	\$495	\$5,892	\$166	\$6,553	
3/4"	1.5	\$743	\$8,838	\$249	\$9,830	
1"	2.5	\$1,238	\$14,730	\$415	\$16,383	
1.5"	5	\$2,475	\$29,460	\$830	\$32,765	
2"	8	\$3,960	\$47,136	\$1,328	\$52,424	
3"	16	\$7,920	\$94,272	\$2,656	\$104,848	
4"	25	\$12,375	\$147,300	\$4,150	\$163,825	
6"	50	\$24,750	\$294,600	\$8,300	\$327,650	
8"	80	\$39,600	\$471,360	\$13,280	\$524,240	
10"	125	\$61,875	\$736,500	\$20,750	\$819,125	

Effective July 1, 2011 [tbd - with estimated ENR increase]						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$510	\$6,067	\$171	\$6,748
5/8"	1	\$510	\$6,067	\$171	\$6,748	
3/4"	1.5	\$765	\$9,101	\$257	\$10,123	
1"	2.5	\$1,275	\$15,168	\$428	\$16,871	
1.5"	5	\$2,550	\$30,335	\$855	\$33,740	
2"	8	\$4,080	\$48,536	\$1,368	\$53,984	
3"	16	\$8,160	\$97,072	\$2,736	\$107,968	
4"	25	\$12,750	\$151,675	\$4,275	\$168,700	
6"	50	\$25,500	\$303,350	\$8,550	\$337,400	
8"	80	\$40,800	\$485,360	\$13,680	\$539,840	
10"	125	\$63,750	\$758,375	\$21,375	\$843,500	

11.4. Water SDC [continued]

Note: see also the additional SDC collected on behalf of South Fork Water Board
 [SFWB Water SDC for 5/8" meter is currently = \$1,363]

Effective January 26, 2012 - Phase III						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$554	\$6,595	\$186	\$7,335
5/8"	1	\$554	\$6,595	\$186	\$7,335	
3/4"	1.5	\$831	\$9,893	\$279	\$11,003	
1"	2.5	\$1,385	\$16,488	\$465	\$18,338	
1.5"	5	\$2,770	\$32,975	\$930	\$36,675	
2"	8	\$4,432	\$52,760	\$1,488	\$58,680	
3"	16	\$8,864	\$105,520	\$2,976	\$117,360	
4"	25	\$13,850	\$164,875	\$4,650	\$183,375	
6"	50	\$27,700	\$329,750	\$9,300	\$366,750	
8"	80	\$44,320	\$527,600	\$14,880	\$586,800	
10"	125	\$69,250	\$824,375	\$23,250	\$916,875	

11.5. Surface Water SDC

Based on impervious area, City surface water per ESU (2,914ft²)

Effective July 1, 2009					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$700	\$210	\$46	\$956
Single family	1.00	\$700	\$210	\$46	\$956

Effective July 1, 2010					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$728	\$218	\$48	\$994
Single family	1.00	\$728	\$218	\$48	\$994

Effective July 1, 2011 [tbd - with estimated ENR increase]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$750	\$224	\$49	\$1,023
Single family	1.00	\$750	\$224	\$49	\$1,023

11.6. Park SDC

Effective July 1, 2009					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,076	\$85	\$3,161
Single family	2.65	\$0	\$8,152	\$224	\$8,376
Multi-family	1.874	\$0	\$5,764	\$159	\$5,923

Effective July 1, 2010					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,200	\$88	\$3,288
Single family	2.65	\$0	\$8,479	\$233	\$8,712
Multi-family	1.874	\$0	\$5,995	\$165	\$6,160

Effective July 1, 2011 [tbd - with estimated ENR increase]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,295	\$91	\$3,386
Single family	2.65	\$0	\$8,731	\$240	\$8,971
Multi-family	1.874	\$0	\$6,173	\$170	\$6,343

11.6. Sewer SDC

Note: see also the additional SDC collected on behalf of Tri-City Service District
 [Tri-City Service District Sewer SDC is currently 1 EDU = \$2,020]

Effective July 1, 2009

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$541	\$2,107	\$97	\$2,745
Single family	-	-	\$541	\$2,107	\$97	\$2,745
Multi-family	-	-	\$301	\$1,174	\$54	\$1,529
Commercial	5/8"	1	\$541	\$2,107	\$97	\$2,745
Commercial	3/4"	1.5	\$813	\$3,161	\$145	\$4,119
Commercial	1"	2.5	\$1,354	\$5,268	\$242	\$6,864
Commercial	1.5"	5	\$2,707	\$10,536	\$485	\$13,728
Commercial	2"	8	\$4,331	\$16,858	\$776	\$21,965
Commercial	3"	16	\$8,663	\$33,716	\$1,552	\$43,931
Commercial	4"	25	\$13,535	\$52,681	\$2,425	\$68,641
Commercial	6"	50	\$27,071	\$105,361	\$4,851	\$137,283
Commercial	8"	80	\$43,313	\$168,578	\$7,761	\$219,652
Commercial	10"	125	\$67,676	\$263,403	\$12,127	\$343,206

