



City of Mosier Site Development Permit Information

Site Development Permit Application fee: \$1,500.00

Our City Planner works on a cost recovery basis, which means that if your permit application is complicated or incomplete and requires more review than the base permit fee allows. The City Engineer may also be consulted if there is something that he needs to reviewed. If you have a contractor, this application should be easy for them to complete. If you have general questions, please ask the office staff (City Manager 541-490-7411, jayme.bennett@cityofmosier.com, City Engineer jgrim@johngrimassociates.com, City Planner Katie Skakel: 541-806-0540) and we will be happy to help!

System Development Charges:

System and Development Charges (SDCs) are fees that are collected when new development occurs in the city and are used to fund a portion of new streets, sanitary sewers, parks and water. These fees are necessary to provide adequate funding for growth-related capital improvements vital to maintaining the city's level of service in transportation, water and sewer and the City of Mosier service in the city parks. The City, through its citizens and tax payers, has developed infrastructure {such as sewer, water, streets, and parks} that allows you as the new property owner to build your new home and hook up to and enjoy these services. SDCs are necessary to provide adequate funding for growth-related capital improvements vital to maintaining the level of city services that new residents like you expect and use.

You will apply for a Water/Sewer connection and pay the SDC fees before you receive approval for your Site Development Permit.

Parks	\$1,495.00
Water	\$3,866.00
Stormwater	\$1,499.00
Transportation	\$4,154.00
Stormwater	\$4,104.00
TOTAL:	\$15,118.00

Mosier Bluffs Development Water SDC: \$4,032.00 (additional to the normal Water SDC)

Wasco County Building Codes in The Dalles will be permitting your actual structure: electrical, plumbing, structural. They have their own fees and permits and these are listed on their website:

https://www.co.wasco.or.us/departments/building_codes/index.php

Their phone number is: (541) 506-2650

Please call the City office if you have any questions or just need to go over the process.

City of Mosier - 541-478-3505



AGREEMENT TO PAY COSTS / REIMBURSEMENT FOR ADMINISTRATIVE FEES

This Agreement is entered into by and between the applicant(s) (the “Applicant”) and the City of Mosier (the “City”) as the mechanism for paying for the City’s costs to review and/or process the Applicant’s land use or permit application.

The Applicant has submitted a land use or permit application to the City for the following project:

Applicant	
Name:	
Phone Number:	
Mailing Address:	
Email Address:	
Site Address and Tax Lot #:	
Zoning Classification of Site	
Development Description	
Permits Applied for (if applicable)	

The Applicant hereby agrees to pay the actual administrative, professional, personnel and material costs for the City staff and contract consultants to review and/or process the Applicant’s application, including the cost of public notices and the actual professional service costs of the City’s contract consultants, including the City Planner, City Engineer and City Attorney as may be necessary to review the Applicant’s application.

Payment is due and applicants must be current on all outstanding expenses prior to hearing and again prior to further action finalizing or supporting a land use decision. The Applicant further understands and acknowledges that full payment of the amounts due the City pursuant to this Agreement is a prerequisite to the City’s actual issuance or approval of any permits. The City shall not be under any obligation to take final action on the Applicant’s application until all amounts that have been billed to the Applicant are paid in full.

The Applicant, by signing this Agreement, specifically waives the 120-day deadline for the City's final action on the land use application, as provided by ORS 227.178, for any delay caused by the Applicant's failure to pay any bills presented to the Applicant under this Agreement.

Applicant hereby agrees to pay the bills presented by the City for the City's actual costs incurred to review and/or process the Applicant's application. The Applicant shall pay these bills within 30 days of presentment, and any amounts not so paid within 30 days shall accrue interest at the rate of 9% per annum from the date of presentment until paid. In any action the City may bring to collect fees due under this Agreement, including litigation and any resulting appeal, the prevailing party shall be entitled to reimbursement by the losing party for all costs reasonably incurred as part of any such collection action, including attorney fees, service costs, and fees and costs on appeal.

IT IS SO AGREED: By signing this permit I am stating that I have read it in its entirety and agree to comply with all applicable ordinances, resolutions, and policies of the City of Mosier.

THE APPLICANT:

THE CITY OF MOSIER:

By:

By:

Title:

Title:

Date:

Date:

Site Development Permit Checklist

Project Stage	City Requirements	Completed	By
SDP Preparation & Approval	Applicant downloads SDP packet from City website: cityofmosier.com/permits and reviews all requirements.		
	Applicant fills out all forms including Cost Recovery, Utility Hookup, SDC payment agreements and Wasco County permit app and submits complete application & supporting docs with application fee to City - colleen.coleman@cityofmosier.com ; including:		
	Site Plan & Standard Details drawings . See SDP packet for required contents.		
	Building elevation and floor plan drawings .		
	Building height calculation worksheet .		
	City Manager sends complete packet with all drawings to City Engineer and City Planner to review.		
	City Engineer and City Planner review packet and contacts Applicant with required revisions .		
	Applicant revises and resubmits requested changes with Wasco County bldg permit application filled out to City engineer/planner.		
	City Engineer and City Planner submit approval letter and final drawings with applicant's Wasco County bldg permit to City Manager		
	Applicant pays SDC fees to City .		
	City Engineer stamps drawings and signs Wasco County Bldg Permit Application and resubmits to Applicant		
Applicant applies for building permit at Wasco County Building Codes.			
Construction	Applicant requests water/sewer service inspection after work is done but before backfilling.		
	City engineer performs inspection and approves work.		
	Applicant requests stormwater inspection after work is done but before backfilling.		
	City engineer performs inspection and approves work.		
	Applicant requests final inspection when project is complete .		
	Check that water/sewer service are complete.		
	Confirm driveway has been constructed.		
	Confirm stormwater control is complete.		
	Confirm slopes/soils are stabilized.		
	Confirm outdoor lighting meets City Code.		
	Confirm roadway is restored/clean.		
City issues Certificate of Compliance letter & notifies County.			
Applicant requests final inspection from County for Certificate of Occupancy .			

**CITY OF MOSIER
SITE DEVELOPMENT PERMIT SUBMITTAL REQUIREMENTS**

Submittals included with a Site Development Permit (SDP) depend on the nature of the proposed work plan. Generally a SDP is required for new construction on private property within the City limits which involves:

- ❖ Construction of a building.
- ❖ Construction of a driveway connecting to a public street within the City limits.
- ❖ Cut and/or fill excavation exceeding 50 cubic yards.
- ❖ Substantial clearing.
- ❖ Construction of significant impervious surface such as new homes, driveways, etc.
- ❖ Any work near an existing natural watercourse.
- ❖ Any work which may result in structural improvements protruding into setbacks or public utility easements.
- ❖ Any work on City utilities and/or in close proximity to City utilities.

