



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

06/17/2014

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment
DLCD File Number 009-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, July 02, 2014

This amendment was submitted to DLCD for review prior to adoption with less than the required 35-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Bryce Bishop, City of Salem
Gordon Howard, DLCD Urban Planning Specialist
Angela Lazarean, DLCD Regional Representative

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE 009-14
File No.: (20358)
[17903]
Received: 6/11/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Salem

Local file no.: **Resolution No. 2014-31**

Date of adoption: 06/09/2014 Date sent: 6/11/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

- Yes: Date (use the date of last revision if a revised Form 1 was submitted): 05/09/2014
- No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Bryce Bishop, Planner II

Phone: 503-540-2399 E-mail: bbishop@cityofsalem.net

Street address: 555 Liberty St SE, Rm 305 City: Salem Zip: 97301-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): _____

- The subject property is entirely within an urban growth boundary
- The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	. Acres:
Change from	to	. Acres:
Change from	to	. Acres:
Change from	to	. Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: . Acres added: . Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

To set fees and charges for land use matters for the City of Salem Community Development Department and Public Works Department. Adoption of an annual fee resolution is necessary to adjust fees to address identified business needs and increasing costs.

RESOLUTION 2014-31

A RESOLUTION SETTING FEES AND CHARGES FOR THE PLANNING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT

Whereas, certain fees and charges for the Planning Division of the Community Development Department and the Public Works Department are set forth in Resolution No. 2014-22; and

Whereas, it is necessary to revise the fee schedule to increase certain fees of the Planning Division in order to implement a strategy to achieve fifty percent cost recovery on application fees within five years; and

Whereas, it is necessary to revise the fee schedule to increase most fees of the Public Works Department by the Consumer Price Index of 2.5 percent; and

Whereas, it is necessary to revise the fee schedule to correspond to new application types created, and existing application types renamed or eliminated, with the adoption of the remaining chapters of the City's new Unified Development Code (UDC);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALEM, OREGON,
RESOLVES AS FOLLOWS:

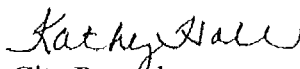
Section 1. There are hereby established, and there shall be collected, fees and charges as set forth in "Exhibit 1," which is attached hereto and incorporated herein by this reference.


Section 2. This resolution rescinds Resolution No. 2014-22 and supersedes any other resolution to the extent it enacts fees and charges of the type set forth herein.

Section 3. This resolution is effective July 1, 2014.

ADOPTED by the City Council this 9th day of June, 2014.

ATTEST:


Kathy Hall
City Recorder

Approved by City Attorney 

Checked by: G. Gross, P. Fernandez

EXHIBIT 1

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
Questions call 503-588-6213

Annexations and Comprehensive Plan/Zone Changes	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Annexations for less than 5 acres and voter exempt annexations	\$ 3,036	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,070.50	
Annexations for less than 5 acres and voter exempt annexations with Comp Plan/Zone Changes	\$ 4,154	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,188.50	\$1,050 of this amount is a base fee for the CPC/ZC. Actual hourly rate and processing costs for the CPC/ZC will be charged in addition to this fee.
Voter Annexations of 5 acres or more	\$ 4,670	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,704.50	
Voter Annexations of 5 acres or more with Comp Plan/Zone Changes	\$ 5,788	\$ 12.50	\$ 5.00	\$ 17.00		\$ 5,822.50	\$1,050 of this amount is a base fee for the CPC/ZC. Actual hourly rate and processing costs for the CPC/ZC will be charged in addition to this fee.
Annexation Publication Costs	\$ 2,835	Deposit in addition to other fees				\$ 2,835.00	For voter approved annexations, a minimum deposit is required to cover publications costs with full costs to be charged per SRC Chapter 54.
Annexation Deposit for a Special Election						Call 503-588-6213	A deposit to cover the costs of a special election is also required. The amount of the deposit will be allocated on a per ballot measure basis.
Modification of Application	10% of Original Application Fee	\$ 12.50	\$ 5.00			Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Time Extension	\$ 140	\$ 12.50	\$ 5.00			\$ 157.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	

Design Review	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Class 1 Design Review	\$ 247	\$ 12.50	\$ 5.00			\$ 264.50	
Class 2 Design Review	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 471.50	
Class 3 Design Review	\$ 590	\$ 12.50	\$ 5.00	\$ 17.00		\$ 624.50	
Historic Residential Individual - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Residential Individual - Major	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Residential District - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Residential District - Major	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Commercial District - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Commercial District - Minor (Signs)	\$ 54	\$ 12.50	\$ 5.00	\$ 17.00		\$ 88.50	
Historic Commercial District - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Commercial Individual - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Commercial Individual - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Public Individual - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Public Individual - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Public District - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Public District - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Time Extension (Class 1 or Class 2)	\$ 140	\$ 12.50	\$ 5.00			\$ 157.50	
Modification of Application	10% of Original Application Fee	\$ 12.50	\$ 5.00			Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	

