



DRAFT 2019 PLANNING FEE SCHEDULE

(Effective August 2, 2019)

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
<u>Adjustments/Alternatives/Modifications Authorized in 17.20, 17.21, 17.22, 17.41, 17.52, & 17.62 (Type II)</u>	<u>\$1,450 or \$340 if processed with a Type II or III Application</u>
Appeal - Administrative (includes SDC appeal)	\$250
Appeal - Historic Review Board	<u>\$50 6,460</u>
Appeal - PC Decision	<u>\$3,763 plus actual City Attorney fees \$10,477</u>
Annexation Application	\$4,685
<u>Annexation Election-Deposit</u>	<u>Actual City portion of election, \$3,375 deposit due if there is a fee.</u>
<u>Annexation: Final Department of Revenue Legal Description of Boundary Change</u>	<u>\$1,100</u>
Annexation Metro Mapping (UOM is Acre)	< 1 = \$150 1 - 5 = \$250 5.1 - 40 = \$300 > 40 = \$400
Amendment to Comprehensive Plan	\$4,758
<u>Ballot Measure 56 Notice</u>	<u>≤ 200 notices = \$500</u> <u>Each additional 1,000 notices = \$500</u>
Code Interpretation / Similar Use	\$1,131
<u>Compatibility Review: Eligible Modifications for Communication Facilities (Type I)</u>	<u>\$340</u>
Conditional Use	\$4,091
<u>Development Inspection for Conformance with Approval</u>	<u>First Inspection: \$0</u> <u>Each Inspection Thereafter: \$85</u>
<u>DMV Dealer's License Review</u>	<u>\$100</u>
Expedited Land Division	\$4,462 plus \$447 per lot
<u>Extension (Land Use Permit)-</u>	<u>\$728</u>
Floodplain (Flood Mngmt Overlay Dist) Review (Type II)	<u>\$1,056 no charge</u>
Geologic Hazards Review	\$937
Geotechnical Review - High Water Table	\$642
Historic Review - Remodel	\$50
Historic Review - New Construction	\$50 plus 2.5% of construction cost max = \$1,000
Historic Review - Demolition	< 1,000 sf = \$298 ≥ 1,000 sf = \$743
<u>Incomplete Type II-IV and Legislative Submittal (Excluding Geologic Hazards)</u>	<u>First Incomplete Submittal: \$0</u> <u>Each Incomplete Submittal Thereafter: \$300</u>
<u>Land Use Compatibility Statement (LUCS) Review</u>	<u>\$75</u>
Lot Line Adjustment	\$1,250
Mailing Labels	\$17
Master Plan / Concept Plan	\$7,436
Master Plan / Concept Plan (Amendment)	Type I = \$743 Type II = \$2,231 Type III = \$3,717
<u>Modifications</u>	<u>50% of current app. fee for app. being modified</u>
Minor Partition	\$4,269
Natural Resource Review	
- <u>Type I Exemption Review</u>	<u>\$85</u>
- Type I for Single/Two Family Lot	\$227
- Type I for Non-Single/Two Family Lot	\$455
- <u>Type II Exemption Review</u>	<u>\$1,056</u>
- Type II or III for Single/Two Family Lot	\$1,056
- Type II or III for Non-Single/Two Family Lot	\$2,114
- <u>Consultant Fee</u>	<u>Actual City Cost</u>

<u>Non-Conforming: Proportional Upgrade Review</u>	<u>\$170</u>
Non-Conforming Use, <u>Structures, Lot, Site, or Expansion Verification</u> (Type II)	\$892
Non-Conforming Use: <u>Verification of Use or Lot</u> (Type I)	<u>\$150 See Public Records Request Form</u>
Non-Conforming Use /Compatibility Review (Type II)	\$892
Parking Adjustment (Type III)	\$1,024
<u>Phased Subdivision or Site Plan and Design Review Occupancy Plan</u>	<u>\$850</u>
Pre-Application Conference <u>Minor: Emergency Annexation, Minor Site Plan and Design Review, Minor Partition, Minor Variance, Geologic Hazard, Natural Resource Overlay, Flood Management, Willamette River Greenway, 2+ Pre-Application on the Same Project, Non-Transitory Food Carts, or Similar as Determined by the Community Development Director</u> <u>Major: All other applications (excluding Type I)</u>	Minor = \$594 Major = \$1,152
Public Improvement Modification	\$383
Plan Review of Building Permit - Residential <u>Single-Family and ADUs: New, Addition, Demolition, Accessory Structure, Porch, Modification, Fence, Retaining Wall, Development, etc.</u>	\$82
Plan Review of Building Permit - Commercial <u>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.</u>	.1% bldg. permit value min = <u>\$82 \$149</u> max = \$3,733
<u>Remand</u>	<u>Half the original application cost.</u>
<u>Renotice Application</u>	<u>\$625</u>
<u>Research/Staff Time Per Hour</u>	<u>\$85</u>
Sign Permit	\$189 plus 5% of sign construction cost
<u>Sign Permit: Temporary Banner Permit</u>	\$55
<u>Annual Right-of-Way Permit for Signage</u>	<u>\$188 or \$94 if submitted after June 30th</u>
<u>Sign Permit: A-Frame Sign Permit within the Right-of-Way</u>	\$55
<u>Cross Street Banner within Right-of-Way Permit</u>	<u>\$71 Hwy 99E / Pedestrian Bridge</u> <u>\$229 Molalla Avenue at Beverly Drive</u>
<u>Street Light Banner within the Right-of-Way Permit</u>	<u>\$22 per banner</u>
Sign Variance	\$1,368
Site Plan & Design Review - Minor Type I Over the Counter <u>for Building Façade, Landscaping, Temporary Structures, Site Alterations (Fences, Lighting, Pedestrian Circulation, etc.), Parking Lot Repaving, & Mechanical Equipment</u>	up to 2 review items = \$81 3 or more review items = \$162
Site Plan & Design Review - Minor Type I Extended Review <u>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.</u>	\$270 per review
<u>Site Plan & Design Review - Minor Type I Duplex, Internal Conversion, & 3-4 Plex: New/Addition/Building Modification</u>	<u>\$510</u>
Site Plan & Design Review - Minor Type II	\$892
Site Plan & Design Review / Detailed Master Plan / <u>Manufactured Home Park Review.</u> - less than \$500,000	\$2,231 plus 0.007 X project cost

- \$500,000 to \$3,000,000	\$3,717 plus 0.005 X project cost
- over \$3,000,000	\$12,642 plus 0.003 X project cost max fee = \$59,302
Subdivision	\$4,462 plus \$371 per lot
Tree Replacement/Mitigation Fee	\$333 per tree
<u>Urban Growth Boundary (UGB) Expansion Request</u>	<u>\$8,500</u>
Variance (Administrative)	\$1,450
Variance (Hearing)	\$2,693
Willamette Greenway (Type II)	<u>\$1,056 no charge</u>
Willamette Greenway (Type III)	\$1,649
<u>Withdrawn Application</u>	<u>Prior to Compete- Reimburse 75% of fee</u> <u>Prior to Notice- Reimburse 50% of fee</u> <u>After Noticed- No Refund</u>
Zone Change / Text Amendment	\$3,019
<u>Zoning Confirmation Letter</u>	<u>\$130</u>

**2019 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	\$1,178	\$736	\$2,207	\$146
50+ units	\$1,473			
Non-residential				
<50K ft ²	\$2,944	\$736	\$2,207	\$146
50 to 100K ft ²	\$3,680			
>100K ft ²	\$4,416			
Transportation Analysis Letter (TAL): \$506				
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.				