



2016 PLANNING FEE SCHEDULE

(Effective January 1, 2016)

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	\$3,446 plus actual City Attorney fees
Annexation Application	\$4,290
Annexation Metro Mapping (UOM is Acre)	< 1 = \$150 1 - 5 = \$250 5.1 - 40 = \$300 > 40 = \$400
Election Deposit	\$3,091
Amendment to Comp Plan	\$4,357
Code Interpretation / Similar Use	\$1,035
Conditional Use	\$3,746
Expedited Land Division	\$4,086 plus \$409 per lot
Extension (Land Use Permit)	\$667
Floodplain (Flood Mngmt Overlay Dist) Review (Type II)	no charge
Geologic Hazards Review	\$858
Geotechnical Review - High Water Table	\$588
Historic Review - Remodel	\$50
Historic Review - New Construction	\$50 plus 2.5% of construction cost max = \$1,000
Historic Review - Demolition	< 1,000 sf = \$273 > 1,000 sf = \$680
Lot Line Adjustment	\$1,145
Mailing Labels	\$15
Master Plan / Concept Plan	\$6,809
Master Plan / Concept Plan (Amendment)	Type I = \$680 Type II = \$2,043 Type III = \$3,404
Modifications	50% of current app. fee for app. being modified
Minor Partition	\$3,909
Non-Conforming Use (Type I)	See Public Records Request Form
Non-Conforming Use/Compatibility Review (Type II)	\$817
Parking Adjustment (Type III)	\$938
Pre-Application Conference	minor = \$544 major = \$1,055
Public Improvement Modification	\$350
Plan Review of Building Permit - Residential	\$75
Plan Review of Building Permit - Commercial	.1% bldg. permit value min = \$137 max = \$3,419
Sign Permit	\$173 plus 5% of sign construction cost
Temporary Banner Permit	\$50
Annual Right-of-Way Permit for Signage	\$172 or \$86 if submitted after June 30th
A-Frame Sign Permit within the Right-of-Way	\$50
Cross Street Banner within Right-of-Way Permit	\$65 Hwy 99E / Pedestrian Bridge \$210 Molalla Avenue at Beverly Drive
Street Light Banner within the Right-of-Way Permit	\$20 per banner
Sign Variance	\$1,253
Site Plan & Design Review (Minor Type I Over the Counter)	\$75 ≤ 2 reviews \$150 ≥ 3 reviews
Site Plan & Design Review (Minor Type I Extended Review)	\$250 each review
Site Plan & Design Review - Minor	\$817
Site Plan & Design Review / Detailed Master Plan	
- less than \$500,000	\$2,043 plus 0.007 X project cost
- \$500,000 to \$3,000,000	\$3,404 plus 0.005 X project cost
- over \$3,000,000	\$11,578 plus 0.003 X project cost max fee = \$54,308
Subdivision	\$4,086 plus \$340 per lot
Transportation Analysis Letter	\$464
Tree Replacement/Mitigation Fee	\$305 per tree
Variance (Administrative)	\$1,328
Variance (Hearing)	\$2,467
Natural Resource Review	
- Type I for Single/Two Family Lot	\$208
- Type I for Non-Single/Two Family Lot	\$416
- Type II or III for Single/Two Family Lot	\$967
- Type II or III for Non-Single/Two Family Lot	\$1,936
Willamette Greenway (Type II)	no charge
Willamette Greenway (Type III)	\$1,510
Zone Change / Text Amendment	\$2,764

**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	\$1,079	\$674	\$2,021	\$130
50+ units	\$1,349			
Non-residential				
<50K ft ²	\$2,696	\$674	\$2,021	\$130
50 to 100K ft ²	\$3,370			
>100K ft ²	\$4,044			
Transportation Analysis Letter (TAL): \$464				
Notes: 1. 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. 2. Applies to study areas including more than three intersections/accesses and/or development located near or along congested corridors. 3. Applies to developments involving a conditional use or zone change, or master plan. 4. 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.				