LAND USE APPLICATION FEE SCHEDULE

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Land Development	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (this total excludes	Additional Comments
						Archiving Fee)	
Appeal of Expedited Land Division Decision	\$ 300	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 317.50	\$300 deposit with a maximum fee of \$500 to compensate for actual costs.
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	
Manufactured Dwelling Park Subdivision - Tentative Plan	\$ 355	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 389.50	
Manufactured Dwelling Park Permit	\$ 6,888	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,922.50	Total Base Cost plus additional \$5.25 per dwelling in excess of 5
Partition - Tentative Plan (with or without Variance or Adjustment)	\$ 3,433	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,467.50	
Expedited Partition	\$ 6,515	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,549.50	
Property Boundary Verification	\$ 264	\$ 12.50	\$ 5.00			\$ 281.50	
Property Line Adjustment	\$ 350	\$ 12.50	\$ 5.00			\$ 367.50	
Planned Unit Development (PUD) - Final Plan	\$ 484	\$ 12.50	\$ 5.00	\$ 17.00		\$ 518.50	Total Base Cost plus additional \$3 per dwelling in excess of 5
Planned Unit Development (PUD) - Tentative Plan	\$ 5,768	\$ 12.50	\$ 5.00	\$ 17.00		\$ 5,802.50	Total Base Cost plus additional \$5.25 per dwelling in excess of 5
Replat - Tentative Plan (with or without Variance or Adjustment)	\$ 563	\$ 12.50	\$ 5.00	\$ 17.00		\$ 597.50	
Review of Partition, Subdivision and PUD Final Plans	\$ 310	\$ 12.50	\$ 5.00	\$ 17.00		\$ 344.50	
Subdivision (Including Phased Subdivision) - Tentative Plan (with or without Variance or Adjustment)	\$ 6,749	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,783.50	Total Base Cost plus additional \$5.25 per lot in excess of 5
Expedited Subdivision	\$ 6,749	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,783.50	Total Base Cost plus additional \$5.25 per lot in excess of 5
Time Extension (Class 1 or Class 2)	\$ 140	\$ 12.50	\$ 5.00			\$ 157.50	
Urban Growth Preliminary Declaration	\$ 3,691	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,725.50	Total Base Cost plus additional \$5 per acre in excess of 5
Urban Service Area Amendment	\$ 4,670	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,704.50	
Validation of Unit of Land	\$ 3,433	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,467.50	
Modification of Application	10% of Original Application Fee	\$ 12.50	\$ 5.00			Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Measure 49 Claim Review	\$ 1,090	\$ 12.50	\$ 5.00			\$ 1,107.50	\$1,090 deposit. Final costs will be determined from the total hourly rate and costs incurred up to the reasonable and actual cost.
Natural Resources	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (this total excludes	Additional Comments
Tree & Vegetation Removal Permit	\$ 279	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 296.50	
Tree Conservation Plan	\$ 380	\$ 12.50	\$ 5.00			\$ 397.50	
Tree Conservation Plan Adjustment	\$ 183	\$ 12.50	\$ 5.00			\$ 200.50	
Tree Variance	\$ 468	\$ 12.50	\$ 5.00			\$ 485.50	
Wetlands Permit	\$ 112	\$ 12.50	\$ 5.00	\$ 17.00		\$ 146.50	
Modification of Application	10% of Original Application Fee	\$ 12.50	\$ 5.00			Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Appeal of Planning Administrator Decision	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Time Extension (Class 1 or Class 2)	\$ 140	\$ 12.50	\$ 5.00			\$ 157.50	

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
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Pre Application	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Pre Application Conference	\$ 402	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 419.50	
Sign Application and Permit Fees	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
(1) Permanent Signs (except outdoor advertising signs)					See Archiving Fee for exact costs		
(a) Up to 32 sq. ft.	\$ 106	\$ 12.50	\$ 5.00			\$ 123.50	
(b) 32 sq. ft. or more but below 50 sq. ft.	\$ 196	\$ 12.50	\$ 5.00			\$ 212.50	
(c) 50 sq. ft. or more but below 100 sq. ft.	\$ 386	\$ 12.50	\$ 5.00			\$ 403.50	
(d) 100 sq. ft. or more but below 200 sq. ft.	\$ 554	\$ 12.50	\$ 5.00			\$ 571.50	
(e) 200 sq. ft. or more but below 300 sq. ft.	\$ 665	\$ 12.50	\$ 5.00			\$ 682.50	
(f) 300 sq. ft. or more	\$ 833	\$ 12.50	\$ 5.00			\$ 850.50	
(g) Structural Face Change	\$ 55	\$ 12.50	\$ 5.00			\$ 72.50	
(2) Outdoor Advertising Signs (Billboards)	\$ 833	\$ 12.50	\$ 5.00			\$ 850.50	
(a) Annual Maintenance Inspection Fee	\$ 112	\$ 12.50	\$ 5.00		None	\$ 129.50	
3) Temporary Sign Permit					See Archiving Fee for exact costs		
(a) Temporary Banner (good for 1 month)	\$ 50	\$ 12.50	\$ 5.00		None	\$ 67.50	
(b) Temporary Pennant (good for 6 months)	\$ 95	\$ 12.50	\$ 5.00		None	\$ 112.50	
(c) Temporary Balloon (good for 14 days)	\$ 50	\$ 12.50	\$ 5.00		None	\$ 67.50	
(d) Temporary Sign (good for 1 month) (Firework and Christmas tree sales)	\$ 50	\$ 12.50	\$ 5.00		None	\$ 67.50	
(4) Sign Removal for Repair and Return	\$ 55	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 72.50	
(5) Wall Façade for Signs							Building Permit Required
(a) Removal Agreement	\$ 447	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 464.50	
(6) Sign Appeal to Hearings Officer	\$ 2,511	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,545.50	
(7) Sign Variance to Hearings Officer	\$ 2,494	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,528.50	
(8) Sign Conditional Use to Hearings Officer	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,532.50	
(9) Sign Adjustment	\$ 129	\$ 12.50	\$ 5.00	\$ 17.00		\$ 163.50	
(10) Discretionary Sign		\$ 12.50	\$ 2.50	\$ 17.00		\$ 32.00	Base fee is included in Permanent Sign Fee
(11) Banner across Liberty Street or on Liberty Parkade	\$29/day (\$145 minimum)	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$162.50 minimum	
(12) Investigation (Penalty) Fees							
(a) For work conducted prior to obtaining permit or in violation of sign code provisions (including release of confiscated signs)	Double Permit Fee (\$107 minimum)	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	Double Permit Fee (\$124.50 Minimum)	
(13) Reinspection Fee - A reinspection fee may be assessed when work for which inspection is called is not complete or when corrections called for have not been made.	\$ 112	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 129.50	
Reinspection fees may also be assessed for deviating from the plans, requiring additional plan review. No additional inspection of the work will be performed until the reinspection fees have been paid.							
(14) Right-of-Way Sidewalk Sign	\$ -	\$ 12.50	\$ 2.50		None	\$ 15.00	No Inspection Requirement, plus a Public works Plan Review Fee

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
 Questions call 503-588-5213

Zoning Plan Review	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Plan Check - Single Family and Duplex	\$ 246				See Archiving Fee for exact costs	\$ 246.00	
Plan Check - Historic Properties/Districts - Single Family and Duplex	\$ 117					\$ 117.00	
Plan Check - Deck and Accessory Structures for 1 & 2 Family Dwellings	\$ 74					\$ 74.00	
Plan Check - Residential/Commercial and Industrial Alterations (Valuation)	□						
Up to \$2,000	\$ 74					\$ 74.00	
\$2,001 to \$10,000	\$ 145					\$ 145.00	
\$10,001 to \$35,000	\$ 184					\$ 184.00	
\$35,001 or more	\$ 246					\$ 246.00	
\$35,001 or more	\$ 246					\$ 246.00	
Zoning Inspection - 1 Review and 1 inspection per plan	\$ 100					\$ 100.00	
Zoning Reinspection - 1 Additional inspection per plan	\$ 38					\$ 38.00	
Landscape Planning Inspection - 1 Review and 1 Inspection per plan	\$ 100					\$ 100.00	
Landscape Planning Reinspection for Plans Review - 1 Additional inspection per plan	\$ 38					\$ 38.00	
Demolition Review	\$ 74					\$ 74.00	

