DRAFT PROPOSED AMENDMENTS TO THE 2019 PLANNING FEE SCHEDULE 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. The fees are shown based on the fees prior to June 30th, 2019.

Ine	fees are shown based on the fees price	or to June 30th, 2019.							-	-					
APPLICATION TYPE	When Used?	Why Changed?	Oregon City - Existing	Oregon City - Proposed	How Calculated?	Beaverton	Clackamas County	Happy Valley	Hillsboro	Milwaukie	Salem	Sherwood	Tigard	Tualatin	Wilsonville
-															<u> </u>
Fee						-				1					
Modifications	N/A		50% of current app. Fee for app.		Fee removed.	_						-			+
Extension (Land Use Permit)	N/A	Process removed from code	\$728	N/A	Fee removed.										_
Annual Right-of-Way Permit for Signage	N/A	Relocated to Public Works Fee Sheet	June 30th	N/A	Fee removed.										
A-Frame Sign Permit within the Right-of-Way	N/A	Relocated to Public Works Fee Sheet		N/A	Fee removed.										
Cross Street Banner within Right-of-Way Permit	N/A	Relocated to Public Works Fee Sheet	\$71 Hwy 99E / Pedestrian Bridge \$229 Molalla Avenue at Beverly	N/A	Fee removed.										
Street Light Banner within the Right-of-Way Permit	N/A	Relocated to Public Works Fee Sheet	\$22 per Banner	N/A	Fee removed.										
ed Fee - Amount Unchanged		bileet													
Annexation Election Deposit	Applicants seeking an election for annexation.	on Clarify the fee is a deposit on the City's portion of an annexation election cost and a fee may not be needed.	\$3,375	Actual City portion of election. \$3,375 deposit due if there is a fee.	No change to fee.			Hourly rate, requires \$3,000 deposit standard, \$10,000 deposit for special election							
Non-Conforming Use/Compatibility Review (Type II)	Applicant seeking a Type I Compatibility application.	I Fee for Non-Conforming Use and Compatibility Review separated into own lines.	\$892	\$892	No change to fee.										
Non-Conforming Use <u>, Structures, Lot, Site, or Expansion</u> <u>Verification/Compatibility Review</u> (Type II)	Applicant seeking a Type I Non-Conforming application	I Fee for Non-Conforming Use and Compatibility Review separated into own lines. Add greater specificity about Non-	\$892	\$892	No change to fee.		\$635- Nonconforming Use-Alteration or Verification	\$500	expansion of NC use: \$1,785		Non conforming use extension alteration or substitution \$2,895	5			\$1,713
Plan Review of Building Permit - Residential <u>Single-Family</u> New, Addition, Demolition, Accessory Structure, Porch, Modification, Fence, Retaining wall, Development, etc.	permit for a single-family residence or ancillary residential development.	applicability and increase fees for new homes to reflect time or review.	F	\$82	No change to fee.	\$165 - New Home \$85=Accessory Structure									
Site Plan & Design Review - Minor Type I Over the Counter for Building façade changes, landscaping changes, temporary structures, site alterations (fences, lighting, ped circulation, etc.), parking lot repaving, mechanical equipment.	er Minor development at a commercial, industrial, offic multi-family, etc. development.		up to 2 items = \$81 3 or more review items = \$162	up to 2 items = \$81 3 or more items = \$162	No change to fee.										
Site Plan & Design Review - Minor Type I Extended Review for Building additions, removal/relocation of parking, change in parking lot circulation or layout, transitory mobile food carts, Type I master plan amendments, & manufactured home in a manufactured home park.	 Minor development at a commercial, industrial, offic multi-family, etc. development. 		\$270 per review	\$270	No change to fee.										
<u>Sign Permit:</u> Temporary Banner Permit	Allow a banner on a commercial site for limited duration.	Clarify fee	\$55	\$55	No change to fee.										
