

BES 2017-2018 Rate Ordinance Exhibit A

A. Sanitary Sewer System User Service Charges and Discounts

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|--|----------|--|
| 1. Residential Users | | |
| a. Sanitary Sewer Services | \$10.19 | per 100 cubic feet of water consumption |
| b. Low Income Discount | \$31.68 | per month for eligible ratepayers only |
| 2. Non-Residential, Commercial, Industrial and Institutional Users | | |
| a. Special Meter Charge | \$29.99 | per special meter per bill |
| b. Sanitary Sewer Services | \$10.051 | per 100 cubic feet of water consumption |
| c. Clean Water Discharges | \$1.042 | per 100 cubic feet of discharged clean water to a storm sewer other than a combined sewer. |
| d. Publicly-Owned Drinking Or Single-Pass Water Fountain | \$0.001 | per 100 cubic feet of discharged water |
| 3. Industrial Extra-Strength Discharger | | |
| a. Biochemical Oxygen Demand | \$0.723 | per pound (allowable concentration – 300 mg/liter) |
| b. Suspended Solids | \$0.988 | per pound (allowable concentration – 350 mg/liter) |
| c. Extra Strength Resample | \$310.00 | per composite sample |

B. Drainage/Stormwater Management User Service Charges and Discounts

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|------------------------------------|---------|--|
| 1. Residential Users | | |
| a. Single Family and Duplexes | | |
| i. Off-site charge | \$18.60 | per user account per month |
| ii. On-site charge | \$10.01 | per user account per month |
| b. 3-Plex and 4-Plex Residences | | |
| i. Off-site charge | \$7.75 | per dwelling unit per month |
| ii. On-site charge | \$4.17 | per dwelling unit per month |
| c. Developments of 5 or more units | | |
| i. Off-site charge | \$7.75 | per 1,000 square feet of impervious area per month |
| ii. On-site charge | \$4.17 | per 1,000 square feet of impervious area per month |
| 2. Non-Residential Users | | |
| a. Off-site charge | \$8.11 | per 1,000 square feet of impervious area per month |
| b. On-site charge | \$4.37 | per 1,000 square feet of impervious area per month |

C. Discounts

Clean River Rewards – user fee discounts of as much as 100% of the monthly stormwater management charge for private on-site facilities that manage stormwater runoff, and 100% of the monthly on-site stormwater management charge for Drainage District residents and businesses.

D. Willamette River/Portland Harbor Superfund Charges

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|------------------------------|--------|---|
| 1. Sanitary Volume Component | \$0.09 | per 100 cubic feet of water consumption |
| 2. Impervious Area Component | \$0.24 | per 1000 square feet of impervious area per month |

Note: These rates apply to all users, residential and non-residential. The impervious area component is calculated for the following classes of residential user based on the following class-average values of impervious area:

Single Family and Duplex Residences	2,400 square feet of impervious area per parcel
3-Plex and 4-Plex Residences	1,000 square feet of impervious area per unit

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E. System Development and Connection Charges

1. Sanitary System
 - a. Development Charge \$6,046.00 per equivalent dwelling unit

2. Stormwater Management System
 - a. Single Family or Duplex Residence \$1,089.00 per parcel
 - b. 3-Plex Residential Development \$1,258.00 per parcel
 - c. 4-Plex Residential Development \$1,725.00 per parcel
 - d. All Other Developments
 - i. Impervious Area Component \$231.00 per 1000 square feet of impervious area
 - ii. Frontage Component \$7.12 per linear foot of frontage
 - iii. Trip Generation Component \$3.84 per daily vehicle trip

3. Connection Charges
 - a. Line Charge \$1.75 per square foot within the zone of benefit
 - b. Branch Charge \$6,531.00 per branch used
 - c. Wyes and Tees \$299.00 per wye or tee used

4. Sanitary Sewer Conversion Charges
 - a. Residential (single family, duplex, 3-plex, and 4-plex)
 - i. Branch Charge \$6,531.00 per branch used
 - b. Commercial (all other users)
 - i. Simple Sewer Extensions \$2.99 per square foot
 - ii. Complex Sewer Extensions \$6.14 per square foot

5. System Development Charge Exemptions
 - a. Affordable Housing

Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges.

 - i. Accessory Dwelling Units

Sanitary and stormwater development charges will be suspended for accessory dwelling units (ADU's) until July 31, 2018 provided that an occupancy permit is obtained no later than June 30, 2019.