The following table lists the submittal requirements. In addition to the submittal requirements shown in the table, the City may require engineered plans for any grading work that may create a danger to private or public property or grading which will be done in an existing drainage course.

Submittal Requirements	Proposed Work Plan						
	Construction of any structure that requires a building permit	Excavation or Clearing within 100' of a watercourse	Driveway Construction	Utility work or work in close proximity to City utilities	Over 5,000 sf of Clearing	Over 500 sf of new Impervious Surface	Cut & Fill Greater than 100 yds and/or grading slope > 1:1
Site Plan Signed/Dated	X	X	X	X	X	X	X
Erosion Control Plan		X			X		X
Grading Plan							X
Area & Runoff Calculations						X	
Drainage Plan						X	
Geotechnical Report							X ¹
Engineered Plans							X ²
Topo Survey				X			X
Building Elevations & Height Calculation	X						

Electronic documents in PDF format must be submitted to City Hall via email, and one stamped and approved 11X17 hard copy on site at all times. The above table provides typical submittal requirements. The City shall specify what submittal and application materials are required for a complete SDP application, including the type of submittal, the required level of detail and the minimum qualifications of preparers of technical documents. Submittal review, generally, will take 2 to 4 weeks from the time of application and payment of permit fees. A sample of a Site Plan and Standard Details for typical home construction is attached. Work within the public right of way may also require a Public Works Permit.

¹ A geotechnical report may be required by the City Engineer.
² Engineered plans may be required by the City Engineer.

SITE DEVELOPMENT PERMIT APPLICATION

Owner Information:	
Name:	
Phone Number:	
Mailing Address:	
Address of Construction Site:	
Email Address:	

Contractor Information:	
Name:	
Phone Number:	
Email Address:	
License Number:	
<i>Contractor must be bonded & insured.</i>	

Purpose of Work (check all that apply)			
Underground Utility Work ³	<input type="checkbox"/>	Grading/Excavation > 200 cy	<input type="checkbox"/>
New Driveway Construction	<input type="checkbox"/>	New Home Construction	<input type="checkbox"/>
Grading/Excavation > 100 cy ⁴	<input type="checkbox"/>	Clearing > 5,000 sf	<input type="checkbox"/>
Work Within 100' of a watercourse	<input type="checkbox"/>	Impervious Surface > 500 sf	<input type="checkbox"/>
Other (describe):			
Start Date: ⁵		Completion Date:	

	Signature	Date
Owner/Applicant:		
Approved by City:		
Permit Expiration Date: ⁶		

By signing the construction permit form, the applicant is authorizing the City to enter the subject property in order to evaluate the proposed work. The applicant is also agreeing to reimburse the City for its cost of review and inspection. Applications requiring extra work to process will be charged per the Cost Recovery Agreement.

³ Note, new water and/or sewer connections to City facilities require a Public Works Permit from the City.

⁴ The grading/excavation quantity is calculated by adding the quantity of cut and fill together.

⁵ The applicant must provide the City with 5 working days' notice for inspections.

⁶ The permit is valid for 1 year from the date of issuance.

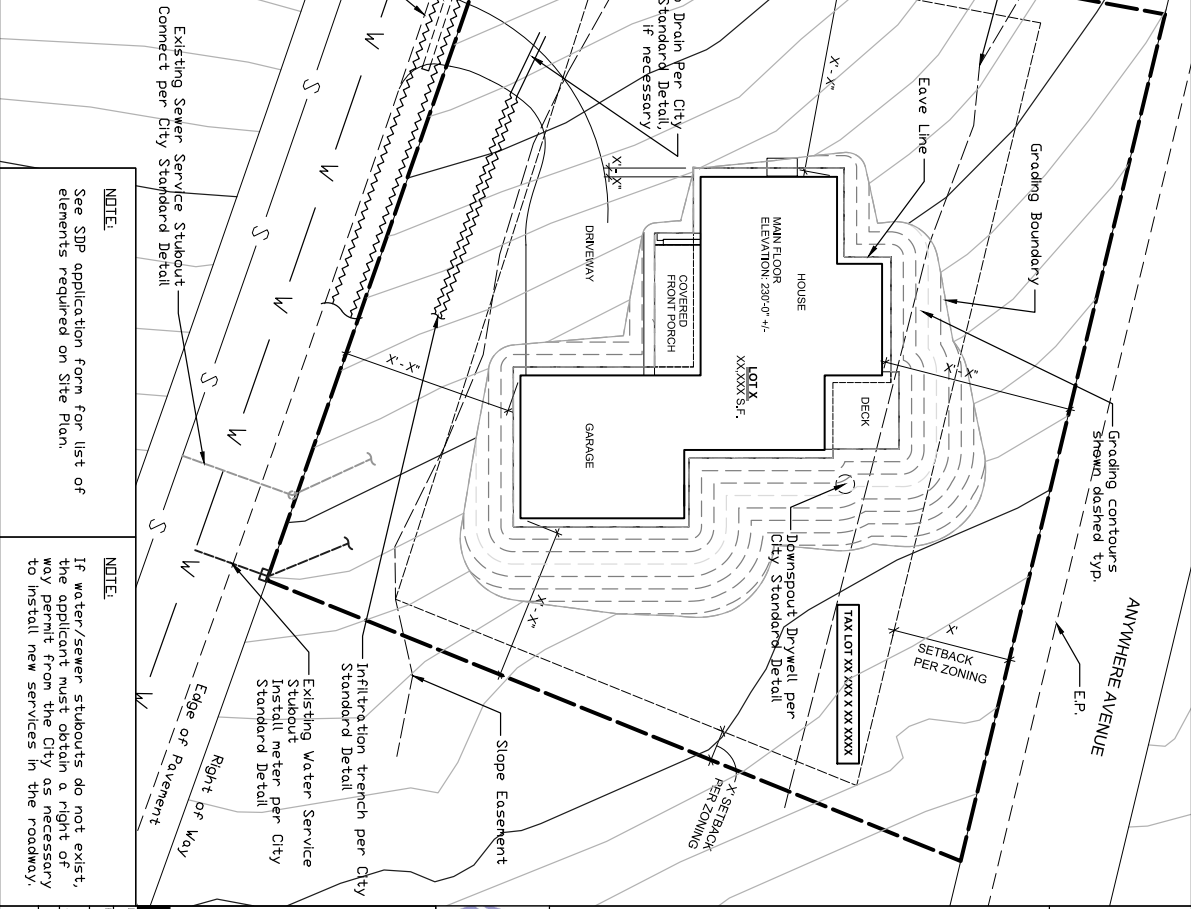
- SITE PLAN NOTES:**
- CUT AND FILL SLOPES NOT TO EXCEED 1H:1V UNLESS ENGINEERED.
 - DRIVEWAY CONNECTION TO THE PUBLIC STREET TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
 - CONTRACTOR TO PROVIDE THE CITY WITH FIVE DAYS NOTICE, MINIMUM, FOR INSPECTION OF FOUNDATION CORNER AND PROPERTY CORNER FLAGGING TO CONFIRM SETBACKS ARE ADEQUATE PRIOR TO PLACING CONCRETE.
 - DUST CONTROL MUST BE IN PLACE AFTER ROUGH GRADING IS COMPLETE IN THE FORM OF TEMPORARY SPRINKLERS. CONTRACTOR TO CONTACT CITY TO OBTAIN TEMPORARY WATER SERVICE AS NEEDED FOR DUST CONTROL SPRINKLERS.
 - ROCK CONSTRUCTION ENTRANCE TO BE PROVIDED BY SEDIMENT CONTROL (SILT), FENCES OR STRAW BALES TO BE PROVIDED AT AREAS WHERE RUN-OFF FROM SITE MAY OCCUR.
 - NO SEDIMENT LADEN WATER SHALL LEAVE THE SITE DURING CONSTRUCTION AND ALL DISTURBED SOILS SHALL BE STABILIZED PRIOR TO OCTOBER 15.
 - CONTRACTOR TO PROVIDE CITY WITH 5 WORKING DAYS NOTICE FOR INSPECTION OF WATER/SWEEPER SERVICES PRIOR TO BACKFILL.

