

Development Process

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Overview

- Walk you through a commercial development scenario – General Retail
- Walk you through a single-family dwelling scenario
- Fees, Fees, and more Fees.
- Questions

Commercial Development

- General Retail approaches the Community Development Department to build in Madras.
- Step 1: Set up a Development Team meeting to tell us what we're looking at. Applicant includes as many plans, and as much detail as possible. In that meeting we give feedback to the applicant.
 - Fire Chief
 - Building Official
 - Community Development Department
 - Public Works Department
 - Public Health (if needed)
 - ODOT (if needed)

General Retail Proposal

- 10,000 Square foot building
- 1" Water Meter
- Sewer
- Fire sprinklers
- Undeveloped Lot
- 2 Street Frontages Existing
- Estimated cost of construction is \$1,000,000



Development Team Feed Back

- Community Development – Site Plan Application and fee. For this example it would be \$2,816.00. (\$1,700 flat plus \$62 per \$50k over \$100k).
 - Requirements
 - Land Use Decision – Administrative collects input from all jurisdictions

Development Team Feedback

- Fire Department
 - Regulations on sprinklers vs. not
 - Regulations on hydrants
 - FDC connections

Development Team Feedback

- Building Official
 - Type of building
 - Code requirements
 - Building permit application process – Starts at the County, then to City, then back to County.
 - Inspections/Certificate of Occupancy

Development Team Feedback

- Public Works Department
 - Infrastructure Improvements
 - Street Frontages – Improve to City Standards (curbing, walk, planter, paving, storm, lighting)
 - Sewer – Does it need to be extended? We always go to and through.
 - Water – Who's serving water? In this case, it would be City. What sort of improvements are needed to meet their usage demand?
 - Additional street infrastructure – Refer to TSP

Development Team Feedback

- Community Development Department
 - Site Development
 - Does it meet set-backs? Set-backs are different in each zone.
 - Does it meet parking standards? Parking standards differ based on use of the building.
 - Building Design Review – Design standards vary a little in each zone.
 - Landscaping Review – Amount of landscaping is based upon the ratio of the size of the lot to the size of the development.

Site Plan Review

- Applicant submits a site plan review application with all pertinent information given at time of Development Team meeting.
- Public Works Director, Fire Chief, ODOT, North Unit, Health Department, DVWD feed comments to Assistant Planner.
- Assistant Planner issues decision and this is used as the guidebook for the developer as to what they are required to do in order to open.
- Done administratively, usually takes 30-45 days - sometimes up to 60 depending on how well the applicant gives the required information.

Site Plan Review Fee Comparison

- 10,000 sq. ft. new Commercial development -

Madras	Prineville	Redmond	Bend
\$2,879 (\$1700 + \$62/each additional \$50,000 value; assuming a \$1,000,000 building valuation.)	\$1,379.00	\$7,390.59	\$9,917 (\$9,325 + \$592/1,000 sq. ft. between 5,000 and 50,000)

Building Permit

- Once applicant has determined they have met the Conditions of Approval in the land use decision, they file a building permit with Jefferson County. More often than not, they are filing a building permit at the same time they are doing Public Works Plan Review.
- Building permit comes to City, we check for completeness and any outstanding Conditions of Approval. Collect fees and release back to County.
- County does the final processing and releases building permit. Applicant builds.

Building Permit Speedup

- We've done Quick Starts – Pratum received permit before issuance of land use decision.
- Conditional release of building permit if plans (plans or land use decision?) are not finalized.
- Process building permit and land use decision concurrently so they can be issued almost at the same time.

SDC-Transportation

- Transportation System Development Charges - \$3,659 per peak hour trip per 1,000 square feet of building between 4-6 PM.
 - Institute of Transportation Engineers Trip Generation Manual.
 - Passby Data – Means how many trips are not sole destination. “We swung by on our way to....”
 - Previous Use
 - Check with other jurisdictions to determine what trip rate they used.
 - All else fails, do a trip count after they have opened within 18 months but not more than 36 months of Certificate of Occupancy

SDC– Transportation 10,000 SF Building

- How we stack up apples to apples.....
 - Classified our retail as Land Use 815 – Free Standing Discount Store. Generates 4.83 Peak Hour Trips per 1,000 SF with a passby of 17%.
 - Calculation goes like this. $4.83 \times .83 \times (10,000/1000) = 40.09$ Trips or \$146,689.31 Fee
 - Centralized cashier, sells products at discount prices, does not contain full service grocery.