F. Building Plan Review Fees based on Type of Review

	Unit Fee	Minimum
1) One or two family residential structures or each dwelling unit of a row house development.	\$532	\$532
a) Revisions/Recheck Fees for Residential Permits	\$177	
2) Structures auxiliary to or interior modifications of one or two family residential dwelling units submitted on a separate application	\$177	
3) Tenant improvements in and additions to commercial buildings	\$354	
a) Over-the-counter hourly rate, billable in 15 minute increments for a maximum of one hour.	\$176	
4) Commercial Buildings (other than those listed in 1, 2, and 3 above)	\$1,063	
a) Revisions/Recheck Fees for Commercial Permits	\$354	

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	Unit Fee	Minimum
5) Private Stormwater facilities for development that does not include structures.		
For impervious areas up to 5,000 square feet	\$709	
For impervious areas over to 5,000 square feet	\$886	
Hourly rate for complex plan review by agreement with applicant	\$177	
6) Commercial Stormwater Facility Inspection (one to two facilities)	\$975	\$975
a) Each additional facility	\$177	
7) Residential Stormwater Facility	\$487	\$487
8) Additional Charge for Plans Reviewed by Bureau of Environmental Services Pollution Prevention		
a) Review Fee – per hour with one hour minimum (recheck fees to apply and total time is tracked and assessed per permit)	\$108	\$108
b) Recheck Fee (incomplete corrections/revisions were made and an additional check sheet is generated)	\$81	
9) Fee for Major Projects Group (assigned by Bureau of Development Services)	\$20,000	

G. Land Use Review Fees

	Unit Fee
1) Adjustment Review	
a) Existing House/Duplex	\$260
b) All Other Projects	\$332
2) Comprehensive Natural Resource Management Plan & Amendments	
a) Type I	\$585
b) Type II	\$1,169
c) Type III	\$2,003
3) Comprehensive Plan Map Amendment w/Zone Map Amendment	
a) Tier A	\$942
b) Tier B	\$942
c) Tier C	\$1,498
4) Conditional Use	
a) Type I	\$195
b) Type II	\$302
c) Type III – new	\$870
d) Type III – existing	\$390

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	Unit Fee
5) Design/Historic Review	
a) Type D	\$357
b) Type F	\$357
c) Type G	\$1,405
6) Environmental Review/River Review	
a) Resource Enhancement/PLA	\$260
b) Existing House/Duplex	\$552
c) All Other Projects	\$1,398
7) Environmental Review Protection Zone	\$1,462
8) Environmental Violation Review/River Review Violation	
a) Type II Required	\$780
b) Type III Required	\$780
c) Columbia South Shore Plan District (CSSPD)	\$780
d) CSSPD, undividable lot with existing single dwelling unit	\$780
e) Undividable lot with existing single dwelling unit	\$780
9) Greenway	
a) Existing House Duplex or Simple Non-Residential or Mixed Use	\$552
b) All Other Projects	\$1,417
10) Impact Mitigation Plan	
a) Amendment (minor)	\$1,949
b) Implementation	\$1,949
c) New/Amendment (major)	\$1,949
d) Amendment (use)	\$1,949
11) Land Division Review	
a) Type I	\$521
b) Type IIx	\$1,169
c) Type III	\$3,378
12) 2 to 3 Lot Land Division with Concurrent Environmental Review	\$1,169
13) 4 or More Lot Land Division with Concurrent Environmental Review	\$4,872
14) Land Division Amendment Review (all types)	\$260
15) Land Division Final Plat Review/Final Development Plan Review	
a) If preliminary was Type I with no street	\$260
b) If preliminary was Type I or IIx with a street	\$585
c) If preliminary was Type IIx with no street	\$292
d) If preliminary was Type III	\$1,169
16) Lot Consolidation	\$292
17) Master Plan	
a) Minor Amendments to Master Plans	\$585
b) New Master Plans or Major Amendments to Master Plans	\$2,031

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	Unit Fee
18) Non-conforming Situation Review	\$265
19) Planned Development Review (all types)	\$2,469
20) Planned Development Amendment	\$390
21) Planned Unit Development Amendment	\$390
22) Statewide Planning Goal Exception	\$650
23) Zoning Map Amendment	\$1,259
24) Other Unassigned Reviews	
a) Type I	\$162
b) Type II/IIx	\$306
c) Type III	\$487
25) Written Comments from Infrastructure Bureau and Planner	\$342
26) Appointment for Early Land Use Assistance with Bureau and Planner	\$498
27) Pre-Application Conference	\$1,256
28) Conference Public Works Inquiry (Written Info Only)	\$50
29) Remedial Action Exempt Review - Conference	\$1,256
30) Hourly Rate for Land Use Services	\$130
31) Lot Confirmation	
a) Sites without Buildings	\$195
b) Sites with House(s) or Duplex(es)	\$195
c) Sites with Other Development	\$195
32) Property Line Adjustment	
a) Site without Buildings	\$195
b) Sites with House(s) or Duplex(es)	\$455
c) Sites with Other Development	\$942
33) Property Line Adjustment with Lot Confirmation	
a) Site without Buildings	\$195
b) Sites with House(s) or Duplex(es)	\$455
c) Sites with Other Development	\$942
34) Remedial Action Exempt Review of Development Permit	
a) Remedial Action Land Use Exempt Review - BES	\$780
b) Remedial Action Land Use and Building Permit Exemption - BES	\$1,860
c) Remedial Action Exempt Review of Development Permit (Hourly)	\$108