(CONTRACTOR) AGREE TO CONSTRUCT THE PROPOSED IMPROVEMENTS, INCLUDING EROSION AND DUST CONTROL MEASURES, AS SHOWN ON THIS SITE PLAN.

SIGNATURE: _____

DATE: _____

Item	Existing	Proposed	Units/Instructions
Property Size	NA	NA	Square Feet
Roof Area			Square Feet
Cleaned Area			Square Feet
Impervious Surface	NA	NA	Square Feet. Includes driveways, sidewalks, all roofs, etc.
Excavation (Cut & Fill)	NA	NA	Cubic Yards. Add cut and fill volumes together for total.
Runoff Volume Estimate	NA	NA	Cubic Feet. Impervious Surface (sf) X 0.1 ft = Volume (cf)
Volume of Infiltration Drywells	NA	NA	Cubic Feet. Must be greater than Runoff Volume.



NOTE:
See SDP application form for list of elements required on Site Plan.

NOTE:
If water/sewer stubouts do not exist, the applicant must obtain a right of way permit from the City as necessary to install new services in the roadway.

JOHN GRIM & ASSOCIATES
Civil Engineering Consultants
Phone: (509) 365-5421
E-mail: jgrim@johngrimassociates.com

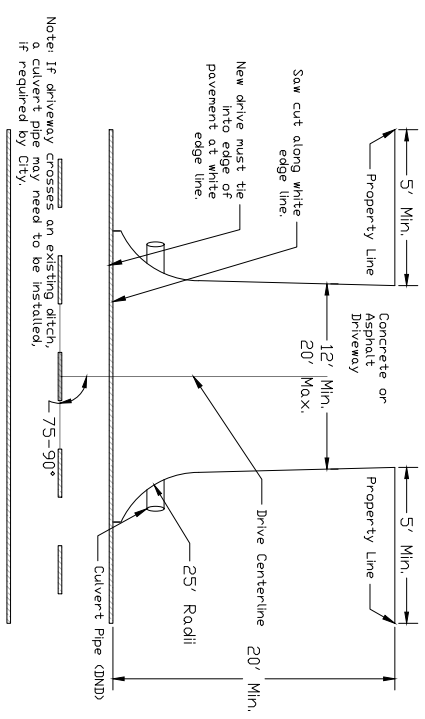
PO Box 955
407 State St.
Lyle, Washington 98635

REVISION DESCRIPTIONS	BY	DATE	MARK

Scale: Two in. on ANSI D.

City of Mosier
SDP – Sample Site Plan

Smith Residence
123 Generic Street
Mosier, Oregon

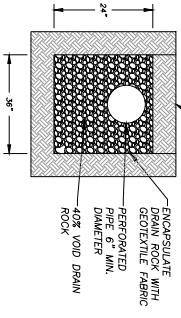
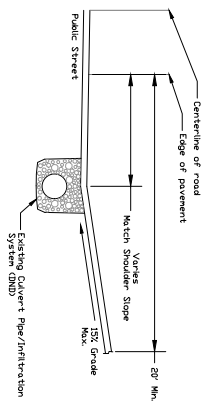


Note: If driveway crosses an existing ditch, a culvert pipe may need to be installed, if required by city.

- Notes:
- * If roadway is higher than the entire driveway, driveway must be graded from gutter and away from roadway.
 - * If roadway is lower than the property, driveway must be retained on the Site Slope.
 - * Retain driveway to meet driveway's standard.
 - * Do not disturb existing trees. No excavation over 12" deep.
 - * Do not disturb existing trees. No excavation over 12" deep.

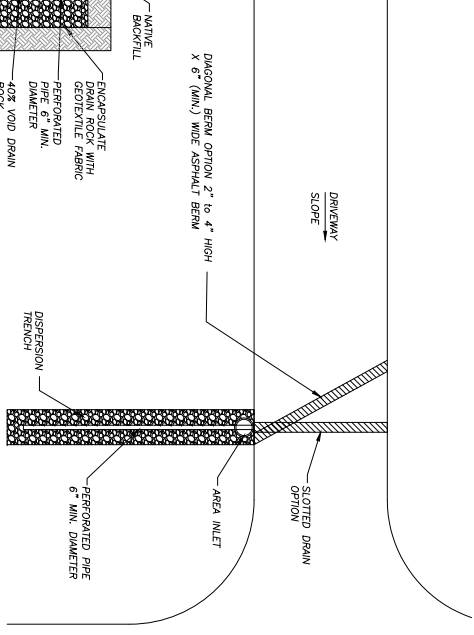
Residential Driveway Detail

NTS

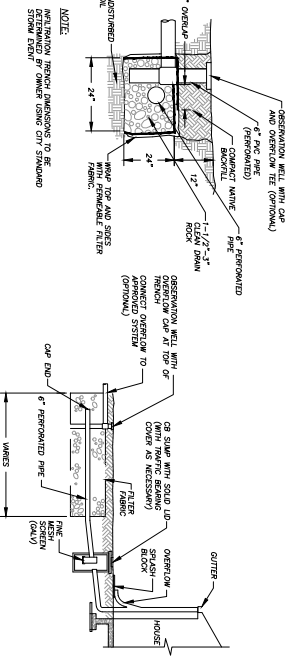


Flow Diversion for Driveways

NTS



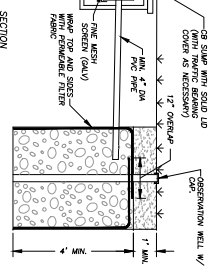
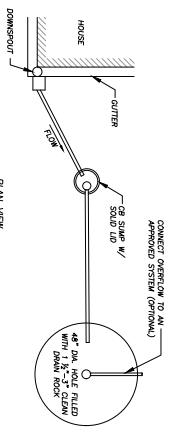
Note: LOCATE BERM OR SLOTTED DRAIN TO BE INSTALLED IN DRIVEWAY. BERM OR DRAIN SHOULD NOT BE INSTALLED IN INFILTRATION TRENCH ADJACENT TO RETAINING WALLS.



