

ORDINANCE NO. A-208-A

AN ORDINANCE AMENDING ORDINANCE 208, ESTABLISHING FEES AND CHARGES FOR PLANNING AND DEVELOPMENT APPLICATIONS, AMENDING EXISTING FEES, ESTABLISHING A PROCESS FOR FUTURE FEE CHANGES, AND DECLARING AN EMERGENCY TO EXIST

WHEREAS, The City of Coburg has determined the current land use fees are insufficient and do not cover actual costs for processing requests, and

WHEREAS, the increase in the number and complexity of land use applications is anticipated to require the selective use of professional planning assistance, increasing the cost of processing land use applications,

NOW, THEREFORE, THE CITY OF COBURG ORDAINS AS FOLLOWS:

SECTION 1. ADDITIONAL FEES ESTABLISHED

The fees established by Coburg Ordinance 208 are supplemented by additional fees, which have been added to and included in the Land Use Fee Schedule attached here to as Exhibit A. Future additions or deletions from the fee schedule shall be made by Council Resolution.

SECTION 2. EXISTING FEES AMENDED

Due to the increase in costs associated with planning applications, it is necessary to adjust some of the fees originally established by Ordinance 208. Exhibit A to this ordinance includes those adjusted fees. The City Administrator is authorized and directed to monitor the City's actual costs for all planning related services, and to adjust all components of the fees set forth in Exhibit A as needed to maintain the purpose of Ordinance 208.

SECTION 3 ORDINANCE 208 TO REMAIN IN EFFECT

Except for the amendments set forth in Exhibit A, Ordinance 208 shall remain in effect as a statement of purpose and as it sets forth the process for collecting development fees.

SECTION 4 EMERGENCY DECLARED

Whereas it is necessary for the general welfare of the citizens of the City of Coburg that the City capture the actual cost of planning application processing, an emergency is hereby declared to exist, and this ordinance shall take effect immediately upon its passage by the City Council and approval by the Mayor.

Exhibit A to Ordinance A-208A
City of Coburg Land Use Application Fees
 February 2008 Update

Type of Application	Administrative charge (Non-Refundable)	Initial Staff Charge		Total Initial Deposit
		Amount	Hours	
Type 1 (administrative)				
Appeal to city council	\$225	\$300	4	\$525
Appeal to planning commission	\$225	\$300	4	\$525
Code Interpretation	\$150	\$200	3	\$350
Development permit/Floodplain	\$150	\$200	3	\$350
Facilities permit/ROW	0	\$150	2	\$150
Lot of record	0	\$150	2	\$150
Non-conforming use	\$150	\$200	3	\$350
Pre-application meeting	No charge	\$100	1	\$100
Preliminary subdivision extension	0	\$200	3	\$200
Property line consolidation	\$150	\$300	4	\$450
Sign permit [see type II]	0	\$150	2	\$150
Subdivision replat	Same as subdivision			
Tree removal	0	\$150	2	\$150
Type 2 (limited land use)				
Boundary line adjustment	\$150	\$300	5	\$450
Change in Use	\$150	\$300	5	\$450
Partition replat	Same as subdivision			
Property line consolidation	\$150	\$300	5	\$450
Sign permit, Free standing/Hwy	\$0	\$150	2	\$150
Site review – commercial/Industrial	\$500 + \$200 EPR	\$1,200 base fee + \$300 EPR	17	\$2,200
Site review – historic structure	\$300 + \$200 EPR	\$500 + \$300 EPR	7	\$1,300
Site review – manufactured home park	\$750 + \$10 PDU + \$200 EPR	\$1,200 + \$20 PDU + \$300 EPR	17	\$2,450 + \$30 PDU
Temporary use permit	\$150	\$250	3.5	\$400
Type 3 (quasi-judicial)				
Conditional use permit	\$350 + \$200 EPR	\$750 + \$300 EPR	11	\$1,600
Final subdivision plat, 1-5 lots	\$250	\$350	5	\$600
Final subdivision plat, 6 lots and up	\$250	\$500	7	\$750
Home Occupation	\$150	\$300	5	\$450
Master Planning - Major Amendment	\$350 + \$200 EPR	\$500 + \$300 EPR	7	\$1,350
Partition	Same as subdivision	Same as subdivision		