Effective July 1, 2010

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$563	\$2,191	\$101	\$2,855
Single family	-	-	\$563	\$2,191	\$101	\$2,855
Multi-family	-	-	\$313	\$1,221	\$56	\$1,590
Commercial	5/8"	1	\$563	\$2,191	\$101	\$2,855
Commercial	3/4"	1.5	\$846	\$3,288	\$151	\$4,285
Commercial	1"	2.5	\$1,408	\$5,479	\$252	\$7,139
Commercial	1.5"	5	\$2,815	\$10,958	\$504	\$14,277
Commercial	2"	8	\$4,505	\$17,534	\$807	\$22,846
Commercial	3"	16	\$9,010	\$35,067	\$1,614	\$45,691
Commercial	4"	25	\$14,077	\$54,792	\$2,522	\$71,391
Commercial	6"	50	\$28,156	\$109,583	\$5,045	\$142,784
Commercial	8"	80	\$45,049	\$175,333	\$8,072	\$228,454
Commercial	10"	125	\$70,388	\$273,958	\$12,613	\$356,959

11.6. Sewer SDC [continued]

Note: see also the additional SDC collected on behalf of Tri-City Service District
 [Tri-City Service District Sewer SDC is currently 1 EDU = \$2,020]

Effective July 1, 2011 [tbd - with estimated ENR increase]						
Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$580	\$2,256	\$104	\$2,940
Single family	-	-	\$580	\$2,256	\$104	\$2,940
Multi-family	-	-	\$322	\$1,257	\$58	\$1,637
Commercial	5/8"	1	\$580	\$2,256	\$104	\$2,940
Commercial	3/4"	1.5	\$871	\$3,386	\$155	\$4,412
Commercial	1"	2.5	\$1,450	\$5,642	\$259	\$7,351
Commercial	1.5"	5	\$2,899	\$11,284	\$519	\$14,702
Commercial	2"	8	\$4,639	\$18,055	\$831	\$23,525
Commercial	3"	16	\$9,278	\$36,110	\$1,662	\$47,050
Commercial	4"	25	\$14,496	\$56,422	\$2,597	\$73,515
Commercial	6"	50	\$28,993	\$112,842	\$5,195	\$147,030
Commercial	8"	80	\$46,389	\$180,547	\$8,312	\$235,248
Commercial	10"	125	\$72,481	\$282,106	\$12,988	\$367,575

Attachments

1. Fees of other entities that the City of West Linn is required to pass through
 - 1.1. METRO - Construction Excise Tax
 - 1.2. WLWSD - Construction Excise Tax
 - 1.3. LOSD - Construction Excise Tax
 - 1.4. Water SDC - South Fork Water Board water SDC charges
 - 1.5. Sewer SDC - Tri-City Service District sewer SDC charges
2. Copy of Resolution adopting Master Fees and Charges booklet
3. Copies of the three Construction Excise Tax agreements and provisions

Attachments

1. Construction Excise Tax agreement with other entities

1.1. METRO - Construction Excise Tax

	<u>Fee</u>	
Tax percentage to be assessed on value of construction	0.12%	of construction
City's administrative fee retained to cover collection costs	5%	of tax amount
Maximum amount of tax assessed	\$ 12,000	
Exempt construction projects that are under this value	\$ 100,000	
Expiration date (extended in June 2009)	2014	
Date the tax first went into effect	July 1, 2006	
http://www.metro-region.org/index.cfm/go/by.web/id=18459		

1.2. WLWSD - Construction Excise Tax

Residential - tax amount on value of construction	\$ 1.00	per square foot
Nonresidential - tax amount on value of construction	\$ 0.50	per square foot
City's administrative fee retained to cover collection costs	4%	of tax amount
Date the tax first went into effect	October 24, 2007	

1.3. LOSD - Construction Excise Tax

Residential - tax amount on value of construction	\$ 1.00	per square foot
Nonresidential - tax amount on value of construction	\$ 0.50	per square foot
City's administrative fee retained to cover collection costs	4%	of tax amount
Date the tax first went into effect	April 1, 2010	

1.4. South Fork Water Board - Water SDC Fee

Meter Size	Equivalent Meter Factor (EMF)	Water SDC Fee (eff. 1/1/09)	Water SDC Fee (eff. 1/1/10)	Water SDC Fee (eff. 1/1/11)
5/8" x 3/4"	1	\$ 1,363	\$ 1,349	<i>tbd</i>
3/4"	1.5	2,042	2,021	<i>tbd</i>
1"	2.5	3,403	3,368	<i>tbd</i>
1.5"	5	6,806	6,735	<i>tbd</i>
2"	8	10,890	10,777	<i>tbd</i>
3"	16	21,781	21,554	<i>tbd</i>
4"	25	34,033	33,679	<i>tbd</i>
6"	50	68,067	67,359	<i>tbd</i>
8"	80	108,906	107,773	<i>tbd</i>
10"	115	156,552	154,924	<i>tbd</i>