NOTE: DIMENSIONS TO BE DETERMINED BY OWNER. CONSULT CITY STANDARD STORM DRAIN.

Roof Infiltration Trench Detail

NTS



NOTE: DIMENSIONS TO BE DETERMINED BY OWNER. CONSULT CITY STANDARD STORM DRAIN.

Roof Drywell Detail

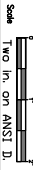
NTS

NOTE: ANY USE OF THESE STANDARD PLANS SHOULD BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER. THESE PLANS ARE INTENDED TO ASSIST, BUT NOT SUBSTITUTE FOR, COMPETENT WORK BY DESIGN PROFESSIONALS.

JOHN GRIM & ASSOCIATES Civil Engineering Consultants Phone: (509) 365-5421 E-mail: jgrim@johngrimassociates.com		90 Box 955 407 State St. Lyle, Washington 98635			
PROJECT: SDP - Sample Site Plan SHEET: 2 of 3 DATE: 4/23/2018	DESIGN: JG DRAWN: PALL	REVISION DESCRIPTIONS	BY	DATE	MARK

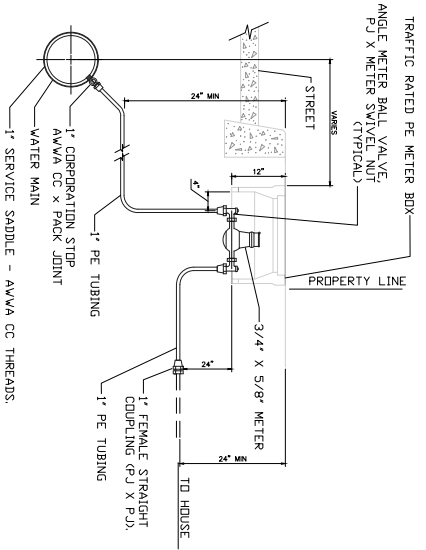
SDP - Sample Site Plan
Standard Details Sheet 1

Smith Residence
123 Generic Street
Mosier, Oregon

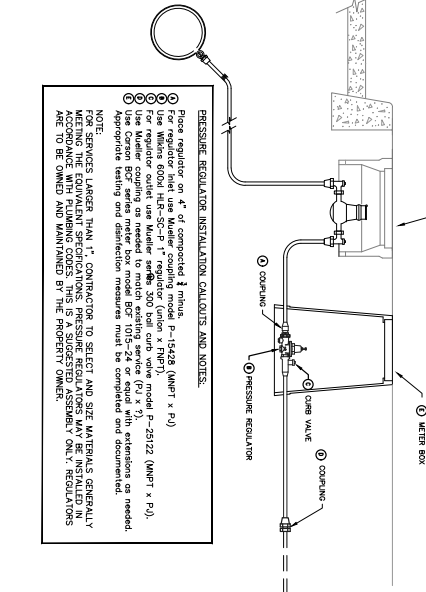


- 1" AND LARGER METER EQUIPMENT NOTES:**
1. Service saddle shall be tied to match curb stop. Use Range 101S with AWMA CC threads and painted iron outlet.
 2. Meters use 1" Mueller B-2508 Corp Stop.
 3. 1 1/2" Meters use Mueller B-2426 Angle Meter Ball Valve.
 4. 2" Meters use Mueller B-2427 Angle Meter Ball Valve.
 5. 3" Meters use Mueller B-2428 Angle Meter Ball Valve.
 6. 4" Meters use Carson BR134-12 meter box w/saddle Di w/saddle Di lid.
 7. 1/2" and 3" Meters use Carson BR170-12 meter box w/saddle Di lid.
 8. Service piping shall be PE tubing, Carson 320 (329-9) for 1/2" and 3" PE. For 1 1/2" and 2" (329-10) for 2" PE.

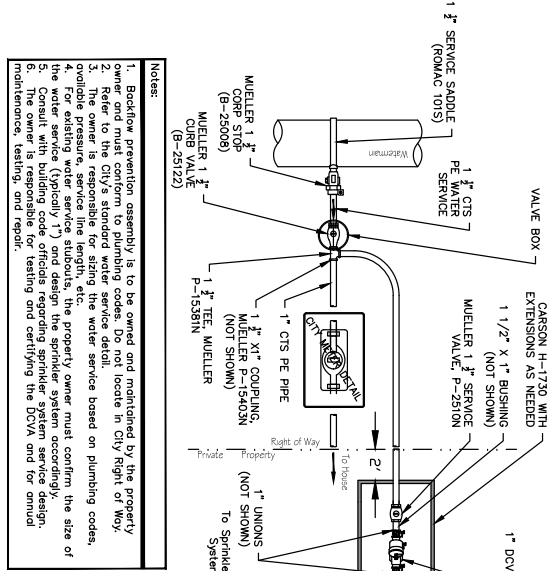
- 3/4" METER EQUIPMENT & INSTALLATION NOTES:**
1. Place 4" x 3/4" meter grom below meter. Service piping to 95% MDD. Meters with 3/4" meter service use compressed fiber resin service 101S with AWMA CC thread and painted iron outlet.
 2. Meters use 3/4" Mueller B-2508 Corp Stop.
 3. 3/4" Meters use Mueller B-2426 Angle Meter Ball Valve.
 4. 3/4" Meters use Carson BR134-12 meter box w/saddle Di w/saddle Di lid.
 5. Service piping shall be PE tubing, Carson 320 (329-9) for 3/4" PE.
- 2" METER EQUIPMENT & INSTALLATION NOTES:**
1. Place 4" x 2" meter grom below meter. Service piping to 95% MDD. Meters with 2" meter service use compressed fiber resin service 101S with AWMA CC thread and painted iron outlet.
 2. Meters use 2" Mueller B-2508 Corp Stop.
 3. 2" Meters use Mueller B-2426 Angle Meter Ball Valve.
 4. 2" Meters use Carson BR134-12 meter box w/saddle Di w/saddle Di lid.
 5. Service piping shall be PE tubing, Carson 320 (329-9) for 2" PE.



