



**CITY OF PORTLAND
UTILITY AD HOC COMMITTEE MEETING
Tuesday, March 18, 2025 AT 1:00 PM**

1. Call to Order

2. Roll Call

3. Approval of Minutes

4. Public Hearing

5. Discussion

A. Improvement/Development Fees for Existing Lots/Parcels of Record.

1. Are we charging improvement fees on any existing lots of record when permits are being pulled or only at plat signing?
2. Removing improvement/development fees for anything less than a quadraplex on existing lots of record. Potentially use site plan requirement so that apartments/commercials can be charged. (attorney clarifying if this is permissible)

B. Waiving improvement/development fees if offsite work is being performed by developer.

1. Example language: All Improvement/Development fees shall be waived if the cost of offsite work meets or exceeds 200% of the improvement/development fees required by the plat. If offsite work is between 100% and 199% of the Improvement Development fees required by the plat, then 50% of improvement/development fees shall be waived (see pg 2 for examples).

C. ERUS as it pertains to duplex, triplex, and quad on a single parcel.

1. Example : Right now, a quadraplex gets charged 4 development fees and 4 improvement fees based off of ERU calculations, but a single-family home with the same sq ft and number of bedrooms and baths would only be charged one development and one improvement.

6. Other Business

Adjournment

Point 4 Examples:

Project A

Improvement and Development Fees per plat \$200,000

Offsite work required per engineers \$300,000

Offsite work is 150% of improvement and development fees

Amount waived \$100,000 @ 50%

Project B

Improvement and Development Fees per plat \$200,000

Offsite work required per engineers \$500,000

Offsite work is 250% of improvement and development fees

Amount waived \$200,000 @ 100%