CITY OF COOS BAY

RESOLUTION 26-30

A RESOLUTION OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, AMENDING THE CITY'S FEE SCHEDULE

WHEREAS, the City of Coos Bay ("City") is authorized under ORS Chapter 294 and its Charter to establish, adjust, and collect fees for municipal services, permits, license, and other regulatory activities; and

WHEREAS, the City Council has reviewed the current fee schedule and has determined that certain fees should be amended to reflect updated costs of service, changes in operations, and/or current economic conditions; and

WHEREAS, the City Council finds it appropriate to adopt a comprehensive amendment to the City's Fee Schedule applicable to all City departments and divisions; and

WHEREAS, the City Council has considered the public interest and has determined that the amendment of the Fee Schedule as set forth herein is necessary and in the best interest of the health, safety, and welfare of the citizens of the City of Coos Bay; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coos Bay, Coos County, Oregon as follows:

SECTION 1. Amendment of Fee Schedule. The City of Coos Bay Fee Schedule is hereby amended in its entirety, or as applicable, to reflect the fees set forth in Exhibit A attached hereto and incorporated herein by this reference. The amended Fee Schedule shall supersede and replace all previously adopted fee schedules, resolutions, or portions thereof relating to the same fee categories.

SECTION 2. Adoption of 5-Year Phased Fee Increase. The City Council hereby adopts the five-year phased fee increases for business license fees and for planning fees as set forth in Exhibit B attached hereto and incorporated herein by this reference. These fees will be increased annually as presented until the five-year fee mark is met.

SECTION 3. Adoption of Annual Fee Increase based on the Consumer Price Index (CPI). The City Council hereby adopts an annual increase of business license and planning fees, based on the CPI-W West Size Class BC index effective February 1 of each year in an amount equal to the preceding year's annual average but not less than zero.

SECTION 4. Applicability. The amended Fee Schedule shall apply to all City departments and service areas.

SECTION 5. Effective Date. This Resolution and the amended Fee Schedule attached hereto as Exhibit A shall become effective immediately after adoption by the City Council, unless otherwise provided by applicable Oregon law or as specifically noted within Exhibit A.

SECTION 6. Repealer. All prior resolutions, or portions thereof, in conflict with the fees set forth in Exhibit A are hereby repealed to the extent of such conflict upon the effective date of this Resolution.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 8. Filing. The City Recorder is directed to file a certified copy of this Resolution and Exhibit A in the official records of the City of Coos Bay and to make the amended Fee Schedule available for public inspection during regular business hours.

The foregoing resolution was duly adopted by the City Council of the City of Coos Bay, Coos County, Oregon this 1st day of September, 2026.

Joe Benetti, Mayor

ATTEST: Christine Sylvester

Christine Sylvester, City Recorder

City of Coos Bay
500 Central Avenue
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BUILDING FEES*

Description	Current Fee
*5% city technology fee to all non admin fees- shall not be assessed on state surcharge fee or refundable bond deposit.	
*A structural permit fee for new residential construction and additions shall be calculated using the International Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the dwelling to determine the valuation, as per OAR 918-050-0100.	
*When applicable, structural permits use valuation as determind by International Code Council (ICC) Valuation Table current as of April 1 of each year, as per OAR 918-050-0100.	
State surcharge	
Assessed on all structural and mechanical permits, including reinstated permits	12% of permit fee
Structural Permit Fee Table	
When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc - see Structural Permit fees by valuation. Plan review and/or Permit fees for any applications and/or permits that are cancelled or withddrawn by the applicant will be retained in the amount of the cost of the work already completed by the City. This applies to all disciplines.	
$1 to $2,000	$150.00, minimum fee
$2,001 to $25,000	$150.00 for the 1st $2,000 plus $16.00 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$518.00 for the 1st $25,000 plus $11.50 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$805.50 for the 1st $50,000 plus $8.50 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 and up	$1,230.50 for the 1st $100,000 plus $7.00 for each additional $1,000 or fraction thereof
Mechanical, Residential (based on per item)	
Air conditioner	$12.50
Air handling unit of up to 10000 cfm	$12.50
Air handling unit 10001 cfm and over	$20.00

