



2015 PLANNING FEE SCHEDULE

(Effective November 1, 2015)

All fees are subject to change by Resolution of the City Commission.

The applicant is responsible for paying the application fee in effect at the time the formal application is submitted.

APPLICATION TYPE	FILING FEE
Appeal - Administrative (includes SDC appeal)	\$250
Appeal - Historic Review Board	\$50
Appeal - PC Decision	\$3,426 plus actual City Attorney fees
Annexation Application	\$4,265
Annexation Metro Mapping (UOM is Acre)	< 1 = \$150 1 - 5 = \$250 5.1 - 40 = \$300 > 40 = \$400
Election Deposit	\$3,073
Amendment to Comp Plan	\$4,332
Code Interpretation / Similar Use	\$1,029
Conditional Use	\$3,724
Expedited Land Division	\$4,062 plus \$407 per lot
Extension (Land Use Permit)	\$663
Floodplain (Flood Mngmt Overlay Dist) Review (Type II)	no charge
Geologic Hazards Review	\$853
Geotechnical Review - High Water Table	\$585
Historic Review - Remodel	\$50
Historic Review - New Construction	\$50 plus 2.5% of construction cost max = \$1,000
Historic Review - Demolition	< 1,000 sf = \$271 ≥ 1,000 sf = \$676
Lot Line Adjustment	\$1,138
Mailing Labels	\$15
Master Plan / Concept Plan	\$6,769
Master Plan / Concept Plan (Amendment)	Type I = \$676 Type II = \$2,031 Type III = \$3,384
Modifications	50% of current app. fee for app. being modified
Minor Partition	\$3,886
Non-Conforming Use (Type I)	See Public Records Request Form
Non-Conforming Use/Compatibility Review (Type II)	\$812
Parking Adjustment (Type III)	\$932
Pre-Application Conference	minor = \$541 major = \$1,049
Public Improvement Modification	\$348
Plan Review of Building Permit - Residential	\$75
Plan Review of Building Permit - Commercial	.1% bldg. permit value min = \$136 max = \$3,399
Sign Permit (Signs on Private Property)	\$172 plus 5% of sign construction cost
Temporary Banner Permit	\$50
A-Frame Sign Permit within the Right-of-Way	\$50
Annual Right-of-Way Permit for Signage	\$172 or \$86 if submitted after June 30th
Cross Street Banner within Right-of-Way Permit	Highway 99E/Pedestrian Bridge = \$65 Molalla Avenue at Beverly Drive = \$210
Street Light Banner within the Right-of-Way Permit	\$20 per Banner
Sign Variance	\$1,245
Site Plan & Design Review - Minor	\$812
Site Plan & Design Review / Detailed Master Plan	\$2,031 plus 0.007 X project cost
- less than \$500,000	\$3,384 plus 0.005 X project cost
- \$500,000 to \$3,000,000	\$11,510 plus 0.003 X project cost
- over \$3,000,000	max fee = \$53,989

Subdivision	\$4,062 plus \$338 per lot
Tree Replacement/Mitigation Fee	\$303 per tree
Variance (Administrative)	\$1,320
Variance (Hearing)	\$2,452
Natural Resource Review	
- Type I for Single/Two Family Lot	\$207
- Type I for Non-Single/Two Family Lot	\$414
- Type II or III for Single/Two Family Lot	\$962
- Type II or III for Non-Single/Two Family Lot	\$1,925
Willamette Greenway (Type II)	no charge
Willamette Greenway (Type III)	\$1,502
Zone Change / Text Amendment	\$2,748

**2015 TRAFFIC IMPACT ANALYSIS (TIA) AND TRANSPORTATION ANALYSIS LETTER (TAL)
FEE STRUCTURE**

Land Use	Base Fee ¹	Large Study Area or Location near or Along Key Corridor ²	Conditional Use, Zone Change, or Master Plan ³	Meetings ⁴ Cost/Hr
Residential				
0-50 units	\$1,072	\$670	\$2,010	\$130
50+ units	\$1,341			
Non-residential				
<50K ft ²	\$2,680	\$670	\$2,010	\$130
50 to 100K ft ²	\$3,350			
>100K ft ²	\$4,020			
Transportation Analysis Letter (TAL): \$461				
<p>Notes:</p> <ol style="list-style-type: none"> Covers initial review. Each time supplemental information is submitted for review in association with a particular land use application, a supplemental review fee will be assessed at 50 percent of the base fee. Applies to study areas including more than three intersections/accesses and/or development located near or along congested corridors. Applies to developments involving a conditional use or zone change, or master plan. Charged on a time and material basis including travel and attendance time for pre-application meetings, site visits, planning commission meetings, and other meetings called by applicant or City staff to review issues associated with the development. 				