Pre-Application Conference	An initial research meeting required prior to most development applications Staff preliminary reviews proposals against applicabl criteria and coordinates wit other agencies.	major or minor fee is due.	Minor = \$594 Major = \$1,152	Minor= \$594 for Emergency Annexation, Minor Site Plan and Design Review, Minor Partition, Minor Variance, Geologic Hazard, Natural Resource Overlay, Flood Management, Willamette River Greenway, 2+ Pre-Applications on the Same Project, or Similar as Determined by the Community Development Director Major = \$1,152 All other applications (excluding Type I)		\$358	\$500	\$250 Minor \$500 Mid Level \$1000 Major		\$200	\$600	\$400	\$325 Minor \$780 Major	\$227.50	Residential I than 10 unit signs only: \$ all others: \$
Fee	-														
Appeal - PC Decision	Appeal of a Planning Commission (PC) Decision t the City Commission.	Provide more certainty to o appellants and increased ease of fee collection by collecting entire fee up front.	\$3,763 plus actual City Attorney fees	\$10,477	A flat rate was created by using the average of all PC appeals in the past 1 years (\$7,795, \$7,919.50, & \$4,427.50 plus the base fee.	0	\$250	\$1,000 + attorney fee (\$2,500 deposit required)	Is Half of original application fee	\$1,000		Half of original application fee	\$3,661	150 - appeal proceeding to council \$336 - expedited appeal to referee	\$3,576
Floodplain (Flood Mgmt. Overlay Dist.) Review (Type II)		The fee is listed as \$0, but the od review would require staff time ct with additional fees for public notice, etc.	No Charge	\$1,056	Equal to NROD review for Type II sing family. Estimate of \$100 for mailed notice and 11 hours staff time.			\$2,525	\$735						
Willamette Greenway (Type II)	Properties seeking development within the Willamette River Greenwa Overlay District with a Type review.	y with additional fees for public	No Charge	\$1,056	Equal to NROD review for Type II sing family. Estimate of \$100 for mailed notice and 11 hours staff time.			\$2,525			\$530				

18	Non-Conforming Use: <u>Verification of Use or Lot</u> (Type I)	When a property owner is seeking a non-discretionary confirmation that a nonconforming site is legal. Provide more certainty to applicants and increased ease of fee collection.	Hourly Rate of Staff Working on Report	\$150	Estimate of approximately 2 hours staff time.	\$635- Nonconforming \$500 Use-Alteration or Verification	\$50	\$830	\$156 \$794		\$263
19	Plan Review of Building Permit -Commercial : Multi- Family_Commercial, 3-4 Plex, Internal Conversion_ Cottage Cluster, Industrial, Institutional, Retail, Office, Duplex, Non-Residential, etc.: New Structure, Addition, Demolition, Accessory Structure, Porch, Modification, Fence, Retaining Wall, Development, excludes Mechanical.	Clarify the application types included in this category and include new middle housing options. Clarify applicability of fee and reduce minimum fee by half to be more proportional to inexpensive projects.	.1% bldg. permit value min = \$149 max = \$3,733	.1% bldg. permit value min = \$82 max = \$3,733	Reduced minimum fee from \$149 to \$82 to reflect less time on smaller projects. Projects can require significant time to review and generally site visit to assure compliance with approval.	\$1,000		\$120 per hour	\$98-\$3 improv existin	or new building 88 for tenant vements of g building ding on valuation	\$975 or 0.0078% of value whichever is more. Not to exceed \$14,711
New Fe	e Measure 56 Notice	Applications seeking to change the regulations which further restrict the use of property.	N/A	≤ 200 notices = \$500 Each additional 1,000 notices = \$500	Cost of printing and stamps to all properties (and residences) in the urban growth boundary is approximately \$5,640, approximately \$250 for newspaper, not including staff time. Total of 13,859 different addresses for property owners or renter households (if different) within UGB.	\$21,881			\$284 for Type 2 466 for Type 3/4		\$877
21	Renotice Application	An applicant submits a substantial change or additional information after an application is completed. Primarily for Type II applications, but can occur if significant changes occur during the hearings process.	N/A	\$625	Cost to send a another notice as well as rereview application with modifications. Estimate of \$200 for notice and approximately 5 hours staff time but could be significantly more.		\$500 - Significant modification of a complete land use app in review		\$500 - Significant \$441 modification of a complete land use app in review		
22	DMV Review	City approval of a new auto No fee currently identified but	N/A	\$100	Estimate of a little more than 1 hour of	\$168	\$25				
23	Land Use Compatibility Statement (LUCS)	sales location. the review requires staff time. City approval of a LUCS for No fee currently identified but certain types of development applications.	N/A	\$75	staff time. Estimate of 1 hour of staff time plus printing materials as needed.	\$100	\$25				
24	Natural Resource Overlay District (NROD)- Type I Exemption Review	City confirmation of No fee currently identified but development within the the review requires staff time. NROD is exempt from NROD review.	N/A	\$85	Estimate of 1 hour of staff time.						
25	Natural Resource Overlay District (NROD)- Type II Exemption Review	Property owner seeking discretionary exemption from the NROD. Clarify fee for discretionary exemption request. Adopt a single fee regardless of the use.	N/A	\$1056	Estimate of \$100 for mailed notice and 11 hours staff time.						