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Description	Current Fee
Appliance or piece of equipment regulated by code but no classified in other appliance categories	$12.50
Attic or crawl space fans	$12.50
Chimney/liner/flue/vent	$20.00
Clothes dryer exhaust	$10.00
Decorative gas fireplace	$12.50
Ductwork – no appliance/appurtenance	$12.50
Evaporative cooler other than portable	$12.50
Floor furnace, including vent	$20.00
Flue vent for water heater or gas fireplace	$20.00
Furnace – greater than 100000 BTU	$20.00
Furnace – up to 100000 BTU	$15.00
Furnace/burner including duct work/vent/liner	$15.00
Gas or wood fireplace/insert	$15.00
Gas fuel piping outlets, each	$5.00
Heat pump	$20.00
Hood served by mechanical exhaust, including ducts for hood	$15.00
Mini split system	$20.00
Pool or spa heater, kiln	$20.00
Range hood/other kitchen equipment	$15.00
Suspended heater, recessed wall heater, or floor mounted heater	N/A
Ventilation fan connected to single duct	$10.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	$12.50
Wood/pellet stove	$15.00
Water heater	$10.00
Other heating/cooling	$15.00
Other fuel appliance	$15.00
Other environment exhaust/ventilation	$15.00
Other inspections, per hour (1hour minimum)	$105.00
Minimum permit fee	$105.00
Mechanical, Commercial (based on total bid of labor & materials, valuation on fee table)	
$1 to $2,000	$125.00, minimum fee
$2,001 to $20,000	$125.00 for the first $2,000 plus $16.00 for each additional $1,000 or fraction thereof

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Description	Current Fee
$20,001 to $50,000	$413.00 for the first $20,000 plus $14.00 for each additional $1000 or fraction thereof
$50,001 to $100,000	$833.00 for the first $50,000 plus $12.00 for each additional $1,000 or fraction thereof
$100,001 and up	$1,433.00 for the first $100,000 plus $10.00 for each additional $1,000 or fraction thereof
Mechanical plan reviews	65% of fee
Area Development Permit (ADP) **Recreation Parks (RVs)** (OAR 918-650-0030)	
Manufactured Dwelling/RV Parks – Area Development Permit (ADP)The Area Development Permit [ADP] fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Parks & Organizational Camps – and applying the valuation amount to Table 1 as referenced for each.	
Table 1	
Total Valuation	**Fee**
$1 to $2,000	$160.00
$2,001 to $25,000	$160.00 for the first $2,000, plus $12.00 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$436.00 for the first $25,000, plus $8.50 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$648.50 for the first $50,000, plus $6.50 for each additional $1,000 or fraction thereof, to and including $100,000

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Description	Current Fee
$100,001 to $500,000	$973.50 for the first $100,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$2,973.50 for the first $500,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,000 and up	$5,473.50 for the first $1,000,000, plus $5.00 for each additional $1,000 or fraction thereof
Area Development Permit (ADP) **Manufactured Dwelling and Mobile Home Park** (OAR 918-600-0030)	
Manufactured Dwelling/RV Parks – Area Development Permit (ADP)The Area Development Permit [ADP] fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Parks & Organizational Camps – and applying the valuation amount to Table 1 as referenced for each.	
Table 1	
Total Valuation	**Fee**
$1 to $2,000	$160.00
$2,001 to $25,000	$160.00 for the first $2,000, plus $12.00 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$436.00 for the first $25,000, plus $8.50 for each additional $1,000 or fraction thereof, to and including $50,000