Madras	Bend	Redmond	Prineville
\$ 146,689.31	\$ 107,370.00	\$ 155,388.84	\$ 173,456.20

SDC- Wastewater 1" Meter

- How we stack up apples to apples....
 - Wastewater System Development Charged determined on the size of the meter. Base rate is \$5,289 per equivalent drainage unit. A 1" meter is 2.5 EDUs therefore the charge is $\$5,289 \times 2.5 = \$13,222.50$

Madras	Bend	Redmond	Prineville
\$ 13,222.50	\$ 14,385.00	\$ 8,415.00	\$ 11,758.33

SDC- Water 1" Meter

- How we stack up apples to apples....
 - Water System Development Charged determined on the size of the meter. Base rate is \$1,355 per equivalent drainage unit. A 1" meter is 2.5 EDUs therefore the charge is $\$1,355 \times 2.5 = \$3,387.50$

Madras	Bend	Redmond	Prineville
\$ 3,387.50	\$ 9,140.90	\$ 6,018.00	\$ 7,865.65

SDC- Parks

- How we stack up apples to apples....
 - Parks System Development Charge determined as one unit per building unit, apartment, or home. Base rate is \$1,874; therefore, the charge is \$1,874.

Madras	Bend	Redmond	Prineville
\$ 1,874.00	No Charge on Commercial	No Charge on Commercial	No Charge on Commercial

SDC- Stormwater

- How we stack up apples to apples....
 - Stormwater System Development Charged based on every 3,000 SF of impervious surface which is an Equivalent Drainage Unit (EDU). Base rate is \$220 per EDU. The store has 10,000 square foot of building footprint with a 20,000 square foot parking lot. Total impervious surface of 30,000 square feet. This equates to a \$2,200 charge ($30,000/3,000 \times \220).

Madras	Bend	Redmond	Prineville
\$ 2,200.00	Monthly Fee	Monthly Fee	\$ -

SDC Total

- How we stack up apples to apples....

	Madras	Bend	Redmond	Prineville
Transportation	\$ 146,689.31	\$ 107,370.00	\$ 155,388.84	\$ 173,456.20
Wastewater	\$ 13,222.50	\$ 14,385.00	\$ 8,415.00	\$ 11,758.33
Water	\$ 3,387.50	\$ 9,140.90	\$ 6,018.00	\$ 7,865.65
Stormwater	\$ 2,200.00	\$ -	\$ -	\$ -
Parks	\$ 1,874.00	\$ -	\$ -	\$ -
Total	\$ 167,373.31	\$ 130,895.90	\$ 169,821.84	\$ 193,080.18

Other City Fees Collected at Building Permit

- Right of way permit - \$100
- Water connection and inspection permit - \$125
- Sewer connection and inspection permit - \$175
- Building permit review - \$100
- Landscape Deposit - \$1,000 (goes back once landscaped)
- Community Development Fees – Based on value of building on permit. In this case it's \$4,525
- Code enforcement fee – 10% of Community Development Fee - \$452.50

Total City Fees To Be Assessed

Transportation	\$ 146,689.31
Wastewater	\$ 13,222.50
Water	\$ 3,387.50
Stormwater	\$ 2,200.00
Parks	\$ 1,874.00
ROW Permit	\$ 100.00
Building Permit Review	\$ 100.00
Water Connection	\$ 125.00
WW Connection	\$ 175.00
Landscape Deposit	\$ 1,000.00
CDD Fee	\$ 4,525.00
Code Enforcement Fee	\$ 452.50
Total	\$ 173,850.81

Now Lets Talk Credits

- Credit for oversizing the road if identified in TSP as minor or major collector. Brush Lane, for example, gets 11% credit to go from local to minor.
- Credit for non-adjacent improvements (i.e. offsite).
- Discount on SDC's 2% if paid at time of building permit. For this example that's a \$3,347.47 credit
- 9-month deferral or until Certificate of Occupancy
- Credit for previous use.

Single Family Home SDCs - \$150,000 on Building Permit

Case study – Home on 7,500 sf lot with residential meter and 3,000 square feet of impervious surface.

	Madras	Bend	Redmond	Prineville
Transportation	\$ 3,659.00	\$ 6,800.00	\$ 3,876.00	\$ 4,326.67
Wastewater	\$ 5,289.00	\$ 4,795.00	\$ 3,366.00	\$ 4,703.33
Water	\$ 1,355.00	\$ 5,377.00	\$ 2,407.00	\$ 3,146.26
Stormwater	\$ 220.00	\$ --	\$ --	\$ --
Parks	\$ 1,874.00	\$ 7,949.00	\$ 2,672.00	\$ 1,887.00
Totals	\$ 12,397.00	\$ 24,921.00	\$ 12,321.00	\$ 14,063.26

Other Fees on a Single Family Home - \$150,000 Valuation on Building Permit

- Community Development Fee - \$1,125
- Code Enforcement Fee - \$112.50
- Right of Way Permit - \$100 (if they need to get in the ROW)
- Sewer Connection Permit - \$175
- Water Connection Permit - \$125
- Landscape Deposit - \$1,000 (which is returned once they landscape)
- Building Permit Review - \$100
- Total including SDC's = \$15,134.50

Questions???