Site Plan Review	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Site Plan Review Fee - New Multi-Family (Valuation)							
**NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan reviews.							
Up to \$500,000	\$ 486	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 503.50	
\$500,001-1,000,000	\$ 732	\$ 12.50	\$ 5.00			\$ 749.50	
\$1,000,001-2,000,000	\$ 973	\$ 12.50	\$ 5.00			\$ 990.50	
\$2,000,001-3,000,000	\$ 1,219	\$ 12.50	\$ 5.00			\$ 1,236.50	
\$3,000,001 or more	\$ 1,465	\$ 12.50	\$ 5.00			\$ 1,482.50	
Site Plan Review Fee - Class 2 and Class 3 Site Plan Review (Valuation)							
**NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan reviews.							
Up to \$500,000	\$ 486	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 503.50	
\$500,001 to \$1,000,000	\$ 732	\$ 12.50	\$ 5.00			\$ 749.50	
\$1,000,001 to \$1,500,000	\$ 973	\$ 12.50	\$ 5.00			\$ 990.50	
\$1,500,001 to \$1,750,000	\$ 1,219	\$ 12.50	\$ 5.00			\$ 1,236.50	
\$1,750,001 to \$2,250,000	\$ 1,465	\$ 12.50	\$ 5.00			\$ 1,482.50	
\$2,250,001 to \$2,500,000	\$ 1,705	\$ 12.50	\$ 5.00			\$ 1,722.50	
\$2,500,001 to \$2,750,000	\$ 1,946	\$ 12.50	\$ 5.00			\$ 1,963.50	
\$2,750,001 to \$3,250,000	\$ 2,191	\$ 12.50	\$ 5.00			\$ 2,208.50	
\$3,250,001 or more	\$ 2,437	\$ 12.50	\$ 5.00			\$ 2,454.50	
Site Plan Review Fee - Class 1							
**NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan Reviews.							
	\$ 246	\$ 12.50	\$ 5.00			\$ 263.50	
Additional Planning Review Fee for Expedited Building Permits	\$188 per hour					\$188 per hour	

** On sites where more than one building permit is requested under one site plan review application, no plans check fee is charged for the first building permit, but regular plans check fees will be charged for all additional building permits on such sites.

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
 Questions call 503-588-6213

Zoning	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Adjustment (Class 1)	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 471.50	
Adjustment (Class 2)	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 471.50	
Airport Overlay Zone Height Variance	\$ 247	\$ 12.50	\$ 5.00			\$ 264.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	
Conditional Use	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 2,532.50	
Comprehensive Plan Map Amendment (Minor)	\$ 1,119	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,153.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Comprehensive Plan Map Amendment (Minor)(Consolidated with Zone Change)	\$ 1,119	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,153.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Exception to Dispersal Policy (applies to homeless shelters and room and board facilities)	\$ 246	\$ 12.50	\$ 5.00	\$ 17.00		\$ 280.50	
FMU: Fairview Plan, Refinement Plan, or Major Amendment	\$ 560	\$ 12.50	\$ 5.00	\$ 17.00		\$ 594.50	
FMU: Minor Amendment	\$ 426	\$ 12.50	\$ 5.00	\$ 17.00		\$ 460.50	
Formal Interpretation	\$ 495	\$ 12.50	\$ 5.00	\$ 17.00		\$ 529.50	
Greenway Development Permit (Class 1)	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 471.50	
Greenway Development Permit (Class 2)	\$ 2,617	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,651.50	
Historic Resource Adaptive Reuse	\$ 2,344	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	
Historic Resource Demolition (Commercial)	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Resource Demolition (Public)	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Resource Demolition (Residential)	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Resource Designation	\$ -	\$ 12.50	\$ 2.50	\$ 17.00		\$ 32.00	
Historic Resource Designation Removal (Class 1)	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Resource Designation Removal (Class 2)	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Land Use Verification - Government Agencies	\$ 25	\$ 12.50	\$ 2.50			\$ 40.00	
Land Use Verification - Non-Conforming Uses	\$ 700	\$ 12.50	\$ 5.00			\$ 717.50	
Land Use Verification - Other	\$ 87	\$ 12.50	\$ 5.00			\$ 104.50	
NCMU: Neighborhood Center Master Plan, Detailed Plan, Subarea Approval, Major Amendment, or Minor Amendment	\$ 1,119	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,153.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Similar Use Determination	\$ 495	\$ 12.50	\$ 5.00	\$ 17.00		\$ 529.50	
Special Setback/removal recordation agreement	\$ 104	\$ 12.50	\$ 5.00	\$ 17.00		\$ 138.50	
Temporary Use Permit (Class 1) (Except Mobile Food Units)	\$ 25	\$ 12.50	\$ 2.50			\$ 40.00	
Temporary Use Permit (Class 2)	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 471.50	
Time Extension (Class 1 or Class 2)	\$ 140	\$ 12.50	\$ 5.00			\$ 157.50	
Variance	\$ 2,494	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,528.50	
Zone Change	\$ 4,500	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,534.50	
Extension, Alteration, and Expansion or Substitution of a Non-Conforming Use	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,532.50	
Modification of Application	10% of Original Application Fee	\$ 12.50	\$ 5.00			Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.