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$50,001 to $100,000	$648.50 for the first $50,000, plus $6.50 for each additional $1,000 or fraction thereof, to and including $100,000
Description	**Current Fee**
$100,001 to $500,000	$973.50 for the first $100,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$2,973.50 for the first $500,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and up	$5,473.50 for the first $1,000,000, plus $5.00 for each additional $1,000 or fraction thereof
Demolition* (adopted at local level) - not subject to State Surchage	
*Demolition requires a performance bond equal to the contract amount or requires a signed Demolition Bond Waiver.	
Demolition bond waiver	$500.00 per day
Residential structure, dwelling or garage	$110.00
Nonresidential structure Complex commercial building demolition, as determined by the building official or city engineer, which may include multi-story buildings or a contract cost of $100,000 or more will, in addition to the permit fee, pay a minimum retainage of $500.00 to be applied against the actual cost of professional services used by the city to review the demolition permit. Retainage is to be increased as the cost of the professional services billed against the retainage exceeds $500.00. Balance of the retainage will be returned to the applicant at final approval of the demolition work.	$275.00
Residential Fire Suppression – Standalone System, fee includes plan review	
[See Plumbing Fee with County for Continuous Loop/Multipurpose System]	
0 to 2,000 square-feet	$200.00

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2,001 to 3,600 square-feet	$300.00
3,601 to 7,200 square-feet	$400.00
7,201 square-feet and up	$500.00
Commercial Fire Suppression – Alarms/Sprinklers - separate Electrical Permit application may also be required through the county	
Commercial Fire Suppression – Alarms/Sprinklers	Based on structural valuation table
Description	**Current Fee**
Manufactured Dwelling Placement	
$70.00 land use fee	$70.00
Placement	$400.00**
12% state surcharge	$48.00
Description	**Current Fee**
State MFG and cabana fee	$30.00
* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.	
Solar Structural Installation Permits – separate Electrical Permit application may also be required through the	
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	$200.00
Solar Installation, nonprescriptive path system	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.
Plan Review	
Structural Plan Review	65% of permit fee
Fire and life safety	40% of structural permit fee

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BUILDING FEES*

Phased Project Plan Review Fee – in addition to project plan review fees	$300.00 min phasing (application) fee plus 10% of total project permit fee, not to exceed $1,500 per phase
Description	**Current Fee**
Deferred submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated based on the value of the deferred portion, with a minimum $200.00 fee for each deferred submittal item
Additional plan reviews (after 1st plan review)	$125.00 per hour
Additional plan reviews by third-party	Amount above fees charged by city for structural and fire and life safety plan review
Additional plan review required or requested for which no fee is specifically required	$125.00 per hour
Temporary Certificate of Occupancy	
Residential, 90 Days	$150.00
Commercial, 30 Days	$300.00
Miscellaneous	
Investigation fee (may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines and is surchargeable as inspection.)	$105.00 per hour
Inspections for which no fee is specifically indicated - 1 hour Min.	$105.00 per hour
Reinspection – per each	$125.00
Each additional inspection, above allowable – per each	$125.00
Inspection outside of normal business hours - 2 hour min.	$125.00 per hour
Master Plans – Structural – setup fee, administrative	$250.00
Master Plans – Structural – second and subsequent reviews	50% of initial plan review fee
Miscellaneous Fees adopted at local level	
Land use review fee	10% of permit fee, $70.00 minimum fee
Retail fireworks sales	$75.00

BUILDING FEES*

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Sign permit	See Structural Permit fees by valuation. Plan review and/or Permit fees for any applicable discipline.
Reinstatement of Expired Permit*	
*Permits expired for more than 12-months cannot be reinstated, a new permit will be required	
Less than 6-months since expiration of permit	50% of original permit fee
More than 6-months but less than 12-months since expiration of permit	100% of original permit fee

City of Coos Bay

BUSINESS LICENSE FEES

Description	Current Fee
License Type	
General business license	$136.60
Seasonal business license	$68.00
Independent contracter business license	$68.00
Driver business license	$68.00
Home occupation business license	$68.00
Leaseholds and tenancies: residential, commercial, and industrial	$30.00 per unit
License transfers	$68.00
Non-profit organization	No fee
Inspection	
Fire inspection, related to business license	$120.00
1st fire re-inspection	No fee
Subsequent fire re-inspection	$60.00 per inspection