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H. Industrial Waste Discharge Fees

Permit Type	Permit Base Fee*
CIU	\$3,369
SIU	\$2,807
NSIU	\$1,604
NDCIU	\$241

*The total permit fee is comprised of the base fee plus actual costs for enforcement and monitoring as well as a DEQ SIU fee, if applicable.

	Unit Fee
Alternative Discharge Control Mechanism	\$100
Construction Dewatering Permit	\$135
Service Fee per Occurrence*	\$72

*This fee is applied to such discharges not otherwise addressed in an Industrial Waste Discharge permit, in addition to other applicable charges.

I. Street Use Permit Fees

	Minimum	Per Unit
1) Access Permit		
a) Type 1	n/a	n/a
b) Type 2	\$1,244	plus \$413 per day
2) Sewer Connection Fees: Connections to existing laterals or extensions of laterals from sewer mains to property lines; Sewer or lateral extensions more than 100 feet in length are deemed a public improvement.	\$223	\$223
3) Sewer Tap Fees		
a) Mainline Sewer and Manhole Tap	\$387	\$387
b) Wye and Tee, and Standard Manhole (rate per installation, all materials provided by the contractor)	\$754	\$754
c) City Inspection of Insert-A-Tee installed by Permittee	\$112	\$112
4) Short Sewer Extension (up to 50 feet)	\$600	\$600
a) additional 51 to 100 feet.	\$400	\$400
5) Residential Infill Permit	\$3,000	\$3,000
6) Basic Sewer Extension	\$3,000	\$3,000

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	Minimum	Per Unit
7) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4		
a) Project Manager (per hour)	*	\$153
b) Construction Manager (per hour)	*	\$125
c) Engineering Technician (per hour)	*	\$109
d) Inspector (per hour)	*	\$120
e) Revegetation (per hour)	*	\$122
f) Maintenance (per hour)	*	\$181
8) Complex Permit		Full Cost Recovery
9) Revegetation Inspection	\$881	\$881
10) Construction Warranty Fee	\$500	\$500
11) Permit Reactivation Fee	\$500	\$500
12) Street Vacation	\$300	\$300

J. Source Control Manual and FOG Fees

	Unit Fee
1) Source Control Manual Fees	
a) Source Control Special Circumstances Advanced Review Application Fee	\$100
2) FOG Variance Processing Fee	
a) FOG variance Request Processing Fee	\$250

K. Stormwater Management Manual Fees

	Unit Fee
1) Special Circumstances Application Fee	\$100
2) Offsite Management Fee*	\$3.70/sf
3) Post-Issued Permit Offsite Management Fee*	\$7.40/sf
4) Manufactured Stormwater Treatment Technologies Application Fee	
a) Application Review Fee	\$5,000
b) Third-Party Water Quality Review Fee	\$3,000

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*Offsite Management Fee Methodology

Type of Stormwater Management or Conveyance	Stormwater Management or Conveyance Types	Source	Design and Construction Cost per Square Foot of Impervious Area Managed
Retrofitting existing private property with stormwater controls			
	Residential-scale rain gardens	a	\$ 5.24
	Commercial stormwater facilities	a	\$ 7.13
Retrofitting existing right-of-way with stormwater controls			
	Curb Extension	b	\$ 5.71
	Planter	b	\$ 11.22
Mechanical treatment and flow control			
	Manufactured Stormwater Treatment Technology and Inline Pipe Storage	c	\$ 8.59
Property Acquisition and Revegetation	Wetland restoration or drainage reserve improvements	d	\$ 6.51
	Average Cost		\$ 7.40

- a. Private Property Retrofit Program - 65 private property stormwater retrofits, largely by professional contractors determined by public solicitation process
- b. Tabor to the River - Average costs for low bidders on seven large sewer capacity projects that included stormwater retrofits in the right-of-way
- c. Stephens Creek Stormwater System Plan Cost Estimation Methodology, Hollywood Sewer and Stormwater Pre-Design
- d. Johnson Creek Willing Seller Program, as provided in the Stephens Creek Stormwater System Plan Cost Estimation Methodology