Wireless Communications Facilities	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Temporary Wireless Communications Facilities Siting	\$ 246	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 263.50	
Class 1 Wireless Communications Facilities Siting	\$ 486	\$ 12.50	\$ 5.00			\$ 503.50	
Class 2 Wireless Communications Facilities Siting	\$ 486	\$ 12.50	\$ 5.00	\$ 17.00		\$ 520.50	
Class 3 Wireless Communications Facilities Siting	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,532.50	
Wireless Communications Facilities Adjustment	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 471.50	

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
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Third Party Review of Wireless Communications Facilities Application	\$ 240	\$ 12.50	\$ 5.00			\$ 257.50	\$225 of this amount is a base fee for a minimum of one hour of review. Hourly rate costs of \$225 per hour for additional hours of review will be charged in addition to this fee.
Modification of Application	10% of Original Application Fee	\$ 12.50	\$ 5.00				Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renounce Time Extension (Class 1 or Class 2)	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00			Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	
Property Owner Notification List							
Public Works Development Permit and Service Fees (Land Use related)	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Condominium Plat Check/Master Plan	\$ 720		\$ 5.00			\$ 725.00	Minimum Per Floor Plus \$73.00 Per Unit. Full Cost Charged.
Post Monumentation Subdivision Plat Check/Master Plan	\$ 780		\$ 5.00			\$ 785.00	Minimum Per Site Plus \$54.00 Per Lot. Full Cost Charged.
Standard Subdivision and Replat Plat Check/Master Plan	\$ 720		\$ 5.00			\$ 725.00	Minimum Per Site Plus \$37.00 Per Lot. Full Cost Charged.
Traffic Impact/TPR Analysis (Comp Plan Change or Zone Change)	\$ 650		\$ 5.00			\$ 655.00	Each
Traffic Impact Analysis (Site Plan Review or Subdivision)	\$ 650		\$ 5.00			\$ 655.00	Each
Driveway/Sidewalk Variance	\$ 260		\$ 5.00			\$ 265.00	Per Site
Floodplain Overlay Zone Variance	\$ 2,400		\$ 5.00			\$ 2,405.00	Each
Petition for Street Naming:							
Processing Fee, Public Works Department	\$ 1,520		\$ 5.00			\$ 1,525.00	Deposit, Full Cost Charged.
Petition for Vacation of Public Property:							
Filing Fee, Office of City Recorder	\$ 2,100					\$ 2,100.00	Deposit, Full Cost Charged.
Processing Fee, Public Works Department	\$ 1,520		\$ 5.00			\$ 1,525.00	Deposit, Full Cost Charged.
Miscellaneous Fees							
	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Archiving Fee for paper size less than 11 x 17 inches	\$0.50 per page					\$0.50 per page	If information is submitted electronically, this fee is waived. This is only for information submitted to the City in paper format.
Archiving Fee for paper sizes 11 x 17 inches or greater	\$1.75 per page					\$1.75 per page	If information is submitted electronically, this fee is waived. This is only for information submitted to the City in paper format.
Public Hearing Sign Deposit	\$ 25					\$ 25.00	This is a deposit. If the Public Hearing Sign is returned in reusable condition, the deposit will be refunded.
Miscellaneous Research	\$108/hour				See Archiving Fee for exact costs	\$108/hour	
Septic Tank Recordation	\$ 87	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 104.50	
Property Owner Notification list	\$ 17	\$ 12.50	\$ 2.50			\$ 32.00	If purchased stand-alone, add Processing fee of \$12.50 and Automation Fee of 2.50. However, this fee is usually included in the cost of other applicable fees.




LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
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Automation Surcharge		
\$2.50 per billing less than \$50.00		
\$5.00 per billing equal to, or greater than \$50.00		
During the refund process this Automation Surcharge will not be prorated to accommodate a lower billing amount as a result of the refund process and will remain at the initial charged.		
FOOTNOTE: The fees and charges levied by this resolution shall be nonrefundable. However, if an applicant withdraws an application, the Community Development Director has the authority to refund all or a portion of the application fee excluding the expenses incurred by the City. In addition, an appeal fee will be refunded if the appellant prevails on appeals of "permit" decisions (as defined in ORS 227.160) issued without a hearing, and appeals of tentative plan decisions.		
In situations where conditions or other requirements would cause the cost of permit administration and enforcement to vary significantly from established permit or service fee, or where the service is not listed herein, the Community Development Director shall make an estimate of the cost of service, including overhead, and collect a permit or service fee based upon the actual cost, including overhead, of the service at the close of the process. The estimate shall be used as the basis for a deposit.		
Deposits and/or bonds held by the City will not be released until all fees and charges are paid in full.		

FOR COUNCIL MEETING OF:
AGENDA ITEM NO:

June 9, 2014
4 (b)

TO: MAYOR AND CITY COUNCIL
THROUGH:  LINDA NORRIS, CITY MANAGER
FROM: GLENN W. GROSS, DIRECTOR 
COMMUNITY DEVELOPMENT DEPARTMENT
PETER FERNANDEZ, P.E., DIRECTOR 
PUBLIC WORKS DEPARTMENT
SUBJECT: SETTING LAND USE FEES AND CHARGES FOR THE PLANNING
DIVISION AND THE PUBLIC WORKS DEPARTMENT FOR FISCAL
YEAR 2014-15

ISSUE:

Should the City Council adopt Resolution No. 2014-31 setting land use fees and charges for the Planning Division and the Public Works Department?

RECOMMENDATION:

Adopt Resolution No. 2014-31 setting land use fees and charges for the Planning Division and Public Works Department.

SUMMARY AND BACKGROUND:

Resolution No. 2014-31 sets land use fees and charges for the Planning Division, and certain fees and charges for the Public Works Department, for Fiscal Year 2014-15.

Proposed changes to the fee schedule for Fiscal Year 2014-15 include a 6.58 percent increase to the Planning Division's land use fees in order to move towards a target cost recovery of 50 percent over the next five years. Changes are also proposed to correspond to the adoption of the City's new Unified Development Code, which resulted in the creation of new application types and the renaming or removal of others.

Adoption of land use application fees is a "land use decision" requiring notice and public hearing consistent with state land use laws and Statewide Planning Goal 1 - Citizen Involvement. The City Council's public hearing on the proposed fee resolution satisfies this requirement.

FACTS AND FINDINGS:

Increase to Meet Cost Recovery of 50 Percent

A 6.58 percent increase to the Planning Division's fees for Fiscal Year 2014-15 is proposed in order to move towards a 50-percent cost recovery on application fees within 5 years.

In February 2013 the Planning Division presented this cost recovery strategy to the City Council Finance Sub-Committee. The Committee directed staff to work with stakeholders to gauge the level of support for each fee increase. Staff met with representatives from the Home Builders Association, Salem Association of Realtors, and real estate and land use applicants to review the proposed cost recovery strategy and proposed fee increases. In February 2014, staff returned to the Finance Sub-Committee to inform them that all parties involved are in support of the strategy and proposed fee increases. At that time staff informed the committee that it was our intent to bring a fee resolution to Council reflecting the increase in June 2014. Staff will monitor the progress towards cost recovery and continue to meet with stakeholders to share results and address any concerns.