Exhibit A

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FIRE FEES

Description		Current Fee
Burn permit		No fee
Flammable or combustible liquid storage - installation, construction, or removal from service Exceptions: storage of less than 25 gallons inside and less than 60 gallons outside; fuel oil used in connection with oil burning equipment.		
	Less than 130 gallons	$71.61
	130 gallons or greater	$114.58
Fire suppression		
	Career personnel	Actual cost, minimum 1-hour
	Volunteer	$15.73 and up per hour, minimum 1-hour
Aerial ladder		$150.00
Type I pumper		$100.00
Rescue units		$40.00
Squad vehicles, personnel transportation, and support vehicles		$35.00 and up
Fire Department Mitigation (P = Personnel, E = Equipment, C = Consumables all adjusted annually)		
Minimum Preparedness Fee (MPF)		$250.00
Administrative Fee (Added to All Billings)		10%
Motor Vehilce Crashes (Minimum $567.00)		MPF+P+E+C
Rescue Operations (Minimum $567.00)		MPF+P+E+C
Residential Structure Fire (Minimum $500.00)		P+E+C
Commercial Structure Fire (Minimum $500.00)		P+E+C
Vehicle Fire (Minimum $567.00)		MPF+P+E+C
Out of District Respone (Minimum $567.00)		MPF+P+E+C
Public Assist - Private Residence >6/year		$45.00
Public Assist - Care Facility		$200.00
False Alarm - ADS : 4-6 per year		$400.00
False Alarm - ADS : over 6 per year		$600.00
Illegal Burning		$300.00
Special Event / Standby (Minimum $567.00)		MPF+P+E+C
Hazardous Materials Release/Spill (Minimum $567.00)		MPF+P+E+C
Acquired Sturcture Live Fire (Burn to Learn)		$1,000.00

Exhibit A

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LIBRARY FEES

Description		Current Fee
Replacement library card		$1.00
Lost items		Price of the items plus $5.00 processing fee
Room Rental		
	Cedar Room	No fee
	Myrtlewood Room	$20.00 per hour
Copies		
	Black and white	$0.20
	Color	$0.25

City of Coos Bay

MISCELLANEOUS FEES

Description	Current Fee
Parking Fine	
1st Offense within 60 days	$7.35
2nd Offense within 60 days	$15.75
3rd Offense within 60 days	$26.25
4th and subsequent offenses within 60 days	$52.50
Late penalty (added to any fine remaining unpaid after 30 days from date of issue)	$21.00
Vacant and Blighted Property Fees/Fines (based upon current usage)	
Property Registration (all usage types)	$150
Residential	
Annual Renewal	$150
Vacancy 12-24 months	$750
Vacancy beyond 24 months	$1,500
Compliance Agreement	$150
Repeat Violation Administrative Penalty	$250 per occurance
Chronic Noncompliance Penalty	$500 per occurance
Commercial or Mixed-Use	
Annual Renewal	$250
Vacancy 12-24 months	$1,000
Vacancy beyond 24 months	$2,000
Compliance Agreement	$250
Weighted increase, if within Urban Renewal District (Downtown or Empire)	+20% each fee/fine
Repeat Violation Administrative Penalty	$500 per occurrence
Chronic Noncompliance Penalty	$1,000 per occurrence
Industrial	
Annual Renewal	$350
Vacancy 12-24 months	$1,500
Vacancy beyond 24 months	$2,500
Compliance Agreement	$350
Weighted increase, if within Urban Renewal District (Downtown or Empire)	+25% each fee/fine
Repeat Violation Administrative Penalty	$750 per occurrence
Chronic Noncompliance Penalty	$1,500 per occurrence

