



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 |
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| 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 |

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| 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 |
| Plan ning 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 |
| Plan ning 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 |
| Renotice 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, Type I Master Plan Amendments , & 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 Plus 0.007 X Project Cost \$3,717 Plus 0.005 X Project Cost \$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 |
| Urban Growth Boundary (UGB) Expansion Request | \$8,500 |
| Variance (Administrative) | \$1,450 |

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|--------------------------------|--|
| 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 | | | | |
| <p>Notes:</p> <p>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.</p> <p>2. Applies to study areas including more than three intersections/accesses and/or development located near or along congested corridors.</p> <p>3. Applies to developments involving a conditional use or zone change, or master plan.</p> <p>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.</p> | | | | |