Statutory Limits on Application Fees

The amount the City may charge for land use application fees is regulated under several different state statutes. Oregon Revised Statute (ORS) 227.175(1) requires that "permit" fees must be no more than the "actual or average cost" of processing the application. The term "permit" is defined in ORS 227.160 as a discretionary approval of a proposed development of land. "Permit" does not include approvals of land use matters where only limited discretion is used by the decision maker. Examples of "permit" decisions routinely made by the City include conditional use permits and zoning variances.

ORS 92.044(3) & (4) and 92.046(4) require that the fee for review of land division tentative plans be no more than the amount "sufficient to defray the costs incurred in the review and investigation of and action upon" the proposed subdivision or partition.

ORS 227.175(10) limits the fee charged to file an appeal of a permit decision made without a hearing to no more than the cost of preparing for and conducting the appeal, or \$250, whichever is less. Under ORS 227.180(1)(c), fees charged to file an appeal of a decision made with a hearing shall be reasonable, and no more than the average cost of such appeals or the actual cost of the appeal.

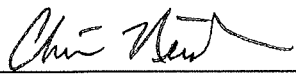
The proposed fees remain below the actual costs incurred by the City to process applications and therefore conform to the limits set by state statute.

Other Proposed Changes to the Fee Schedule

On April 14, 2014, the City Council passed Ordinance Bill No. 31-13 adopting the remaining chapters of the City's new Unified Development Code (UDC). The Unified Development Code created new application types and renamed and eliminated others. The proposed fee schedule includes necessary changes to add fees for those new application types that were created under the UDC, rename those application types that were renamed under the UDC, and eliminate those application types that are no longer applicable under the UDC. The new fees proposed to be added for the new application types established under the UDC are based on the fees for similar existing applications that follow the same review processes.

In addition, the fee resolution includes changes to the Public Works Department fees included in the Planning Division's fee schedule. These changes include a 2.5 percent increase to reflect the Portland-Salem Consumer Price Index (CPI-U) for Fiscal Year 2014-15, establishment of a new fee for driveway and sidewalk variance applications, and the reassignment of a fee for street naming applications which were previously processed by the Planning Division.

Finally, several outdated and unused fee types are proposed for removal from the fee schedule. For example, the fee schedule currently includes fees for copies of various Planning Division documents, such as the sign code, subdivision code, etc. Because all of these documents are available on the City's website, specific fees in the fee schedule for these documents are no longer needed.


for _____
Lisa Anderson-Ogilvie, Urban Planning Administrator

Prepared by: Bryce Bishop, Planner II

Attachments: 1. Planning Division's Proposed Fee Schedule for Fiscal Year 2014-15

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
Questions call 503-588-6213

ATTACHMENT 1

Annexations and Comprehensive Plan/Zone Changes	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee See Archiving Fee for exact costs	CURRENT TOTAL	PROPOSED TOTAL	Additional Comments
							FEE (This total excludes Archiving Fee)	FEE (This total excludes Archiving Fee)	
Annexations for less than 5 acres and voter exempt annexations	\$ 2,849	\$ 3,036	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,883.50	\$ 3,070.50	
Annexations for less than 5 acres and voter exempt annexations with Comp Plan/Zone Changes	\$ 3,898	\$ 4,154	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,932.50	\$ 4,188.50	\$1,050 of this amount is a base fee for the CPC/ZC. Actual hourly rate and processing costs for the CPC/ZC will be charged in addition to this fee.
Voter Annexations of 5 acres or more	\$ 4,382	\$ 4,670	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,416.50	\$ 4,704.50	
Voter Annexations of 5 acres or more with Comp Plan/Zone Changes	\$ 5,431	\$ 5,788	\$ 12.50	\$ 5.00	\$ 17.00		\$ 5,465.50	\$ 5,822.50	\$1,050 of this amount is a base fee for the CPC/ZC. Actual hourly rate and processing costs for the CPC/ZC will be charged in addition to this fee.
Annexation Publication Costs	\$ 2,660	\$ 2,835	Deposit in addition to other fees				\$ 2,660.00	\$ 2,835.00	For voter approved annexations, a minimum deposit is required to cover publications costs with full costs to be charged per SRC Chapter 54.
Annexation Deposit for a Special Election							Call 503-588-6213	Call 503-588-6213	A deposit to cover the costs of a special election is also required. The amount of the deposit will be allocated on a per ballot measure basis.
Modification of Application		10% of Original Application Fee	\$ 12.50	\$ 5.00				Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Time Extension	\$ 131	\$ 140	\$ 12.50	\$ 5.00			\$ 148.50	\$ 157.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	\$ 267.50	
Appeals by Neighborhood Associations	\$ -	\$ -				None	\$ -	\$ -	
Design Review	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee See Archiving Fee for exact costs	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Class #1 Design Review	\$ 232	\$ 247	\$ 12.50	\$ 5.00			\$ 249.50	\$ 264.50	
Class #2 Design Review	\$ 410	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	\$ 471.50	
Class #3 Design Review	\$ 554	\$ 590	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	\$ 624.50	
Historic Residential Individual - Minor	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Residential Individual - Major	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Residential District - Minor	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Residential District - Major	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Commercial District - Minor	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Commercial District - Minor (Signs)	\$ 54	\$ 54	\$ 12.50	\$ 5.00	\$ 17.00		\$ 88.50	\$ 88.50	
Historic Commercial District - Major	\$ 554	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	\$ 588.50	
Historic Commercial Individual - Minor	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Commercial Individual - Major	\$ 554	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	\$ 588.50	
Historic Public Individual - Minor	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Public Individual - Major	\$ 554	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	\$ 588.50	
Historic Public District - Minor	\$ 232	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	\$ 266.50	
Historic Public District - Major	\$ 554	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	\$ 588.50	
Time Extension (Class 1 or Class 2)	\$ 131	\$ 140	\$ 12.50	\$ 5.00			\$ 148.50	\$ 157.50	
Modification of Application		10% of Original Application Fee	\$ 12.50	\$ 5.00				Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renotice	10% of Original Application Fee	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	\$ 267.50	
Appeals by Neighborhood Associations	\$ -	\$ -				None	\$ -	\$ -	