City of Coos Bay

MISCELLANEOUS FEES

Description	Current Fee
Utility License (FCC 18-133)	
Annual Fee	
Small wireless facility, includes any possible right-of-way access fee or fee for attachment	$270.00 per facility
to municipally-owned structures in the right-of-way	
One-Time Fee	
Up to five (5) small wireless facilites, in a single up-front application	$500.00
Small wireless facilities, six (6) and up	$100.00 per facilitiy
New pole (not co-location) intended to support one or more small wireless facilities	$1,000.00
Card Table License and Work Permit	
Card table application fee/Annual license fee	$75.00
Work permit application fee/Annual license fee	$50.00
Card table special event fee	$25.00 per event
Animal Permit	
Initial application	$52.20
Annual renewal	$52.50
Liquor License (subject to limits of ORS 471.166)	
Initial application	$100.00
Renewal	$35.00
Change in ownership, location, or privilege	$75.00
Temporary	$35.00
Scout Cabin Use	
Non-profit organizations or governmental agencies	$10.50
Private groups, individuals, or other organizations	$52.50
Damage deposit	$105.00
Land Development Fees	
The City may collect fees related to improvements required as a condition of approval for development which shall be roughly proportional to the impact of the development. The review body must make findings in the approval document(s) that indicate the need for the required improvements. Development may not occur until required mitigation is in place or guaranteed, in conformance with the provisions of the applicable code.	

City of Coos Bay

MISCELLANEOUS FEES

Description	Current Fee
Other	
City RV sewer dump station fee	$7.35 per use
Intrusion alarm permit	$36.75
Impound fee	$105.00
Lien search fee	$47.25 per property
Copy, Non-standard paper, large printer	$0.06 per square-inch
Technology fee (not applied to state surcharge fees and refundable bond deposits)	5% of cost
Online payment service fee	$0.75 base + 3%
Dishonored check fee	Maximum as allowed under ORS 30.701
Police officer training reimbursement (SB 971, 2009)	Actual cost
Reimbursement or billings (typically for damage to city property) will be comprised of actual costs (estimates where applicable), personnel, vehicle, equipment, tools, technology, and other costs related to reflect the value of the city assets required for the task.	Actual cost
Equipment and vehicle costs for reimbursement purposes will utilize ODOT and/or FEMA rates as applicable or a city rate.	ODOT/FEMA rates
Interest shall be charged, pursuant to rate allowed by ORS, on accounts greater than three (3) months past due.	ORS allowed maximum

Exhibit A

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MOORAGE FEES*

Description	Current Fee
Long-term moorage agreement: 30-day minimum	$13.04 per foot per month long-term moorage
Short-term moorage agreement: greater than 7 but less than 30 consecutive calendar days	$5.94 per foot per week
Semi-annual moorage agreement: 6-month minimum	$7.47 per foot per month
Annual moorage agreent: 12-month minimum	$7.05 per foot per month
Transient moorage agreement: greater than 12-hours but less than 1-week	$0.85 per foot per 24-hour period
Live-aboard permit, contingent upon inspection	No fee
Non-compliance, live-aboard permit	$105.00
Late-payment, for each month or part of each month payment, in whole or in part, is late	$26.25

*Moorage fees will be as stated in the Fee Schedule as of March 1, 2014 with subsequent increases effective with each February moorage billing period of each subsequent year, in an amount equal to the preceding December's Municipal Cost Index (MCI) but not less than zero. No proration of fees will be given for partial months, weeks or days.

Moorage fees shall be payable in advance and before the first of the month for long-term moorage and within twelve (12) hours of mooring for short-term and transient moorage.

Delinquency of mailed payments is based on date of postmark.

Finger Docks: All vessels 20' in length and under shall moor at a finger dock.

Reserved Docks: Day-to-day Transient Moorage from May through October; available for short-term and long-term moorage from November through April.

Service Docks: Restricted to temporary docking only.

Docks: All dock space other than finger docks, reserved docks and service docks shall be used to dock vessels greater than 20' feet in length.

Vessels assigned to the dock spaces that are metered for electricity shall pay for their electrical usage based upon the electrical rates used to calculate the total bill for the main electrical meter for the downtown city dock.

