



2019 PLANNING FEE SCHEDULE

(Effective August 7, 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
Adjustments/Alternatives/Modifications Authorized in 17.20, 17.21, 17.22, 17.41, 17.52, & 17.62 (Type II)	Each Request: \$1,450 or \$340 with a Type II or III Application
Appeal - Administrative (includes SDC appeal)	\$250
Appeal - Historic Review Board	\$6,460
Appeal - PC Decision	\$10,477
Annexation Application	\$4,685
Annexation Election	Actual City Portion of Election. \$3,375 Deposit Due if there is a Fee.
Annexation: Final Department of Revenue Legal Description of Boundary Change	\$1,100
Annexation Metro Mapping (UOM is Acre)	< 1 = \$150 1 - 5 = \$250 5.1 - 40 = \$300 > 40 = \$400
Amendment to Comprehensive Plan	\$4,758
Ballot Measure 56 Notice	≤ 200 Notices = \$500 Each Additional 1,000 Notices = \$500
Code Interpretation / Similar Use	\$1,131
Compatibility Review: Eligible Modifications for Communication Facilities (Type I)	\$340
Compatibility Review (Type II)	\$892
Conditional Use	\$4,091
Development Inspection for Conformance with Approval	First Inspection: \$0 Each Inspection Thereafter: \$85
DMV Dealer's License Review	\$100
Expedited Land Division	\$4,462 plus \$447 per Lot
Floodplain (Flood Mngmt Overlay Dist) Review (Type II)	\$1,056
Geologic Hazards Review	\$937
Geotechnical Review - High Water Table	\$642
Historic Review - Demolition	< 1,000 sf = \$298 > 1,000 sf = \$743
Historic Review - New Construction	\$50 Max = \$1,000
Historic Review - Remodel	\$50
Incomplete Type II-IV and Legislative Submittal (Excluding Geologic Hazards)	First Incomplete Submittal: \$0 Each Incomplete Submittal Thereafter: \$300
Land Use Compatibility Statement (LUCS) Review	\$75
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
Minor Partition	\$4,269
Natural Resource Review	
- Type I Exemption Review	\$85
- Type I for Single/Two Family Lot	\$227
- Type I for Non-Single/Two Family Lot	\$455
- Type II Exemption Review	\$1,056
- Type II or III for Single/Two Family Lot	\$1,056
- Type II or III for Non-Single/Two Family Lot	\$2,114
- Consultant Fee	Actual City Cost
Non-Conforming: Proportional Upgrade Review	\$170
Non-Conforming Use, Structures, Lot, Site, or Expansion Verification (Type II)	\$892
Non-Conforming Use: Verification of Use or Lot (Type I)	\$150
Parking Adjustment (Type III)	\$1,024
Phased Subdivision or Site Plan and Design Review Occupancy Plan	\$850

Planning Review of Building Permit - 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	.1% Bldg. Permit Value	Min. = \$82	Max. = \$3,733
Planning Review of Building Permit - Residential Single-Family and ADUs: New, Addition, Demolition, Accessory Structure, Porch, Modification, Fence, Retaining Wall, Development, etc.		\$82	
Pre-Application Conference 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 Major: All other applications (excluding Type I)	Minor = \$594	Major = \$1,152	
Public Improvement Modification		\$383	
Remand		Half the Original Application Cost	
Renote Application		\$625	
Research/Staff Time Per Hour		\$85	
Residential: Duplex, Corner Duplex, Internal Conversion, & 3-4 Plex: New/Addition within a Residential District		\$510	
Residential: Detached and Attached Single-Family and ADUs		No Fee	
Sign Permit		\$189 plus 5% of Sign Construction Cost	
Sign Permit: A-Frame within the Right-of-Way		\$55	
Sign Permit: Temporary Banner		\$55	
Sign Variance		\$1,368	
Site Plan & Design Review - Minor Type I Over the Counter for Building Façade, Landscaping, Temporary Structures, Site Alterations (Fences, Lighting, Pedestrian Circulation, etc.), Parking Lot Repaving, & Mechanical Equipment		Up to 2 Review Items = \$81 3 or More Review Items = \$162	
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, & Manufactured Home in a Manufactured Home Park		\$270 Per Review	
Site Plan & Design Review - Minor Type I for Single Family Attached and Detached, Duplex, Corner Duplex, Internal Conversion, & 3-4 Plex: New/Addition not within a Residential District		\$510	
Site Plan & Design Review - Minor Type II		\$892	
Site Plan & Design Review / Detailed Master Plan / Manufactured Home Park Review - less than \$500,000 - \$500,000 to \$3,000,000 - over \$3,000,000	\$2,231 \$3,717 \$12,642	Plus 0.007 X Project Cost Plus 0.005 X Project Cost Plus 0.003 X Project Cost Max fee = \$59,302	
Subdivision		\$4,462 plus	\$371 per Lot
Tree Replacement/Mitigation Fee		\$333	per Tree
Urban Growth Boundary (UGB) Expansion Request		\$8,500	
Variance (Administrative)		\$1,450	
Variance (Hearing)		\$2,693	
Willamette Greenway (Type II)		\$1,056	
Willamette Greenway (Type III)		\$1,649	
Withdrawn Application		Prior to Complete- Reimburse 75% of Fee Prior to Notice- Reimburse 50% of Fee After Noticed- No Refund	

Zone Change / Text Amendment	\$3,019
Zoning Confirmation Letter	\$130

**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.				