

City of Waldport

Land Use Filing Fees, Resolution 1111, effective July 1, 2017

A	Land Use Plan Map Amendment Not Requiring a Goal Exception	1,620
	Land Use Plan Map Amendment Requiring a Goal Exception	2,430
B	Zone Map Amendment	810
C	Planned Development	1,530
	Plus \$10 per Unit Over 10 Units	
D	Subdivision of 4 to 9 Lots	1,150
E	Subdivision of 10 Lots or More	1,150
	Plus \$10 per Unit Over 10 Lots	
F	Land Partition	560
G	Conditional Use Permit	560
H	Temporary Use Permit	560
I	Sign Permit	50
J	Street Vacation	250
	Street Dedication Plus Recording Fees	90
	Release of Easement Plus Recording Fees	90
K	Expansion or Change of Non-Conforming Use	560
L	Authorization of Similar Use	240
M	Appeal of Planning Commission Decision	560
N	Other Public Hearing	560
	Ordinance Interpretation	240
O	Transcript Fee \$10/Page or Cost Of Transcript Service	
	Cassette Recording	10
P	Property Line Adjustment	250

Park Assessment Fee, Resolution 875, effective October 1997

= Square Feet of Gross Parcel Size * .05 * \$1

The park assessment fee shall be assessed based upon gross acreage of the parcel to be subdivided, without deductions for rights of way or other easements.

Park System Development Charges, Resolution 1096, effective July 1, 2017

= \$527 per EDU

An equivalent dwelling unit is defined as a single residential unit, regardless of size. For non-residential improvements, one equivalent dwelling unit is an average 6,000 square feet of land area. Any total area not evenly divided shall be rounded down to the nearest 6,000 square foot increment to establish the equivalent dwelling units.

Water System Development Charges, Resolution 1150, effective July 1, 2017

Meter Size	Water Base EDU	Water SDC
5/8"	1	3,719
1"	2.5	9,297
1.5 "	5	18,593
2"	8	29,749

The water SDC is based upon the size of a water meter set for the development in question. Only one SDC assessment should be made per meter set. If meter size is installed for fire protection purposes, the meter size necessary to provide only routine water use should be assessed.

Water Connection Fee, Resolution 1143, effective January 1, 2010

A Water Connection Fee of **\$1,250** shall be charged for connection to the water main at a location not previously being served by water. The connection fee may be more if the main needs a connection saddle or if a line extension is required.

Sewer System Development Charges, Resolution 1150, effective July 1, 2017

The Sewer SDC is for a single family residence is **\$3,622**. The Sewer SDC is based upon the size of a water meter and a strength factor for the type of development in question.

City of Waldport

Sewer System Development Charges, Resolution 1150 effective July 1, 2015

- Step 1: Determine required meter size and enter Water Base EDU (shown in previous table) in Col 2.
 Step 2: Multiply Col 2 (Water Base EDU) by Col 3 (Strength Factor). Enter result in Col 4 for Waste Water EDU.
 Step 3: Multiply Col 4 (Waste Water EDU) by the residential Sewer SDC. Enter result in Col 5 for the Sewer SDC for the new development.

Col 1 Type of Development	Col 2 Water Base EDU	Col 3 Strength Factor	Col 4 Waste Water EDU	Col 5 Sewer SDC
Residential Unit	1	1.00	1	3,622
Assisted Living without Nursing Care		1.15		
Assisted Living with Nursing Care		1.25		
Bakery		1.94		
Beverage Manufacturing		1.37		
Car Wash		1.26		
Church or Meeting Hall with Kitchen		1.15		
Church or Meeting Hall without Kitchen		1.00		
Dairy Product Processing		1.86		
Medical and Veterinary Clinics		1.25		
Coin Op Laundry		1.25		
Food Product Manufacturing		1.61		
Food Store		1.50		
Gas Service Station		1.50		
General Retail		1.00		
Hotel/Motel		1.62		
Manufacturing – Light		1.10		
Metal Fabrication & Manufacturing		1.20		
Mortuary		1.90		
Office		1.00		
Pet Grooming or Kennel if Solid Waste Removed		1.25		
Pet Grooming or Kennel		1.80		
Restaurants and Bars		1.92		
RV Park with Dump Tanks		1.60		
School or Studio (An example is provided for a 1" water meter)	2.5	1.23	3.075	11,138

City of Waldport

Sewer SDC Assessment Criteria

Wastewater SDCs require that the type of development be determined. The Table above provides classifications based upon anticipated development in Waldport. Wastewater EDUs are based upon anticipated domestic sewage only. For wet production or process facilities, it will be necessary to estimate that amount of wastewater generated in addition to domestic sewage and assess this flow at a rate of one (1) wastewater EDU per 96 gallons per day and BOD₅/TSS strength of no more than 300 mg/l.

Mixed-use facilities are common. For purposes of establishing wastewater EDUs, it may be necessary to divide the facility's functional areas in terms of various facility types. Common use areas should be proportioned between assigned types.

Assisted Living Facility

Assisted living facility would have SF 1.25 if nursing home type facility; otherwise, 1.15 SF for apartments with food service and laundry services available for the residents. Alternately, proportion functions of facility with residential units SF 1.0, food services SF 1.92, common laundry facilities SF 1.25 based on estimated water consumption.

Churches and Meeting Halls

These include churches, temples, synagogues, chapels, fraternal organization facilities, lecture and meeting halls and other facilities which are not routinely and continuously occupied. Church schools and daycare programs which are routinely in session during the week should be assessed as schools; otherwise, Sunday school buildings should be classified as Church or Meeting Hall.

Manufacturing

This category includes a wide variety of facilities. The SDC charges are based on domestic strength wastewater. At the time of assessment, it is important to consider process wastewater generation resulting from manufacturing or food processing, and to compare this to wastewater strength of typical households. The City should add wastewater EDUs at the rate of one (1) wastewater EDU/96 gallons/day of projected process wastewater with strength up to 300 mg/l BOD₅ and TSS.

Medical and Veterinary Clinics

These include medical clinics, doctors and other clinicians' offices with examination rooms, veterinarians' offices and dentists' offices.

Motels and Hotels

This category includes transient or temporary living facilities, which do not generally see as great a consumption of water or sewage service usage as more permanent living facilities. However, the food services associated with these developments often produce higher wastewater strength loadings than typical residential units.

Pet Grooming or Kennel

Kennel or Pet Grooming would have a SF of 1.8 if kennel dog fecal waste is just washed to sewer (rather than shoveled to compost or other disposal method). Otherwise use SF 1.25 if solid waste removed and just normal wash down.

Residential

The SDCs are based upon comparison with the City services typically required of a single family detached dwelling. Modular or mobile homes anchored to the ground should be assessed at the same rates as conventional homes. Apartment units are included within this classification.

Recreation/Health Club and Golf Course

A (SF) strength factor of 1.00 would be used for restroom facilities only. Use SF of 1.92 for bar or restaurant portion. If a mix, proportion in accordance with anticipated water consumption for each function.

RV Park

RV Park would have a 1.60 SF if they provide dump tanks used by travelers due to the stabilization agent used in the tank. If direct connection to sewer for normal bathroom and kitchen use in RV, use 1.00 SF.

Schools

Education Facilities include art schools, martial arts studios, dance studios and other facilities of a similar nature.