City of Coos Bay

PLANNING FEES

Description	Current Fee
General Administration	
Pre-Application Conference: With a $250 credit for a Type II, III, or IV application, if filed with the City within 120 days of City transmital of the pre-application conference notes	$500.00
Appeal to the Planning Commission and to the City Council	$519.40
City use of consulting Hearings Official, Contract Planner, Technical Professional, or Legal Services: Professional services, hearing(s), recording fees, legal fees, filing fees, publishing fees, review of technical reports, peer review, and staff contract management	115% of actual costs
Expedited processing of Land Use Permits:City use of consultant plus administration fee	115% of actual costs
Continuance: Requested by applicant or necessitated by applicant's submittal of new information requiring additional staff analysis and staff report	1/3 cost of original application
Continuance: Requested by applicant or necessitated by applicant's submittal of new information requiring additional staff analysis and staff report and re-notice	1/2 cost of original application
Final plat review	$223.60
Floodplain development permit	$119.00
Floodplain development elevation certificate review	$40.00
Written code analysis	$100.00 per hour
Staff time research over 15 minutes	$100.00 per hour
Modification to existing structure interior, not changing use or intensity	$90.20
Physical expansion of existing structure by 10% or less, occurring in a single expansion over a two-year time period	$90.20
New or expanded single-unit dwelling (including certified factory-built home on individual lot)	$90.20
New or expanded two-unit dwelling	$90.20
Accessory structures that do not require a building permit	$90.20
Accessory dwelling unit not located in a historic district	$90.20
Sign permit	$90.20
Public improvements required by city standards or as stipulated by a land use condition of approval (e.g. transportation facilities and improvements, parks, trails, utilities, and similar improvements), except where a condition of approval requires a land use review	$90.20
Other general review listed in Table 17.13.020(3)(a) of the Coos Bay Development Code	$90.20
Regular maintenance, repair, and replacement of materials (e.g. roof, siding, awnings, etc.), parking resurfacing, and similar maintenance and repair	$62.20
Fences	$62.20
Change in occupancy from one allowed land use to another allowed land use	$62.20

City of Coos Bay

PLANNING FEES

Description	Current Fee
Concurrent land use reviews	The cost of the primary permit plus 1/2 the cost of each additional permit
Type I Land Use Reviews	
New nonresidential development up to 5,000 square-feet	$316.60
New residential development, other than single-unit and two-unit dwellings, on up to two (2) acres	$372.60
New certified manufactured home park on up to two (2) acres	$372.60
Expansion of nonresidential or multi-unit dwelling development that adds less than 20% floor area	$204.60
Parking lots - new construction or expansion not directly related to a primary use on the site with 20 or fewer new parking spaces	$204.60
Minor modification to an originally approved permit for land development or land use that includes minor changes determined by the director not affecting the use, originally approved design, or intent of the reviewing body of the originally approved permit for land development or land use	$204.60
Estuarine and coastal shoreland uses and activities permit	$204.60
Development or uses authorized by and not prohibited in the underlying zoning district that the director determines does not result in an appreciable increase in land use activity and intensity nor create a significant adverse impact	$204.60
Uses not identified in the CBDC similar to permitted and conditionally permitted identified uses	$204.60
Temporary Use Permit for up to 60 days	$204.60
Property line adjustment	$260.60
Code interpretation	$148.60
Accessory dwelling unit in a historic district	$316.60
Home occupation	$148.60
Nonconforming use/structure evaluation	$148.60
Variance for deviation up to 10% of the numerical standards for setbacks, buffers, building heights, landscaping, lot coverage, lot dimensions, and lot area	$204.60
Legal lot determination	$204.60
Other Type I land use reviews	$204.60
Extension of time on land use permit	$100.00
After-the-fact Type I land use review	2x the cost of the required permit(s)
Type II Land Use Reviews	
Notification and mailing	$50.00