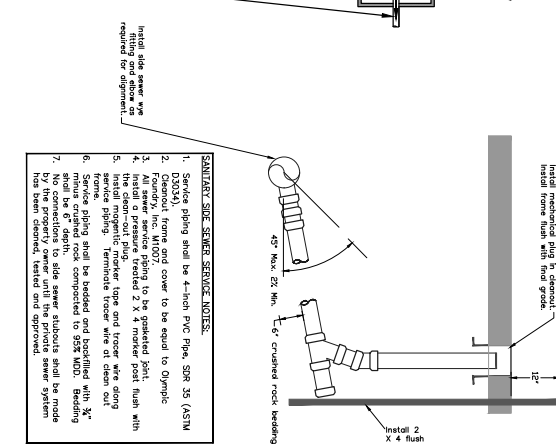
Water Service Detail
NTS



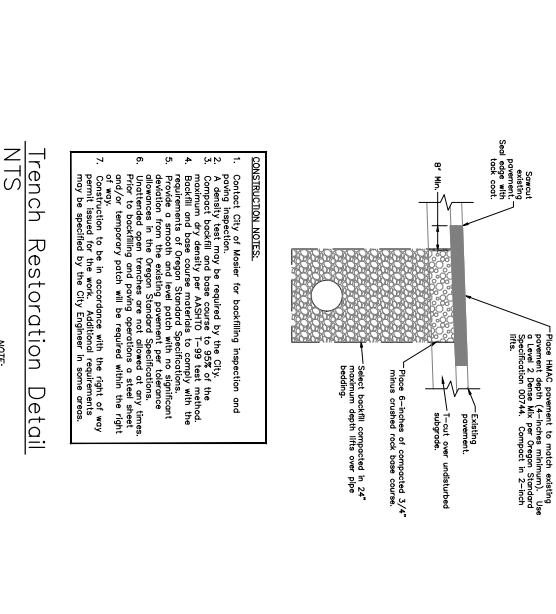
Pressure Regulator Detail
NTS



Water Service Sprinkler Detail
NTS



Sewer Service Detail
NTS



Trench Restoration Detail
NTS

NOTES:

1. Backfill prevention assembly is to be owned and maintained by the property owner and must conform to plumbing codes. Do not locate in City Right of Way.
2. Refer to the City's standard water service detail.
3. The water service detail is based on plumbing codes, available pressure, service line length, etc.
4. For existing water service stubouts, the property owner must confirm the size of the water service (typically 1") and design the sprinkler system accordingly.
5. The property owner is responsible for testing and certifying the DNVA and for annual maintenance, testing, and repair.

INSTALL SIDE SEWER AND INITIAL FROM SEWER ARE REQUIRED BY APPLICANT.

CONSTRUCTION NOTES:

1. Contact City of Mosier for backfilling inspection and permit.
2. Compaction shall be completed by 90% of the maximum dry density per ASTM D-1557 test method.
3. Backfill shall be compacted in 6" lifts to the requirements of Oregon Standard Specifications.
4. Backfill shall be compacted in 6" lifts to the requirements of Oregon Standard Specifications.
5. Backfill shall be compacted in 6" lifts to the requirements of Oregon Standard Specifications.
6. Prior to backfilling and paving operations a steel sheet piling or temporary patch will be required within the right of way.
7. Construction to be in accordance with the right of way may be specified by the City Engineer in some areas.

NOTE:

ANY USE OF THESE STANDARD PLANS SHOULD BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER ACCEPTING THE RESPONSIBILITY AND LIABILITY FOR THEIR ACCURACY AND COMPLETION. THESE PLANS ARE NOT TO BE USED FOR COMPETITIVE WORK BY DESIGN PROFESSIONALS.

<p>JOHN GRIM & ASSOCIATES Civil Engineering Consultants Phone: (509) 365-5421 E-mail: jgrim@johngrimmassociates.com</p>		<p>PO Box 955 407 State St. Lyle, Washington 98635</p>
<p>DATE</p>	<p>BY</p>	<p>REVISION DESCRIPTIONS</p>
<p>MARK</p>	<p>DATE</p>	<p>REVISION DESCRIPTIONS</p>
<p>DESIGN</p>	<p>DATE</p>	<p>REVISION DESCRIPTIONS</p>
<p>PROJECT</p>	<p>DATE</p>	<p>REVISION DESCRIPTIONS</p>
<p>SCALE</p>	<p>DATE</p>	<p>REVISION DESCRIPTIONS</p>

City of Mosier
Standard Details Sheet 2

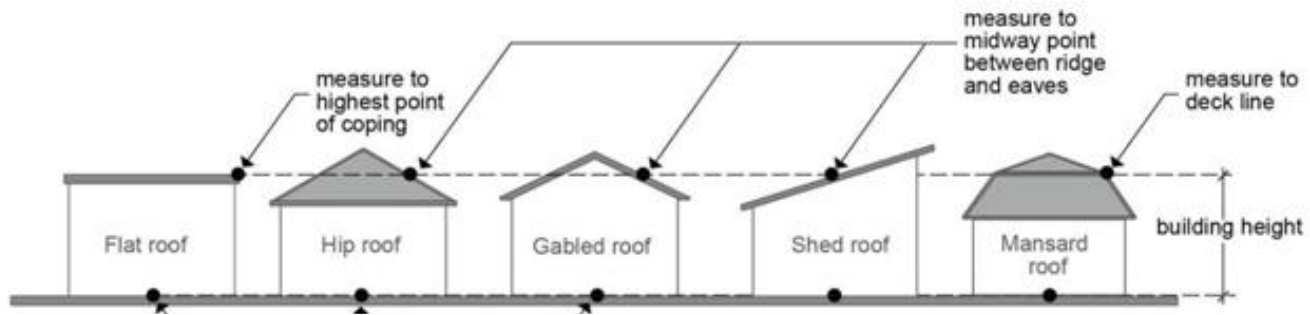
Smith Residence
123 Generic Street
Mosier, Oregon



Building Height Calculations – Information Sheet

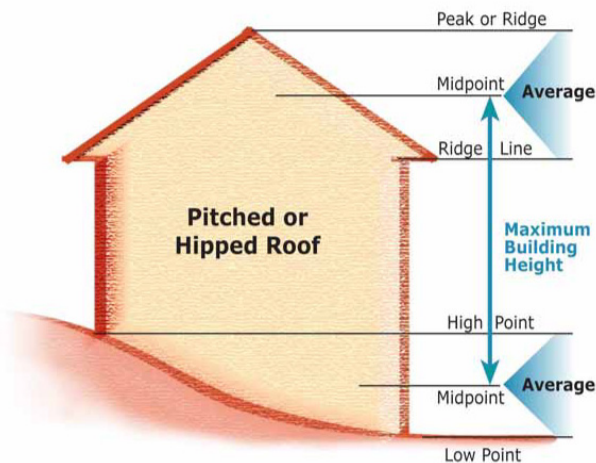
The "highest point" for different types of roofs.

