

Community Development Department

Planning Division Building Safety Division Environmental Health Division

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MEMORANDUM

TO: Board of County Commissioners

FROM: Nick Lelack, AICP, Director

DATE: May 18, 2015

SUBJECT: CDD Proposed Fee Increases FY 2015-16

The Community Development Department (CDD) is primarily (over 97%) a fee supported department with the exception of General Fund support for a portion of the long range planning budget and state/federal grants.

CDD proposes an approximately **2.5% fee increase in FY 2015-16 to cover the actual cost of services** the department provides across all divisions. The proposed fee increase covers the projected gap in operation expenses and revenues for FY 15-16.

Please find attached a summary of CDD's current fee comparisons with other jurisdictions provided by the department's Comprehensive User Fee Study consultant. Staff asked the consultant to also include similar counties in Washington or California. Two examples are provided.

It is important to note that the consultant stated that "trends show that the [Deschutes] County is at the upper end of the spectrum but still within a reasonable range. Given that the department is essentially an enterprise fund this is about what you would expect." The Comprehensive User Fee Study will be completed later this spring or in early summer.

Staff notes a couple of specific fee adjustments that may raise questions:

1. **Line CDBSE 7 601 amps to 1000 amps** are proposed to increase from \$243 to \$349. The \$234 fee is an error on the fee schedule. It was proposed to increase to \$343 from FY 13-14 to FY 14-15. Applying the 2.5% fee increase to correct the fee results in a proposed fee of \$349.
2. **CDPN 24 Hearings Officer Deposit** of \$3000 is proposed to be deleted. The result is the deposit will be \$5000 for all Hearings Officer Deposits. Applicants are required to pay the full actual Hearings Officer cost, and CDD issues refunds where the deposit exceeds the deposit paid.

Please find below a list of invoices for Hearings Officer public hearing services from April 2014-2015, excluding the Miller Tree Farm public hearings due to the unique nature of the invoices.

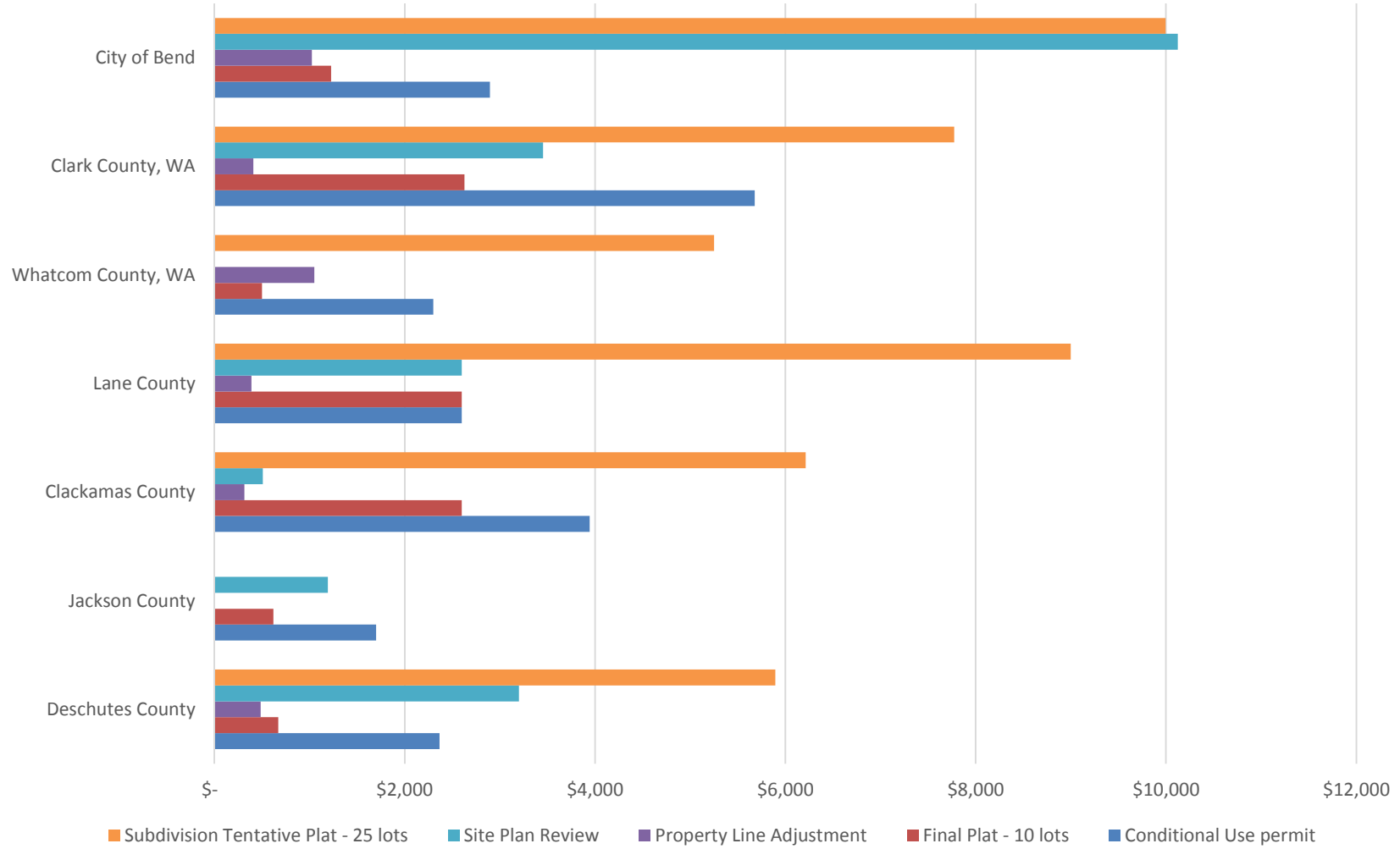
It is also important to note that Hearings Officer hourly rates have recently increased from \$150/hour to \$175/hour, which is **not** reflected in these invoices. Future hearings costs are expected to increase.