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
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Land Development	Proposed Base				Automation Surcharge	Property Owner Notification List	Archiving Fee	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge						
Appeal of Expedited Land Division Decision	\$ 300	\$ 300	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 317.50	\$ 317.50	\$300 deposit with a maximum fee of \$500 to compensate for actual costs.	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 250	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 267.50	\$ 267.50		
Appeals by Neighborhood Associations	\$ -	\$ -				None	\$ -	\$ -		
Conversion of Existing Mobile Home Park to a Subdivision Manufactured Dwelling Park Subdivision - Tentative Plan	\$ 333	\$ 355	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 367.50	\$ 389.50		
Legal Parcel Validation	\$ 3,224		\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,255.50			
Mobile Home Park Manufactured Dwelling Park Permit	\$ 6,463	\$ 6,888	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,497.50	\$ 6,922.50	Total Base Cost plus additional \$5.25 per dwelling in excess of 5	
Partition (with or without variance) - Tentative Plan (with or without Variance or Adjustment)	\$ 3,221	\$ 3,433	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,255.50	\$ 3,467.50		
Expedited Partition	\$ 6,113	\$ 6,515	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,147.50	\$ 6,549.50		
Property Boundary Verification	\$ 248	\$ 264	\$ 12.50	\$ 5.00			\$ 265.50	\$ 281.50		
Property Line Adjustment	\$ 328	\$ 350	\$ 12.50	\$ 5.00			\$ 345.50	\$ 367.50		
Planned Unit Development (PUD) - Final Plan	\$ 454	\$ 484	\$ 12.50	\$ 5.00	\$ 17.00		\$ 488.50	\$ 518.50	Total Base Cost plus additional \$3 per dwelling in excess of 5	
Planned Unit Development (PUD) - Tentative Plan	\$ 5,412	\$ 5,768	\$ 12.50	\$ 5.00	\$ 17.00		\$ 5,446.50	\$ 5,802.50	Total Base Cost plus additional \$5.25 per dwelling in excess of 5	
Replat - Tentative Plan (with or without Variance or Adjustment)	\$ 528	\$ 563	\$ 12.50	\$ 5.00	\$ 17.00		\$ 562.50	\$ 597.50		
Review of Partition, Subdivision and PUD Final Plans	\$ 291	\$ 310	\$ 12.50	\$ 5.00	\$ 17.00		\$ 325.50	\$ 344.50		
Subdivision (Including Phased Subdivision) - Tentative Plan (with or without Variance or Adjustment)	\$ 6,332	\$ 6,749	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,366.50	\$ 6,783.50	Total Base Cost plus additional \$5.25 per lot in excess of 5	
Expedited Subdivision	\$ 6,332	\$ 6,749	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,366.50	\$ 6,783.50	Total Base Cost plus additional \$5.25 per lot in excess of 5	
Time Extension (Class 1 or Class 2)	\$ 131	\$ 140	\$ 12.50	\$ 5.00			\$ 148.50	\$ 157.50		
UGA Permit Urban Growth Preliminary Declaration	\$ 3,463	\$ 3,691	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,497.50	\$ 3,725.50	Total Base Cost plus additional \$5 per acre in excess of 5	
Urban Service Area Amendment	\$ 4,382	\$ 4,670	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,416.50	\$ 4,704.50		
Variation of Unit of Land		\$ 3,433	\$ 12.50	\$ 5.00	\$ 17.00		\$ 34.50	\$ 3,467.50		
Modification of Application		10% of Original Application Fee	\$ 12.50	\$ 5.00				Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.	
Modification of Application Requiring Renote	10% of Original Application Fee	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Call 503-588-6213	Base fee of 10% of the Orig App - Actual Hourly rate and processing costs will be charged in addition to the Base Fee.	
Measure 49 Claim Review	\$ 1,023	\$ 1,090	\$ 12.50	\$ 5.00			\$ 1,040.50	\$ 1,107.50	\$1,023 \$1,090 deposit. Final costs will be determined from the total hourly rate and costs incurred up to the reasonable and actual cost.	
Natural Resources	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments	
Tree & Vegetation Removal Permit	\$ 262	\$ 279	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 279.50	\$ 296.50		
Tree Conservation Plan (discretionary or non-discretionary)	\$ 357	\$ 380	\$ 12.50	\$ 5.00			\$ 374.50	\$ 397.50		
Tree Conservation Plan Adjustment	\$ 172	\$ 183	\$ 12.50	\$ 5.00			\$ 189.50	\$ 200.50		
Variance From Tree Regulations Tree Variance	\$ 439	\$ 468	\$ 12.50	\$ 5.00			\$ 456.50	\$ 485.50		
Wetlands Permit	\$ 105	\$ 112	\$ 12.50	\$ 5.00	\$ 17.00		\$ 139.50	\$ 146.50		
Modification of Application		10% of Original Application Fee	\$ 12.50	\$ 5.00				Call 503-588-6213	Actual Hourly rate and processing costs will be charged in addition to the Base Fee.	
Modification of Application Requiring Renote	10% of Original Application Fee	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Call 503-588-6213	Base fee of 10% of the Orig App - Actual Hourly rate and processing costs will be charged in addition to the Base Fee.	
Appeal of Planning Administrator Decision	\$ 250	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	\$ 267.50		
Time Extension (Class 1 or Class 2)	\$ 131	\$ 140	\$ 12.50	\$ 5.00			\$ 148.50	\$ 157.50		

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
Questions call 503-988-6213