26	Non-Conforming: Proportional Upgrade Review	Proportional upgrades for nonconforming commercial, industrial, multi-family, etc. sites which exceeds \$75,000 in exterior costs.	N/A	\$170	Estimate of 2 hour of staff time.	\$635- Nonconforming \$500 Use-Alteration or Verification	\$50	\$830	\$156 \$794		\$263
27	Withdrawn Application	Type II-IV and Legislative application are withdrawn by the applicant after submittal. Since time is not tracked on each application, it can be difficult to recall the time spent and is generally underestimated and unclear to applicants.	N/A	Prior to Compete- Reimburse 75% of fee Prior to Notice- Reimburse 50% of fee After Noticed- No Refund	Flat rate more transparent and easier to administer. Incentive to have more certainty when submitting an application.	Full Refund = No Notice Sent or Decision Issued \$135=Notice Sent No Refund = Decision Issued			withdrawn within notice. completeness review where 50% if withdrawn prior out but to notice hasn't 25% if withdrawn prior refund to staff report applica	been started. No	
28	Development Inspection for Conformance with Approval	Site visits are required for Type II-IV developments to verify compliance with approvals. First inspection anticipated with building permit review fee.		First Inspection: \$0 Each Inspection Thereafter: \$85	Estimate of 1 hour of staff time for each reinspection.	Based on hourly rate					
29	Incomplete Type II-IV and Legislative Submittal (Excluding Geologic Hazards)	Incomplete applications are Add disincentive for submitting submitted for review.	N/A	First Incomplete Submittal: \$0 Each Incomplete Submittal Thereafter: \$300	Estimate of 3.5 hours for each subsequent reviews.	After first incomplete: \$250 After second incomplete: \$500					
30	Site Plan & Design Review - Minor Type I Duplex, Internal Conversion, & 3-4 Plex: New/Addition/Building Modification	Application for a new building, addition, or building modification of a Duplex, Internal Conversion, & 3-4 Plex building. Non-building items subject to over the counter and extended review process.	N/A	\$340	Estimate of 4 hours staff time. Process includes review and a site visit to verify compliance.						
31	Urban Growth Boundary (UGB) Expansion Request	Property owners seeking to be included in the Urban Growth Boundary (UGB). Metro UGB expansion process.	N/A	\$8,500	Estimate of 80 hours of staff time and attorney costs.						

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32	Adjustments/Alternatives/Modifications Authorized in		No fee currently identified but	N/A	\$1,450 or \$170 if processed with a							
	17.20, 17.21, 17.22, 17.41, & 17.62 (Type II)	development standards.	the review requires staff time.		Type II or III Application	the process, time, and criteria are the						
						same. Reduced fee when processed with						
						another Type II or III application to						
						reflect 2 hours of staff time and account						
						for efficiencies .		 				
33	Natural Resource Overlay District Consultant Fee	Type III or NROD applications		N/A	Actual City Cost	Pass thru of consultant costs.						
		which require consulting.	consultant costs. Staff reduces									
			potential fee by completing									
			findings and asking consultant									
			for more technical guidance as									
24	Annexation Legal Description	Concurrent with an	needed. An accurate legal description is	N1/A	\$1,100	The fees in the past have ranged from		 				
34	Annexation Legal Description	annexation application.	required in order to record an	N/A	\$1,100	\$455-\$955 and estimate 2 hours of						
		annexation application.	annexation. Currently the City			additional staff time.						
						additional start time.						
			pays for this service but does									
	-		not charge the applicant.					 				
35	Remand		No fee currently identified but	N/A	Half the original application cost.	The process is the same as the original						
			includes direct costs to the City.			application, though the issues are						
		land use application.				narrowed in a remand, attorneys						
						participate in the review to a much						
						greater extent than a typical application.						
36	Compatibility Review: Eligible Modifications for	Communication facilities	Provide more certainty to	N/A	\$340	Estimate of 4 hours of staff time.						
	Communication Facilities (Type I)	which qualify for a non-	applicants and increased ease of	,								
		discretionary review such as										
		an additional antenna.										
37	Zoning Confirmation Letter		Provide more certainty and ease	N/A	\$130	Estimate approximately 1.5 hours of \$73		\$50		\$50	\$116	\$310
		summary of Planning permits	of administration. This will			staff time.						
		on a property	allow a fee to be paid up front									
			and avoid collecting fees after									
			the work is completed. Staff will									
			use a template letter.									
38	Research/Staff Time Per Hour	Set a flat rate for customers.	Provide more certainty to	N/A	\$85	Based on rate of top step senior planner \$145	\$70 per hour		\$120			
			applicants.			plus benefits						
39	Phased Subdivision or Site Plan and Design Review		No fee currently identified but	N/A	\$850	Approximately 10 hours of staff time for						
	Occupancy Plan	one portion of a project while	includes significant staff time to			approval and site visits.						
		the remainder is under	review and inspect.									