

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.

Fee #	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
Deleted Fee																
1	Modifications	N/A	Process removed from code	50% of current app. Fee for app.	N/A	Fee removed.										
2	Extension (Land Use Permit)	N/A	Process removed from code	\$728	N/A	Fee removed.										
3	Annual Right-of-Way Permit for Signage	N/A	Relocated to Public Works Fee Sheet	\$188 or \$94 if submitted after June 30th	N/A	Fee removed.										
4	A-Frame Sign Permit within the Right-of-Way	N/A	Relocated to Public Works Fee Sheet	\$55	N/A	Fee removed.										
5	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.										
6	Street Light Banner within the Right-of-Way Permit	N/A	Relocated to Public Works Fee Sheet	\$22 per Banner	N/A	Fee removed.										
Reworded Fee - Amount Unchanged																
7	Annexation Election Deposit	Applicants seeking an election for annexation.	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						
8	Non-Conforming Use/Compatibility Review (Type II)	Applicant seeking a Type II Compatibility application.	Fee for Non-Conforming Use and Compatibility Review separated into own lines.	\$892	\$892	No change to fee.										
9	Non-Conforming Use, Structures, Lot, Site, or Expansion Verification/Compatibility Review (Type II)	Applicant seeking a Type II Non-Conforming application.	Fee for Non-Conforming Use and Compatibility Review separated into own lines. Add greater specificity about Non-Conforming fee.	\$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				\$1,713
10	Plan Review of Building Permit - Residential Single-Family: New, Addition, Demolition, Accessory Structure, Porch, Modification, Fence, Retaining wall, Development, etc.	Planning review of a Building permit for a single-family residence or ancillary residential development.	Modify title to clarify applicability and increase fees for new homes to reflect time of review.	\$82	\$82	No change to fee.	\$165 - New Home \$85=Accessory Structure									
11	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.	Minor development at a commercial, industrial, office, multi-family, etc. development.	Add clarity to when fee is charged.	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.										
12	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, office, multi-family, etc. development.	Add clarity to when fee is charged.	\$270 per review	\$270	No change to fee.										
13	Sign Permit: Temporary Banner Permit	Allow a banner on a commercial site for limited duration.	Clarify fee	\$55	\$55	No change to fee.										
14	Pre-Application Conference	An initial research meeting required prior to most development applications. Staff preliminary reviews proposals against applicable criteria and coordinates with other agencies.	Add clarity to know when a 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)	No change to fee.	\$358	\$500	\$250 Minor \$500 Mid Level \$1000 Major		\$200	\$600	\$400	\$325 Minor \$780 Major	\$227.50	Residential less than 10 units \$413 signs only: \$196 all others: \$862
Revised Fee																
15	Appeal - PC Decision	Appeal of a Planning Commission (PC) Decision to the City Commission.	Provide more certainty to 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 10 years (\$7,795, \$7,919.50, & \$4,427.50) plus the base fee.	\$2,134	\$250	\$1,000 + attorney fees (\$2,500 deposit required)	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
16	Floodplain (Flood Mgmt. Overlay Dist.) Review (Type II)	Properties seeking development within the Flood Management Overlay District with a Type II review.	The fee is listed as \$0, but the review would require staff time with additional fees for public notice, etc.	No Charge	\$1,056	Equal to NROD review for Type II single family. Estimate of \$100 for mailed notice and 11 hours staff time.			\$2,525	\$735						
17	Willamette Greenway (Type II)	Properties seeking development within the Willamette River Greenway Overlay District with a Type II review.	The fee is listed as \$0, but the review would require staff time with additional fees for public notice, etc.	No Charge	\$1,056	Equal to NROD review for Type II single family. Estimate of \$100 for mailed notice and 11 hours staff time.			\$2,525			\$530				

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