

**CITY OF AURORA**

**RESOLUTION NO. 404**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, OREGON, AMENDING RESOLUTION NO. 294, AND ADOPTING A NEW SCHEDULE OF FEES FOR PLANNING AND ZONING APPLICATIONS.**

WHEREAS, the City of Aurora finds that the policy established and implemented by Resolution No. 253 in 1993, that applicants for planning and zoning matters shall pay the entire cost of processing their applications, should be continued and updated.

WHEREAS, the City finds that the Planning and Zoning Charges were last updated and amended in March, 1996.

WHEREAS, the City finds that the Planning and Zoning Charges need to be updated and amended to reflect increased staff and office overhead and costs of City consultants, as well as to adequately prepare the City for a certain level of expected growth due to the soon to be completed new waste water system.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA THAT:**

Section 1:

The City of Aurora Schedule of Fees for Planning and Zoning Applications set forth in Resolution No. 294 be and hereby is amended to provide for the Schedule of Fees set forth in Exhibit A attached hereto and by this reference incorporated herein.

**INTRODUCED AND ADOPTED** this 9th day of May, 2000.

**CITY OF AURORA, OREGON**

BY:   
**NICK KAISER**  
**MAYOR**

ATTEST:

BY: *Trudy L. Bunnell*  
TRUDY BUNNELL  
CITY RECORDER

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**EXHIBIT A  
CITY OF AURORA SCHEDULE OF FEES/DEPOSITS  
FOR PLANNING & ZONING APPLICATIONS**

The following estimated user fees are hereby imposed as a deposit against the actual cost for processing each type of planning and zoning land use application and related permits. The "user fee" philosophy underlying these charges is designed to lower the amount of property taxes used to process applications and permits, by charging the cost of providing a service directly to the person utilizing the service. NO APPLICATION SHALL BE DEEMED COMPLETE UNTIL ALL FEES/DEPOSITS ARE PAID.

Where the term "actual costs" is used, these costs include, but are not limited to, services rendered by the city planning consultant, city engineer consultant and city attorney, as well as administrative costs covering meeting(s) with the applicant and others, public notices, agency referral notices, staff reports, notices of decision, development agreements, correspondence, postage, photocopying, supplies, financial accounting and city clerical work.

If the actual costs exceed the deposit, the City reserves the right to request an additional deposit and/or the applicant will receive an invoice for the additional charges. The City shall not issue final approvals or building permits, until all fees including additional charges are paid. All unused deposit funds shall be refunded upon request of the applicant if the application is withdrawn from processing.

Please note that additional permit fees/deposits may be required for specific projects from the City, Aurora Rural Fire District, Marion County or State of Oregon.

These fees/deposits are effective May 9, 2000, and are applicable to City Council, Planning Commission and Historic Review Board land use actions, and are subject to the following hourly rates.

**Current Hourly Rates:**

Planning Consultant . . . . .	\$85.00/hr.
Legal Services . . . . .	\$90.00/hr.
Engineering Services . . . . .	\$85.00/hr.
Consultant Clerical . . . . .	\$35.00/hr.
City Public Works . . . . .	\$30.00/hr.
City Recorder . . . . .	\$30.00/hr.
City Clerk . . . . .	\$25.00/hr.

**PLEASE NOTE:** Additional cost of publications for public notices are added to the fees/deposits marked with an asterisk (\*).