Pre Application	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee See Archiving Fee for exact costs	CURRENT TOTAL	PROPOSED TOTAL	Additional Comments
							FEE (This total excludes Archiving Fee)	FEE (This total excludes Archiving Fee)	
Pre Application Conference	\$ 377	\$ 402	\$ 12.50	\$ 5.00			\$ 394.50	\$ 419.50	
Sign Application and Permit Fees									
(1) Permanent Signs (except outdoor advertising signs)									
(a) Up to 32 sq. ft.	\$ 99	\$ 106	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 116.50	\$ 123.50	
(b) 32 sq. ft. or more but below 50 sq. ft.	\$ 163	\$ 195	\$ 12.50	\$ 5.00			\$ 200.50	\$ 212.50	
(c) 50 sq. ft. or more but below 100 sq. ft.	\$ 362	\$ 386	\$ 12.50	\$ 5.00			\$ 379.50	\$ 403.50	
(d) 100 sq. ft. or more but below 200 sq. ft.	\$ 520	\$ 554	\$ 12.50	\$ 5.00			\$ 537.50	\$ 571.50	
(e) 200 sq. ft. or more but below 300 sq. ft.	\$ 624	\$ 665	\$ 12.50	\$ 5.00			\$ 641.50	\$ 682.50	
(f) 300 sq. ft. or more	\$ 782	\$ 833	\$ 12.50	\$ 5.00			\$ 799.50	\$ 850.50	
(g) Structural Face Change	\$ 52	\$ 55	\$ 12.50	\$ 5.00			\$ 69.50	\$ 72.50	
(2) Outdoor Advertising Signs (Billboards)	\$ 782	\$ 833	\$ 12.50	\$ 5.00			\$ 799.50	\$ 850.50	
(a) Annual Maintenance Inspection Fee	\$ 105	\$ 112	\$ 12.50	\$ 5.00		None	\$ 122.50	\$ 129.50	
3) Temporary Sign Permit									
(a) Temporary Banner (good for 1 month)	\$ 47	\$ 50	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 62.00	\$ 67.50	
(b) Temporary Pennant (good for 6 months)	\$ 89	\$ 95	\$ 12.50	\$ 5.00		None	\$ 106.50	\$ 112.50	
(c) Temporary Balloon (good for 14 days)	\$ 47	\$ 50	\$ 12.50	\$ 5.00		None	\$ 62.00	\$ 67.50	
(d) Temporary Sign (good for 1 month) (Firework and Christmas tree sales)	\$ 47	\$ 50	\$ 12.50	\$ 5.00		None	\$ 62.00	\$ 67.50	
(4) Sign Removal for Repair and Return	\$ 52	\$ 55	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 69.50	\$ 72.50	
(5) Wall Façade for Signs									Building Permit Required
(a) Removal Agreement	\$ 419	\$ 447	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 436.50	\$ 464.50	
(6) Sign Appeal to Hearings Officer	\$ 2,356	\$ 2,511	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,380.50	\$ 2,545.50	
(7) Sign Variance to Hearings Officer	\$ 2,340	\$ 2,494	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,374.50	\$ 2,528.50	
(8) Sign Conditional Use to Hearings Officer	\$ 2,344	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	\$ 2,532.50	
(9) Sign Adjustment	\$ 121	\$ 129	\$ 12.50	\$ 5.00	\$ 17.00		\$ 165.50	\$ 163.50	
(10) Discretionary Sign			\$ 12.50	\$ 2.50	\$ 17.00		\$ 32.00	\$ 32.00	Base fee is included in Permanent Sign Fee
(11) Banner across Liberty Street or on Liberty Parkade	\$27/day (\$130 minimum)	\$29/day (\$145 minimum)	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$147.50 minimum	\$162.50 minimum	
(12) Investigation (Penalty) Fees									
(a) For work conducted prior to obtaining permit or in violation of sign code provisions (including release of confiscated signs)	Double Permit Fee (\$100 minimum)	Double Permit Fee (\$107 minimum)	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	Double Permit Fee (\$117.50 Minimum)	Double Permit Fee (\$124.50 Minimum)	
(13) Reinspection Fee - A reinspection fee may be assessed when work for which inspection is called is not complete or when corrections called for have not been made.	\$ 105	\$ 112	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 122.50	\$ 129.50	
Reinspection fees may also be assessed for deviating from the plans, requiring additional plan review. No additional inspection of the work will be performed until the reinspection fees have been paid.									
(14) Right-of-Way Sidewalk Sign	\$ -	\$ -	\$ 12.50	\$ 2.50		None	\$ 15.00	\$ 15.00	No Inspection Requirement, plus a Public works Plan Review Fee

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
Questions call 503-588-6213

Zoning Plan Review	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Plan Check - Single Family and Duplex	\$ 231	\$ 246					\$ 231.00	\$ 246.00	
Plan Check - Historic Properties/Districts - Single Family and Duplex	\$ 110	\$ 117					\$ 110.00	\$ 117.00	
Plan Check - Deck and Accessory Structures for 1 & 2 Family Dwellings	\$ 69	\$ 74					\$ 69.00	\$ 74.00	Resolution 2013-57 addendum (8-24-13)
Plan Check - Residential/Commercial and Industrial Alterations (Valuation)									
Up to \$2,000		\$ 74						\$ 74.00	
Up to \$2,001 to \$10,000	\$ 136	\$ 145					\$ 136.00	\$ 145.00	
\$10,001 to \$35,000	\$ 173	\$ 184					\$ 173.00	\$ 184.00	
\$35,001 or more	\$ 231	\$ 246					\$ 231.00	\$ 246.00	
\$35,001 or more	\$ 231	\$ 246					\$ 231.00	\$ 246.00	
Zoning Inspection - 1 Review and 1 Inspection per plan		\$ 100						\$ 100.00	
Zoning Reinspection - 1 Additional inspection per plan		\$ 38						\$ 38.00	
Landscape Planning Inspection - 1 Review and 1 Inspection per plan	\$ 94	\$ 100					\$ 94.00	\$ 100.00	
Landscape Planning Reinspection for Plans Review - 1 Additional inspection per plan	\$ 36	\$ 38					\$ 36.00	\$ 38.00	
Demolition Review		\$ 74						\$ 74.00	
Site Plan Review	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Site Plan Review Fee - New Multi-Family (Valuation) These fees are on a per building basis. **NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan reviews.									
Up to \$500,000	\$ 456	\$ 486	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 473.50	\$ 503.50	
\$500,001-1,000,000	\$ 687	\$ 732	\$ 12.50	\$ 5.00			\$ 704.50	\$ 749.50	
\$1,000,001-2,000,000	\$ 913	\$ 973	\$ 12.50	\$ 5.00			\$ 930.50	\$ 990.50	
\$2,000,001-3,000,000	\$ 1,144	\$ 1,219	\$ 12.50	\$ 5.00			\$ 1,161.50	\$ 1,236.50	
\$3,000,001 or more	\$ 1,375	\$ 1,465	\$ 12.50	\$ 5.00			\$ 1,392.50	\$ 1,482.50	
Site Plan Review Fee - Class 2 and Class 3 Site Plan Review (Valuation) These fees are on a per building basis. **NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan reviews.									
Up to \$500,000	\$ 456	\$ 486	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 473.50	\$ 503.50	
\$500,001 to \$1,000,000	\$ 687	\$ 732	\$ 12.50	\$ 5.00			\$ 704.50	\$ 749.50	
\$1,000,001 to \$1,500,000	\$ 913	\$ 973	\$ 12.50	\$ 5.00			\$ 930.50	\$ 990.50	
\$1,500,001 to \$1,750,000	\$ 1,144	\$ 1,219	\$ 12.50	\$ 5.00			\$ 1,161.50	\$ 1,236.50	
\$1,750,001 to \$2,250,000	\$ 1,375	\$ 1,465	\$ 12.50	\$ 5.00			\$ 1,392.50	\$ 1,482.50	
\$2,250,001 to \$2,500,000	\$ 1,600	\$ 1,705	\$ 12.50	\$ 5.00			\$ 1,617.50	\$ 1,722.50	
\$2,500,001 to \$2,750,000	\$ 1,826	\$ 1,946	\$ 12.50	\$ 5.00			\$ 1,843.50	\$ 1,963.50	
\$2,750,001 to \$3,250,000	\$ 2,056	\$ 2,191	\$ 12.50	\$ 5.00			\$ 2,073.50	\$ 2,208.50	
\$3,250,001 or more	\$ 2,287	\$ 2,437	\$ 12.50	\$ 5.00			\$ 2,304.50	\$ 2,454.50	
Site Plan Review Fee - Class 1 **NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan Reviews.									
	\$ 231	\$ 246	\$ 12.50	\$ 5.00			\$ 248.50	\$ 263.50	
Additional Planning Review Fee for Expedited Building Permits	\$176 per hour	\$188 per hour					\$176 per hour	\$188 per hour	
** On sites where more than one building permit is requested under one site plan review application, no plans check fee is charged for the first building permit, but regular plans check fees will be charged for all additional building permits on such sites.									