Exhibit A to Ordinance A-208A
City of Coburg Land Use Application Fees
 February 2008 Update

Type of Application	Administrative charge	Initial Staff Charge	Hours	Total Initial Deposit
	(Non-Refundable)	Amount		
Type 3 (Continued)				
Planned unit development with subdivision	\$650 + \$15 PDU + \$200 EPR	\$1,300 base fee + \$300 EPR	19	\$2,350 + \$15 PDU
Planned unit development without subdivision	\$550 + \$15 PDU + \$200 EPR	\$1,000 + \$300 EPR	14	\$2,050 + \$15 PDU
Preliminary partition/subdivision plat, 1-2 lots (residential)	\$150 + \$90 lot for CPR	\$400 + \$100 lot for CPR	8	\$550 + \$190 lot
Preliminary subdivision plat, 3-5 lots (residential)	\$250 + \$70 lot for CPR	\$800 + \$80 lot for CPR	13	\$1,050 + \$150 lot
Preliminary subdivision, 20-40 lots (residential)	\$550 + \$50 lot for CPR	\$1,500 base fee + \$55 lot for CPR	37	\$2,050 + \$100 lot
Preliminary subdivision, 41-100 lots (residential)	\$1,250 + \$40 lot for CPR	\$2,400 base fee + \$45 lot for CPR	45	\$1,550 + \$85 lot
Preliminary subdivision, 6-19 lots (residential)	\$350 + \$60 lot for CPR	\$1,200 base fee + \$65 lot for CPR	24	\$1,550 + \$115 lot
Preliminary subdivision, greater than 101 lots (residential)	\$2,000 + \$35 lot for CPR	\$3,000 base fee + \$35 lot for CPR	43	\$5,000 + \$70 lot
Variance	\$350 + \$200 EPR	\$500 + \$300 EPR	7	\$1,350
Zone change (individual review)	\$500	\$1,000	14	\$1,500
Zoning Map change	\$500	\$1,000	14	\$1,500
Type 4 (legislative)				
Annexation	\$500	\$3,000	40	\$3,500
Comprehensive plan amendment – text	\$350	\$1,000	14	\$1,350
Comprehensive plan amendment – map	\$500	\$1,200 base fee	17	\$1,700
Development code amendment (text)	\$350	\$750	11	\$1,100
Master Planning – Development Review	See Subdivision			
Master Planning – Overlay District and Concept	\$500	\$1,000	14	\$1,500
Vacation	\$150	\$500	7	\$650
Other				
Development code, electronic copy	\$5	No charge		\$5
Development code, hard copy	\$15	No charge		\$15
Other fees		\$150		\$150
Pre-application-1 st 2 hours total exempt	\$0	\$100 per hour		
Sign replacement	\$25	\$0		\$25

The foregoing ordinance was, by City Council consent, after public notice, public hearing and Council deliberations, read twice by title only in accordance with the City Charter on the 12th day of February, 2008, whereupon it was put to a vote, the results of which were:

YES: 4

NO: 0

ABSTAIN: 0

PASSED: Yes

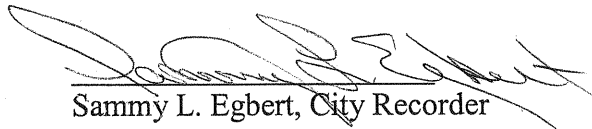
REJECTED: ___

SIGNED AND APPROVED this 12th day of February, 2008



Mike Watson, Council President's

ATTEST:



Sammy L. Egbert, City Recorder