PLANNING FEES

Description	Current Fee
New nonresidential development of 5,001 to 20,000 square-feet	$642.40
New residential development, other than single-unit and two-unit dwellings, on 2.01 to 4 acres	$754.40
New certified manufactured home park on 2.01 to 4 acres	$754.40
Expansion of nonresidential or multi-unit dwelling development that adds 20% or more floor area	$418.40
Parking lots - new construction or expansion not directly related to a primary use on the site with 21 to 50 spaces	$418.40
Partition, up to four (4) acres	$642.40
Subdivision, up to four (4) acres	$1,956.00 + $27.00/lot
Planned Unit Development (PUD), up to four (4) acres	$1,956.00 + $27.00/lot
Vacation rentals and homestays	$474.40
Conditional use permit, Type II land use review	$418.40
Adjustment to density not to exceed 5% and/or an adjustment/variance to any CBDC numerical development standard that increases or decreases the standard by not more than 10%	$418.40
Major modification of approved land use permit	$418.40
Cultural resources permit, Type II land use review	$418.40
Home occupation with retail sales and/or more than one (1) non-resident employee	$306.40
Other Type II land use review	$474.40
After-the-fact Type II land use review	2x the cost of the required permit(s)
Type III Land Use Reviews	
Notification and mailing	$100.00
New nonresidential development greater than 20,001 square-feet	$807.20
New residential development, other than single-unit and two-unit dwellings, on 4.01 acres or more	$1,031.20
New certified manufactured home park on 4.01 acres or more	$1,031.20
Parking lots- new construction or expansion not directly related to a primary use on the site with 51 or more parking spaces	$807.20
Cultural resources permit, Type III land use review	$695.20
Subdivision, greater than four (4) acres	$2,036.00 + $27.00/lot
Planned Unit Development (PUD), greater than four (4) acres	$2,036.00 + $27.00/lot
Conditional use permit, Type III land use review	$807.20
Adjustment, Type III land use review	$807.20
Other Type III land use review	$751.20
After-the-fact Type III land use review	2x the cost of the

City of Coos Bay

PLANNING FEES

Description	Current Fee
	required permit(s)
Type IV Land Use Reviews	
Notification and mailing	$300.00
Amendment to the text of the CBDC and comprehensive plan including the CBEMP, TSP, and UGB Amendments to the zoning map or comprehensive plan map Annexation	115% of actual costs, contract planner and city contract management costs, or at Director's discretion, 100% of all staff time and materials

Exhibit A

City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420

PUBLIC RECORDS FEES

Description		Current Fee
Compliance. The public records policy shall follow the Oregon Public Records Law as stated in Oregon Revised Statutes 192.410 -192.505.		
	Specificity of Request. In order to facilitate the public's access to records in the City's possession, and to avoid unnecessary expenditure of staff time, persons requesting access to public records for inspection or copying, or who submit written requests for copies of public records, shall specify the records requested with particularity, furnishing the dates, subject matter and such other detail as may be necessary to enable City personnel to readily locate the records sought.	
	Access. The City shall permit inspection and examination of its non-exempt public records during regular business hours in the City's offices. Copies of non-exempt public records maintained in machine readable or electronic form shall be furnished, if available, in the formrequested. If not available in the form requested, such records shall be made available in the form in which they are maintained.	
	Certified Copies. Certified copies of non-exempt public records shall be fumished upon request and receipt of payment therefore.	
Fees for Public Records. In order to recover its costs for responding to public records		
Copy of Public Records: Standard size		$0.26 per side
Copy of Sound Recordings: Meetings		$26.25 per copy
Copy of Video Recordings: Meetings		$26.25 per copy
	Certified Copy: Public Record	$10.50 per record
Copy of Police Investigative Report		$20.00, up to 10-pages, $1.00 per page thereafter
Copy of Fire Investigative Report		$35.00
	Certified Copy: Police/Fire Investigation Report	$5.25 per page
Copy of Audio Recording: Police Investigations		$35.00 per hour of recording
Copy of Video Recording: Police Investigations		$55.00 plus actual redaction cost
Copy of Photo CD		$24.00 per disc