- 1) \$4,125
- 2) \$5,400
- 3) \$4,500
- 4) \$4,950
- 5) \$7,875
- 6) \$5,175
- 7) \$3,750
- 8) \$5,700
- 9) \$3,000
- 10) \$4,500
- 11) \$3,075
- 12) \$5,700
- 13) \$7,200

Staff is available to answer questions about the proposed budget and fee schedule changes.

Building Fees	Deschutes County	Jackson County	Clackamas County	Lane County	Whatcom County, WA	Clark County, WA	City of Bend
New Single-Family Home: 2745SF, 500 SF garage, value = \$328434	\$ 2,331	\$ 1,658	\$ 1,451	\$ 2,688	\$ 4,194	\$ 2,939	\$ 2,804
Electrical SF	\$ 405	\$ 215	\$ 462	\$ 286		\$ 666	\$ 425
Single-Family Addition: (635 SF) value = \$88,256	\$ 505	\$ 1,149	\$ 981	\$ 1,106	\$ 959	\$ 1,601	\$ 665
New Multi-Family: (10-units, 8,000 Sq. Ft.) value = \$813,760	\$ 7,440	\$ 5,182	\$ 5,484	\$ 5,790	\$ 6,254	\$ 11,028	\$ 3,753
New Commercial Office: (30,000 Sq. Ft. Office) value = \$3,546,000	\$ 32,406	\$ 26,268	\$ 22,390	\$ 22,148	\$ 14,716	\$ 30,904	\$ 15,310
Commercial Alteration: \$75,000 valuation	\$ 685	\$ 872	\$ 883	\$ 1,009	\$ 958	\$ 2,586	\$ 601
Mechanical #Appliances;							
Furnace up to 100,000btu	\$ 23	\$ 7	\$ 18	\$ 46	\$ 16	\$ 66	\$ 22
Outdoor condenser (heat pump)	\$ 19	\$ 12.00	\$ 18	\$ 61	\$ 12	\$ 66	\$ 74
3 Bath fans	\$ 26	\$ 38.40	\$ 27	\$ 36	\$ 10	\$ 66	\$ 25
Range hood	\$ 11	\$ 5.50	\$ 12	\$ 40	\$ 10	\$ 66	\$ 12
Gas dryer vent	\$ 15	\$ 3.70	\$ 9	\$ 36	\$ 10	\$ 66	\$ 12
Gas fire place	\$ 27	\$ 7.30	\$ 18	\$ 92	\$ 10	\$ 66	\$ 22
Plumbing # WC	\$ 26	\$ 18.63	\$ 31	\$ 48	\$ 10	\$ 122	
Planning Fees	Deschutes County	Jackson County	Clackamas County	Lane County	Whatcom County, WA	Clark County, WA	City of Bend
Conditional Use permit	\$ 2,365	\$ 1,700	\$ 3,945	\$ 2,600	\$ 2,300	\$ 5,678	\$ 2,895
Final Plat - 10 lots	\$ 670	\$ 620	\$ 2,600	\$ 2,600	\$ 500	\$ 2,627	\$ 1,228
Property Line Adjustment	\$ 485		\$ 315	\$ 390	\$ 1,050	\$ 408	\$ 1,024
Site Plan Review	\$ 3,200	\$ 1,193	\$ 510	\$ 2,600		\$ 3,453	\$ 10,125
Subdivision Tentative Plat - 25 lots	\$ 5,895		\$ 6,215	\$ 9,000	\$ 5,250	\$ 7,773	\$ 9,996

Planning Fee Comparison



Building Construction Fee Comparison