**FEE DESCRIPTION**

1. **PRE-APPLICATION CONFERENCE** . . . . . Actual Costs \$300.00 deposit
2. **QUASI-JUDICIAL MAP AND TEXT AMENDMENTS**
  - a. Comprehensive Plan Amendment . . . . . Actual Costs-\$2,500.00 deposit\*
  - b. Zoning & Development Ordinance Amendment . . . . . Actual Costs-\$2,500.00 deposit\*
3. **CITY ANNEXATIONS** . . . . . Actual Costs-\$1,500.00\*
4. **DESIGN REVIEW**
  - a. Residential Zone (R-1 and R-2)
    - 1) Subdivisions and Planned Unit Developments
      - a) Tentative and Final Subdivision Plats . . . . . Actual Costs-\$2,000.00 + \$50.00/lot deposit\*
      - 2) Other development other than single family
        - a) Project Value -0- to \$49,999 . . . . . Actual Costs-\$400.00 deposit
        - b) Project Value \$50,000 to \$99,999 . . . . . Actual Costs-\$750.00 deposit
        - c) Project Value \$100,000 to \$499,999 . . . . . Actual Costs-\$1,000.00 deposit
        - d) Project Value \$500,000 and over . . . . . Actual Costs-\$1,500.00 deposit
    - b. Commercial Zone (C) and Industrial Zone (I)
      - 1) Project Value -0- to \$49,999 . . . . . Actual Costs-\$500.00 deposit
      - 2) Project Value \$50,000 to \$99,999 . . . . . Actual Costs-\$850.00 deposit
      - 3) Project Value \$100,000 to \$499,000 . . . . . Actual Costs-\$1,200.00 deposit
      - 4) Project Value \$500,000 and over . . . . . Actual Costs-\$1,800.00 deposit
    - c. Manufactured Home Parks & Subdivisions . . . . . Actual Costs-\$1,500.00 + \$40.00/lot deposit\*
  5. **LAND PARTITIONS**
    - a. Land Partitions-Tentative & Final Map Review . . . . . Actual Costs-\$900.00 deposit\*

**CONDITIONAL USE PERMITS**

  - a. All Zones . . . . . Actual Costs-\$750.00 deposit\*
  - b. Minor Alterations of Conditional Use Permits . . . . . Actual Costs-\$300.00 deposit
  - c. Home Occupations . . . . . Actual Costs-\$ 250.00 deposit  
(\$75.00 deposit for minor occupations that are not referred to consultants)

7. VARIANCES  
a. Minor Variance from dimensional and setback standards, etc. . . . . Actual Costs-\$300.00 deposit\*  
b. Major Variance from public facilities standards . . . . . Actual Costs-\$800.00 deposit\*
8. HISTORIC OVERLAY DISTRICT  
a. Certificate of Appropriateness (New Construction/Major Renovations) Actual Costs-\$350.00 deposit\*  
b. Demolition Permit . . . . . Actual Costs-\$350.00 deposit\*
9. NON-CONFORMING USE OR STRUCTURE (also may require Design Review Approval)  
a. Reinstatement, Enlargement or Alteration of Use . . . . . Actual Costs-\$350.00 deposit\*  
b. Alteration or Expansion of Structure  
1) Residential Zone (R-1 and R-2) . . . . . Actual Costs-\$350.00 deposit\*  
2) Commercial Zone (C) . . . . . Actual Costs-\$500.00 deposit\*  
3) Industrial Zone (I) . . . . . Actual Costs-\$500.00 deposit\*
10. LOT LINE ADJUSTMENTS . . . . . Actual Costs-\$300.00 deposit
11. APPEALS  
a. From Administrative Decision or HRB Decision  
1) Hearing Required . . . . . Actual Costs-\$600.00 deposit\*  
2) No Hearing Required . . . . . Actual Costs-\$500.00 deposit  
b. From Planning Commission Decision . . . . . Actual Costs-\$800.00 deposit\*
12. TRANSCRIPTS FROM APPEAL HEARINGS . . . . . By Ordinance, actual costs
13. STREET VACATION AND/OR DEDICATION . . . . . Actual Costs-\$500.00 deposit
14. RIGHT-OF-WAY PERMITS . . . . . \$100.00 + surety bond
15. SIGN PERMITS  
a. Permanent Signs in All Zones . . . . . \$25.00  
b. Certificate of Appropriateness for Signs in Historic District . . . . . \$25.00  
c. Temporary Signs . . . . . \$25.00 + \$25.00 deposit  
d. Renewal of Temporary Signs . . . . . \$25.00
16. FENCE PERMITS  
a. Fence Permit . . . . . \$20.00  
b. Replacement Fence Permit . . . . . \$10.00  
c. Fence Permit Variance . . . . . \$30.00
17. ZONING & DEVELOPMENT ORDINANCE INTERPRETATION . . . . . Actual Costs-\$200.00 deposit
18. ALL APPLICABLE CURRENT SYSTEM DEVELOPMENT CHARGES AS ADOPTED BY ORDINANCE OR RESOLUTION ARE HEREBY INCORPORATED HEREIN BY THIS REFERENCE. A SCHEDULE OF ALL BUILDING PERMIT FEES CAN BE OBTAINED BY CONTACTING THE CITY RECORDER AT CITY HALL.