1.5. Tri-City Service District - Sewer SDC Fee

[see next page for table, details, and information]

1.5. Tri-City Service District Sewer SDC Fee

1 EDU = \$2,020

Class of Service	System Development Charge	Sewer Use Charge
Residential		
01. Single Family Dwelling	1 EDU	1 EDU
02. Duplex	0.8 EDU per dwelling unit	1 EDU per dwelling unit
03. Triplex	0.8 EDU per dwelling unit	1 EDU per dwelling unit
04. Multi-Family (Four Plex and Up)	0.8 EDU per dwelling unit	1 EDU per dwelling unit
05. Trailer/Mobile Home Parks	0.8 EDU per dwelling unit	1 EDU per rental space provided sewer service
06. Adult Foster Care Homes ¹	1 EDU	1 EDU per five occupants
Institutional		
10. High Schools	1 EDU per 29 students (ADA) ²	1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption
11. Junior High Schools	1 EDU per 29 students (ADA) ²	Same as 10. (above)
12. Elementary and Pre Schools	1 EDU per 65 students (ADA) ²	Same as 10. (above)
13. Community Colleges	1 EDU per 29 students (ADA) ²	Same as 10. (above)
14. Churches	1 EDU per 180 seats (ADA) ³	Same as 10. (above)
-if parsonage	1 EDU per 29 students (ADA) ²	Same as 10. (above)
-if weekday child care or church school	1 EDU per 65 additional students	Same as 10. (above)
-if full time business officer	1 EDU per 1,900 sq. ft. additional meeting area	Same as 10. (above)
-if evening programs conducted three night or more per week	1 EDU per 1,900 sq. ft. additional meeting area	Same as 10. (above)
15. Hospitals - General	1 EDU per bed	Same as 10. (above)
16. Convalescent/Rest Homes	1 EDU per two beds	Same as 10. (above)
17. Adult Foster Care Homes ⁴	1 EDU per two beds	Same as 10. (above)
Commercial		
20. Hotels, Motels	1 EDU per two rooms	1 EDU per two rooms ⁵
-if quality restaurant	1 EDU per 10 seats, 1 EDU per 10 additional seats	1 EDU per 10 seats ⁵
21. Restaurants	1 EDU per 11 seats	1 EDU per 11 seats ⁵
22. Fast Food	1 EDU per 18 seats	1 EDU per 18 seats ⁵
23. Tavern/Lounge	1 EDU per 18 seats	1 EDU per 18 seats ⁵
24. Service Stations (without car wash)	1.7 EDU	1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption
25. Car Wash	UEDUs per stall	Same as 24. (above)
26. Rollover (with service station)	5.6 EDUs	Same as 24. (above)
27. Tunnel (with service station)	16 EDUs	Same as 24. (above)
28. Laundromats	1 EDU per machine	Same as 24. (above)
29. Other Commercial (shall include all classes not otherwise included in this table)	The lesser of 1 EDU per 1,900 sq. ft. or less of floor space or 1 EDU per quarter acre or fraction thereof of land acre but not less than 50 percent of maximum charge resulting from the two options.	Same as 24. (above)
Industrial		
30. Light Industrial Waste ⁶	Same as 29. (above)	1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption and actual cost to District for removal of SS and BOD per pound for amount resulting from sewage strength in excess of domestic sewage strength. Based on District cost per pound for removal off BOD and SS and cost per gallon for processing sewage flow.
31. Heavy Industrial Waste ⁷	Based on actual cost to District but not less than 16. (above)	
Public Authorities		
40. Cities	See applicable agreements	See applicable agreements

Note: For the purpose of equivalent dwelling units for connection charge purposes, the quotient will be carried to two decimal places.

1 Adult foster care homes having an occupancy capacity of five or fewer persons for whom the owner/operator of the facility receives remuneration of any kind shall be charged for one EDU.

2 ADA = Average Daily Attendance

3 Where seating is on benches or pews, the number of seats shall be computer on the basis of one seat for each 18 inches of bench or pews length.

4 Adult foster care homes having an occupancy capacity in excess of five persons for whom the owner/operator of the facility receives remuneration of any kind.

5 First year of service is based on seating capacity as shown. Subsequent service based on one EDU per 1,000 cubic feet or fraction thereof of metered water consumption.

6 With 30 pounds to 200 pounds of SS per day; 30 pounds to 200 pounds of BOD per day; and less than 10,000 gallons per day

7 With more than 200 pounds of SS per day; 200 pounds of BOD per day; and 10,000 gallons or more per day