The vertical distance above the base point measured to the highest point of the coping of a flat roof, to the deck line of a mansard roof or to the mid-point (half way between the eave and the peak) of a pitched or hipped roof. **Note: shed and single slope roofs are measured to the mid-point.**



The "base point" for sloping lots.

The base point shall be the height of the original (pre-development) grade of the property measured 5 feet out from the midpoint along the foundation wall. When measuring building height on a sloping lot, the base point shall be the average grade measured 5 feet out from the midpoint of all four walls.



Average Grade Calculation: measure elevation from 5' out on midpoint of each wall

North wall elevation: _____

South wall elevation: _____

East wall elevation: _____

West wall elevation: _____

Sum all and divide by 4 to get

Base Point Average= _____

Now apply the base point elevation to the elevation drawing of your building to calculate building height.

Public Works Permit Application

[Version August-2017]

City of Mosier
 208 Washington Street, PO Box 456
 Mosier Oregon 97040
 (541) 478-3505

Date Received	Date Issued
Received By	Issued By
Bond Required? <input type="checkbox"/> No <input type="checkbox"/> Yes (attach)	Fee Due \$

Inspection requests: Phone: (541) 478-3505

Job address/location:	Subdivision:	Lot no.:
-----------------------	--------------	----------

Describe Work (attach sketch/plans):

Owner Name:

Address:	City:	State:	Zip:
Phone no.:	e-mail:		

Contractor name:

Address:	City:	State:	Zip:
Phone no.:	e-mail:		

CCB license no.:

Street \$		Water \$ (including a 3/4" meter)		
Boring <input type="checkbox"/>	Driveway Approach <input type="checkbox"/>	Connection / Lateral <input type="checkbox"/>	Pipe Type	Size
Curb/Gutter <input type="checkbox"/>	ADA Ramp <input type="checkbox"/>	Main Line <input type="checkbox"/>	Pipe Type	Size
Street Cut* <input type="checkbox"/>	Traffic Control <input type="checkbox"/>	Fire Hydrant <input type="checkbox"/>	Type	Size
Sidewalk <input type="checkbox"/>	Other Right-of-Way <input type="checkbox"/>	Meter <input type="checkbox"/>	Type	Size

<i>Notes on Fees: The fees shown are for inspection by City staff and review of plans/sketches etc. Actual fees may be higher for complex or large projects. In this event the applicant must enter into a cost recovery agreement with the City. Applicant is responsible for all construction costs.</i>	Storm Sewer \$		
	Connection / Lateral <input type="checkbox"/>	Pipe Type:	Size
	Main Line <input type="checkbox"/>	Pipe Type:	Size
	Sanitary Sewer \$		
	Connection / Lateral <input type="checkbox"/>	Pipe Type:	Size
	Main Line <input type="checkbox"/>	Pipe Type:	Size

PLANS/SKETCH REQUIRED -THE APPLICANT SHALL SUBMIT PLANS/SKETCHES WITH ENOUGH INFORMATION TO DETERMINE THE SCOPE OF WORK. APPLICATIONS THAT DO NOT INCLUDE PLANS OR SKETCHES WILL BE DEEMED INCOMPLETE.

A performance bond covering all costs of the construction may be required, as determined by the City Engineer. All changes to the approved plans shall be submitted to the City for review and approval. A copy of the approved permit and plans must be on the job site and available upon request by any City representative.

APPLICANT'S DECLARATIONS: I have examined this application and certify that all information herein is true and correct. I further certify that all work I perform will be in accordance with City of Mosier Ordinances, Public Works Standards and the laws of the State of Oregon. I shall hold the safety of the public and workers paramount at all times and shall observe all applicable OSHA rules. I commit to

perform responsibly, to protect public and private property throughout, and to protect storm drainage systems and natural water bodies from intrusion of sediments and other deleterious materials or discharges from the worksite. I agree to indemnify and hold harmless the City of Mosier, its officers, agents and employees for any and all loss, damage, cost and expense, including expenses of litigation and attorney fees, resulting in whole or in part from my actions or negligence in the performance of activities related to this permit. I understand that System Development Charges (SDC's) may be applicable and must be paid prior to the issuance of a permit and that SDC's are in addition to any other required fees.

Applicant Signature:

Print name:

Public Works Approval By:

Date:

Permit expires:

SUPPLEMENTAL CONDITIONS AND REQUIREMENTS ATTACHED

BASIC PUBLIC WORKS PERMIT REQUIREMENTS

ATTENTION: Oregon Law requires you to follow rules adopted by the Oregon utility notification center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center (Note: The telephone number for the Oregon Utility Notification Center is (503) 232-1987 or "811").

Activities requiring a Public Works Permit prior to commencing construction include, but are not limited to:

- Pavement cuts, window cuts, street borings, trenching or other work affecting City-owned streets.
- New connections to the City's public water system, storm sewer system or sanitary sewer system.
- Modifications to a water meter or water service assembly or to a water service lateral between the main and meter.
- Modifications to a sanitary sewer or storm sewer lateral within the public right-of-way
- Construction of driveway approaches, curbs, gutters, sidewalks, ramps and water meter assemblies within the public ROW.
- All other construction activity that may disturb a City right-of-way or the City's public infrastructure.
- Any work in a City right-of-way that will disrupt motor vehicle, pedestrian, or bicycle traffic.

NOTE that work occurring in a County or State controlled right-of-way and not involving any City facilities or infrastructure does not require a Public Works Permit from the City, but will require a permit from the County or State, respectively.

Basic Permit Requirements – Street cuts/Paving (additional requirements may apply; see supplemental conditions attached)

- Street cut restoration, including windows, trenches and other work disturbing pavements, must be inspected and approved by the City Engineer. Request inspections at least 5 business days in advance.
- Request an inspection upon completion of backfill and road base preparation, prior to placing any asphalt. All pavement placed in the public right-of-way without a backfill/base approval from the City will be subject to removal and reconstruction.
- Request a final inspection upon completion of all paving, sealing and cleanup.
- Exploratory window cuts and potholes less than 1 sf area may be repaired with "EZ Street" pavement patch or approved equal, sand-sealed across entire surface and all edges/joints. Backfill and roadway base preparation shall be in accordance with the City's street cut repair standards.

Basic Inspections Required for Utility Connections (additional requirements may apply, see supplemental conditions attached)

- Request an inspection at least 5 business days in advance.
- All connections to existing public infrastructure, including the entire lateral within the right-of-way, must be inspected and approved by City personnel before backfilling. Failure to do so will result in having to re-excavate to expose the connection and/or lateral, including removal and replacement of concrete driveway approaches, curbs, gutters, sidewalks and water meter boxes/vaults, if necessary.
- Installation and/or modification of water meter boxes and water service assemblies/vaults, including backflow prevention devices and fire sprinkler assemblies where applicable, must be inspected and approved by City personnel prior to receiving final approval of this permit. Backflow prevention devices must be additionally inspected and tested by a Certified Backflow Inspector, provided by permittee.