Exhibit A

PUBLIC RECORDS FEES

City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420

Description		Current Fee
Copy of Body Cam Footage		$55.00 plus actual redaction cost
Card Room License Investigation		$42.00 per applicant
Criminal History Record Check for Non-Profit/Charitable Organization and non-law enforcement governmental agencies		$10.50 per applicant
Copies of Maps and Other Nonstandard Documents.		Actual cost, including cost of outside vendors
Research Fees		
	If a request for records requires City personnel to spend more than 15 minutes searching or reviewing records prior to their review or release for copying, thefee shall be the actual cost to the City, with a minimum charge for one-quarter hour. The ity shall estimate the total amount of time required to respond to the records request, and the person making the request shall make payment for the estimated cost of the earch and copying in advance. If the actual time and costs are less than estimated, the excess money shall be refunded to the person requesting the records. If the actual costs and time are in excess of the estimated time, the difference shall be paid by the person requesting the records at the time the	Actual cost, minimum 1/4 hour
	If a request is of such magnitude and nature that compliance would disrupt the City's normal operation, the City may impose additional charges as are necessary to reimburse the City for its actual costs of producing the records.	
Reduced Fee or Free Copies. Whenever it is determined that furnishing copies of the City's public records at a reduced fee or without cost, would be in the public interest because making the record available primarily benefits the general public, the City may so authorize (ORS 192.440(4)).		
Authorization Reouired for Removal of Original Records. At no time shall an original record of the City be removed from the City' files or the place at which the record is regularly maintained, except upon authorization of the City Council of the		
On-Site Review of Original Records. If a request to review original records is made, the City shall permit such a review if search fees are paid in advance in accordance with paragraph 86 above. A representative shall be present at any time original		
Unauthorized Alteration. Removal or Destruction of Originals. If any person attempts to alter, remove or destroy any City record, the City representative shall immediately terminate such person's review, and notify the attorney for the City.		

City of Coos Bay
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Coos Bay, Oregon 97420

PUBLIC WORKS/ENGINEERING FEES

Description	Current Fee
*5% city technology fee shall not be assessed on refundable bond deposit	
Grade / Fill / Excavation (based on quantity)	
Fill for landscape work of less than 20 cubic yards	No fee
50 cubic yards or less	$25.58
51 to 100 cubic yards	$64.11
101 to 1,000 cubic yards	$77.07 for the 1st 100 cubic yards plus $18.07 for each additional 100 cubic or fraction thereof, to and including 1,000 cubic yards
1,001 to 10,000 cubic yards	$239.70 for the 1st 1,000 cubic yards, plus $15.35 for each additional 1,000 cubic yards or fraction thereof, to and including 10,000 cubic yards
10,001 to 100,000 cubic yards	$377.85 for the 1st 10,000 cubic yards, plus $49.79 for each additional 10,000 cubic yards or fraction thereof, to and including 100,000 cubic yards
101,000 cubic yards and up	$825.96 for the 1st 100,000 plus $4.27 for each additional 1,000 cubic yards or fraction thereof
Plan review, grade/fill/excavation	65% of permit fee

City of Coos Bay
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PUBLIC WORKS/ENGINEERING FEES

Description	Current Fee
Other	
Sewer connection Refundable bond deposit may be required to connect to city system	$145.00
Temporary use, for placement of RV on-site during construction (per Res. 83-17)	$301.80
City use of Technical Professional	10% of permit fee, $70.00 minimum fee
Parking lot permit	$190.00
Right-of-way use permit (e.g. sidewalks, utility work, landscaping, fences, etc.)	$75.00
Right-of-way vacation	$954.00
Advanced financing of public improvement fee	$453.00
Agreement to pay origination	2% of loan amount or $250.00, whichever is greater
Floodplaind development review of elevation certificate and/or data analysis	$115.00
Land use review fee for building permits	10% of permit fee, $70.00 minimum fee