Basic Process for New Domestic Water and Sewer Services (additional requirements may apply, see supplemental conditions attached)

- The City provides the applicant for a new water service with the water meter. The cost for the meter varies depending on its size. The public works permit fee includes the cost for a ¾" meter. The permit fee will be higher for larger meters.
- The applicant/contractor is responsible for the cost of all other water service materials and construction. The City does not install water services.
- The applicant/contractor is responsible for all costs associated with materials and installation for a new sewer service. The City does not install sewer services.

City of Mosier
System Development Charge (SDC)
 Worksheet and Agreement
 (Version May 2022)

Instructions: The applicant must complete the applicable shaded areas and submit this form and SDC payments to the City prior to issuance of building permits or installation of service, if applicable.

1. General

Project Name:		Project Owner:	
Project Address:		Contact Person:	
Contact Phone:		Contact Address:	
Contact Email:			
New Development, Change in Use, Expansion, Other:			

2. Water System Development Charge (based on Meter Equivalents - MEs):

Meter Size	MEs per Meter	Cost per Meter ¹	# of Meters	MEs	Cost
¾"	1	\$3,866			
¾" Mosier Bluffs	1	\$7,898.00			
1"	2	\$3,866			
1-½"	5	\$3,866			
2"	8	\$3,866			
3"	16	\$3,866			
4"	25	\$3,866			
Total Water System Development Charge:					
Contact City for larger size meters and for assistance determining the required meter size.					

3. Sewer System Development Charge (based on Equivalent Residential Units – ERUs):

Land Use	ERUs per Unit	Number of Units	ERUs	Cost per ERU	Cost
Single Family Home	1			\$4,104	
Duplex	2			\$4,104	
3-plex	3			\$4,104	
4-plex	4			\$4,104	
5 or more	0.75			\$4,104	
Manufactured Home	1			\$4,104	
Accessory Dwelling Unit (ADU)	0.75			\$4,104	
Commercial	See Notes			\$4,104	
Total Sewer System Development Charge:					
<i>Notes: ERUs to be determined by City Engineer for Commercial development.</i>					

¹ \$7,898 for a ¾" meter in Mosier Bluffs Subdivision.

4. Stormwater System Development Charge (based on Equivalent Residential Units – ERUs):

Land Use	ERUs per Unit	Number of Units	ERUs	Cost per ERU	Cost
Single Family Home	1			\$1,499	
Duplex	2			\$1,499	
3-plex	3			\$1,499	
4-plex	4			\$1,499	
5 or more	0.75			\$1,499	
Manufactured Home	1			\$1,499	
Accessory Dwelling Unit (ADU)	0.75			\$1,499	
Commercial	See Notes			\$1,499	
Total Stormwater System Development Charge:					
<i>Notes: ERUs to be determined by City Engineer for Commercial development.</i>					

5. Parks System Development Charge (based on Equivalent Residential Units – ERUs):

Land Use	ERUs per Unit	Number of Units	ERUs	Cost per ERU	Cost
Single Family Home	1			\$1,495	
Duplex	2			\$1,495	
3-plex	3			\$1,495	
4-plex	4			\$1,495	
5 or more	0.75			\$1,495	
Manufactured Home	1			\$1,495	
Accessory Dwelling Unit (ADU)	0.75			\$1,495	
Commercial	See Notes			\$1,495	
Total Parks System Development Charge:					
<i>Notes: ERUs to be determined by City Engineer for Commercial development.</i>					

6. Transportation System Development Charge:

Land Use	ERUs per Unit	Number of Units	ERUs	Cost per ERU	Cost
Single Family Home	1			\$4,514	
Duplex	2			\$1,435	
3-plex	3			\$1,408	
4-plex	4			\$1,495	
5 or more	0.75			\$1,495	
Manufactured Home	1			\$1,495	
Accessory Dwelling Unit (ADU)	0.75			\$3,385	
Commercial	See Note			\$	
Total Parks System Development Charge:					
<i>Notes: ERUs to be determined by City Engineer for Commercial development.</i>					

7. Grand Total All System Development Charges: \$ _____

These fees do not include materials or construction costs. Applicant is responsible for all costs associated with the connection to the City’s water and/or sewer system.

Generally, SDCs are due after the Site Development Permit is approved and before the State Building Codes Building Permit is signed.

8. Agreement: (Please read carefully. By signing below you accept and acknowledge this agreement.)

Applicant certifies that the above information is complete and accurate to the best of his/her knowledge. Applicant understands that the system development charges may be increased if any information is omitted, erroneous, or changes in the future. Applicant shall promptly notify the City of any change to the above information and/or any change in tenancy. The system development charges are assessed based on fees in effect on the date of application for service. In the cases of facility expansions or tenant improvements not requiring building permits, charges will be based on the effective date of the expansion or lease, respectively. Applicant may be eligible for a refund of these charges due to a reduction in project scope. SDCs are governed by the Mosier Municipal Code.

Applicant: (print name)			
Signature of Applicant:		Signature of City:	
Date Signed:		Date Signed:	
Date Paid:		Received By:	

CITY OF MOSIER

APPLICATION FOR UTILITY SERVICE AND AGREEMENT TO PAY UTILITY CHARGES

1. APPLICATION FOR CITY OF MOSIER UTILITY SERVICE:

Property Owner's Name: _____

Property Service Address: _____

Property Owner Mailing Address:* _____

Telephone: _____ Email address: _____

Use of the Service Property (check all that apply): Residential: ___ Commercial: ___

Industrial: ___ Rental: ___ Owner-Occupied: ___ Accessory Dwelling Unit (ADU): ___

Apartment: ___ Other, describe the use: _____

* Note, the Property Owner is responsible for maintaining a current mailing address on file with the City of Mosier. Failing this, the City is entitled to rely upon the most recent address provided by the Property Owner or the address on file with Wasco County property tax assessor.

2. AGREEMENT TO PAY UTILITY CHARGES:

By signing or authorizing execution of this Application and Agreement, the Property Owner hereby agrees to be responsible for, and guarantee payment of, all City utility bills for the Service Property. The City will send utility bills to a tenant at the Service Property if the Property Owner so requests. However, the Property Owner agrees and commits to pay all utility bills that the tenant fails to pay. The Property Owner hereby consents to the recordation of a lien in favor of the City for any unpaid City utility bills plus 9% interest compounded annually thereon that remain delinquent 60 days after the date of billing.

If the applicant is someone other than the record Property Owner of the Service Property, then the applicant shall provide a written statement signed by the Property Owner authorizing this Application and Agreement to be made on behalf of the Property Owner and committing to abide by all requirements and obligations set forth in this Application and Agreement and the applicable chapters of the Mosier Municipal Code.

The City agrees to provide utility service to the Service Property so long as the user and Property Owner abide by all requirements of this Agreement and Chapters 11.01 and 11.02 of the City of Mosier Municipal Code, related to water and sewer utilities. The City shall terminate

utility service to the Service Property in the event that bills for utility service remain delinquent more than 60 days after the date of billing. The Applicant and Property Owner agree that the City shall not be responsible for any direct or indirect damage that may result from shutting off water/sewer service.

3. REQUEST FOR DUPLICATE BILLING STATEMENT:

At the Property Owner’s request, the City will send utility bills to a tenant residing at or using the service property so long as the Property Owner agrees ultimately to be responsible for any delinquent utility bills. Pursuant to ORS 91.255, the City will provide the Property Owner with notice of the delinquent status to the Property Owner or agent.

Property Owner requests that bills be sent to the Service Property.

IT IS SO AGREED: By signing this Application and Agreement, the undersigned Applicant and/or Property Owner affirms that he/she has read, understands and agrees to all terms, conditions and requirements set forth herein and in Chapters 11.01 and 11.02 of the Mosier Municipal Code.

Property Owner:

Property Owner’s Authorized Agent:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

FOR CITY OF MOSIER USE ONLY

METER READING: _____

By: _____

Title: _____

Date: _____

Mosier has partnered with the City of Hood River to provide a higher level of service for your utility billing needs.

Sign up for your utility account for Mosier at the City of Hood River Website:

<https://cityofhoodriver.gov/administration/administrative-forms/city-of-hood-river-utility-account-service-form/>

Need assistance? Call 541-478-3505 (Mosier) or (541) 386-1488 (Hood River)

211 2nd Street

Hood River, OR 97031

APPLICATION FOR STRUCTURAL PERMIT



Building Codes Services
 2705 E 2nd Street
 The Dalles, OR 97058
 Phone: 541-506-2650 ▪ Fax: 541-506-2651
 Email: buildingcodes@co.wasco.or.us ▪ www.co.wasco.or.us

DEPARTMENT USE ONLY

Permit #: _____
 County: _____
 By: _____ Date: _____

This permit is issued under OAR 918-460-0030. Permits expire if work is not started within 180 days of issuance or if work is suspended for 180 days.

CONSTRUCTION CATEGORY: Residential Government Commercial

JOB SITE INFORMATION	OWNER INFORMATION
Address:	<i>I am the property owner doing my own work (INT):</i> _____
City:	Name:
Directions to inspection site:	Mailing address:
	City/State/ZIP:
	Phone: Mobile:
Is property inside city limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Email:

LOCAL GOVERNMENT APPROVALS		
Zoning	Flood Plain Review	Sanitation
Application #:	<input type="checkbox"/> Y <input type="checkbox"/> N	Information verified/approved? <input type="checkbox"/> Y <input type="checkbox"/> N
Information verified/approved? <input type="checkbox"/> Y <input type="checkbox"/> N	Signature:	Signature:
Signature:	Jurisdiction:	Jurisdiction:
Jurisdiction:		Date: Tax lot#:
Date: Tax lot#:		

VALUATION INFORMATION
Job description:
Occupancy:
Construction type:
Square feet:
Cost per square feet:
New/Alteration/Addition: <input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition
Is this a foundation ONLY permit? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is this a plan review ONLY? <input type="checkbox"/> Yes <input type="checkbox"/> No
Total valuation:

Contractor name:	Building Fees
Mailing Address:	Permit fee
City/State/ZIP:	12% surcharge
Phone:	Plan Review
Email:	Plan review (permit fee x 0.65)
Contractor CCB license #:	Fire and Life Safety (permit fee x 0.40)
BCD license #:	Subtotal: (add up above fees)

I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules. I have read and do understand the attached "Information Notice to Property Owners About Construction Responsibilities."

Miscellaneous Fees
Seismic review (permit fee x 0.01)
Re-inspection fee - \$78.00 each
Investigation fee – actual cost
GRAND TOTAL (fees and surcharges)

Applicant name:
Mailing Address:
City/State/ZIP:
Phone:
Email:
Signature: Date:

PAYMENT OPTIONS
If paying by credit card, please provide best contact number below.

Payment can also be made online once permit is created. In most cases, a link to the ePermitting payment portal will be sent to the email on file. If you do not receive this link, please visit www.buildingpermits.oregon.gov and search for your address or permit number.
Make check or money order payable to Wasco County. DO NOT SEND CASH.

STRUCTURAL PERMIT FEES – State Permit Fees Adopted for State of Oregon Jurisdictions

The 12% surcharge is not included in any of the fees below



Building Codes Services
 2705 E 2nd Street
 The Dalles, OR 97058
 Phone: 541-506-2650 ▪ Fax: 541-506-2651
 Email: buildingcodes@co.wasco.or.us ▪ www.co.wasco.or.us

TOTAL VALUATION	FEE
\$1.00 – \$2000.00	\$60.00
\$2001.00 – \$25,000.00	\$60.00 for the first \$2,000.00 plus \$9.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 – \$50,000.00	\$276.20 for the first \$25,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 – \$100,000.00	\$451.20 for the first \$50,000.00 plus \$4.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$686.20 for the first \$100,000.00 plus \$3.90 for each additional \$1,000.00 or fraction thereof.
OTHER INSPECTIONS AND FEES	
Residential Fire Sprinkler 13R (standalone/closed system) – <i>fee includes plan review (13D multipurpose/continuous loop requires Plumbing)</i>	
0 to 2000 sq. ft. area covered	\$98.00
2001 to 3600 sq. ft. area covered	\$103.50
3601 to 7200 sq. ft. area covered	\$139.75
7201 sq. ft. and greater	\$186.25
Prescriptive solar photovoltaic system – <i>fee includes plan review</i>	\$160.00
Non-Prescriptive solar photovoltaic system – <i>requires plan review</i>	Use Structural Permit Fee table above
Phased plan review - \$60.00 application fee plus 10% of the total project building permit fee not to exceed \$1500.00 for each phase (<i>is in addition to standard structural plan review</i>)	
Deferred plan review - 65% of the building permit fee calculated using the deferred portion valuation with a \$156.00 minimum (<i>is in addition to standard structural plan review</i>)	
Inspection outside of normal business hours (minimum charge 2 hours)	\$78.00 per hour
Re-inspection fee	\$78.00 per each
Inspections for which no fee is specifically indicated	\$78.00 per hour
Plan review fees	65% of structural permit fee
Fire and Life Safety plan review fees	40% of structural permit fee
Additional plan review required by changes, additions, or revisions to approve plans	\$65.00 per hour Residential \$78.00 per hour Commercial

For SI: 1 square foot = 0.0929 m²