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
Questions call 503-588-6213

Zoning	Proposed Base		Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
	Current Base Fee	Fee							
Administrative Conditional Use	\$ 1,487		\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 1,531.50		
Adjustment (Class 1)	\$ 410	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 444.50	\$ 471.50	
Adjustment (Class 2)	\$ 410	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 444.50	\$ 471.50	
Airport Overlay Zone Height Variance		\$ 247	\$ 12.50	\$ 5.00				\$ 264.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 250	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 267.50	\$ 267.50	
Appeals by Neighborhood Associations	\$ -	\$ -				None	\$ -	\$ -	
Code Interpretation, applicant initiated	\$ 464		\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 488.50		
Conditional Use	\$ 2,344	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 2,378.50	\$ 2,532.50	
Comprehensive Plan Change (CPC) Map Amendment (Minor)	\$ 1,050	\$ 1,119	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,084.50	\$ 1,153.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Comprehensive Plan Change Map Amendment (Minor) Zone Change (CPC/ZC) (Consolidated with Zone Change)	\$ 1,050	\$ 1,119	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,084.50	\$ 1,153.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Exception to Dispersal Policy (applies to homeless shelters and room and board facilities)	\$ 231	\$ 246	\$ 12.50	\$ 5.00	\$ 17.00		\$ 265.50	\$ 280.50	
FMU: Fairview Plan, Refinement Plan, or Major Amendment	\$ 525	\$ 560	\$ 12.50	\$ 5.00	\$ 17.00		\$ 559.50	\$ 594.50	
FMU: Minor Amendment	\$ 400	\$ 426	\$ 12.50	\$ 5.00	\$ 17.00		\$ 434.50	\$ 460.50	
Formal Interpretation		\$ 495	\$ 12.50	\$ 5.00	\$ 17.00			\$ 529.50	
Greenway Development Permit (Class 1)	\$ 410	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	\$ 471.50	
Greenway Development Permit (Inside compatibility review boundary Class 2)	\$ 2,455	\$ 2,617	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,489.50	\$ 2,651.50	
Greenway Development (Outside compatibility review boundary)	\$ 440		\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50		
Historic Resource Adaptive Reuse		\$ 2,344	\$ 12.50	\$ 5.00	\$ 17.00			\$ 2,378.50	
Historic Resource Demolition (Commercial)		\$ 554	\$ 12.50	\$ 5.00	\$ 17.00			\$ 588.50	
Historic Resource Demolition (Public)		\$ 554	\$ 12.50	\$ 5.00	\$ 17.00			\$ 588.50	
Historic Resource Demolition (Residential)		\$ 232	\$ 12.50	\$ 5.00	\$ 17.00			\$ 266.50	
Historic Resource Designation		\$ -	\$ 12.50	\$ 2.50	\$ 17.00			\$ 32.00	
Historic Resource Designation Removal (Class 1)		\$ 232	\$ 12.50	\$ 5.00	\$ 17.00			\$ 266.50	
Historic Resource Designation Removal (Class 2)		\$ 554	\$ 12.50	\$ 5.00	\$ 17.00			\$ 588.50	
Land Use Verification - Government Agencies	\$ 23	\$ 25	\$ 12.50	\$ 2.50			\$ 38.00	\$ 40.00	
Land Use Verification - Non-Conforming Uses	\$ 657	\$ 700	\$ 12.50	\$ 5.00			\$ 674.50	\$ 717.50	
Land Use Verification - Other	\$ 82	\$ 87	\$ 12.50	\$ 5.00			\$ 99.50	\$ 104.50	
NCMU: Neighborhood Center Master Plan, Detailed Plan, Subarea Approval, Major Amendment, or Minor Amendment		\$ 1,119	\$ 12.50	\$ 5.00	\$ 17.00			\$ 1,153.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Similar Use Determination		\$ 495	\$ 12.50	\$ 5.00	\$ 17.00			\$ 529.50	
Special Setback/removal recordation agreement	\$ 98	\$ 104	\$ 12.50	\$ 5.00	\$ 17.00		\$ 132.50	\$ 138.50	
Specified Use Conference (applies to zone change applications)	\$ 231		\$ 12.50	\$ 5.00	\$ 17.00		\$ 265.50		
Street Name Application	\$ 824		\$ 12.50	\$ 5.00	\$ 17.00		\$ 855.50		
Temporary Use Permit (Class 1) (Except Mobile Food Units)		\$ 25	\$ 12.50	\$ 2.50				\$ 40.00	
Temporary Use Permit (Class 2)		\$ 437	\$ 12.50	\$ 5.00	\$ 17.00			\$ 471.50	
Time Extension (Class 1 or Class 2)	\$ 131	\$ 140	\$ 12.50	\$ 5.00			\$ 148.50	\$ 157.50	
Variance (residential or non-residential)	\$ 2,340	\$ 2,494	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,374.50	\$ 2,528.50	
Zone Change (residential or non-residential)	\$ 4,222	\$ 4,500	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,256.50	\$ 4,534.50	
Class I Zoning Adjustment	\$ 440		\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50		
Class II Zoning Adjustment	\$ 440		\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50		
Extension, Alteration, and Expansion or Substitution of a Non-Conforming Use	\$ 2,344	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	\$ 2,532.50	
Modification of Application		10% of Original Application Fee	\$ 12.50	\$ 5.00					Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Modification of Application Requiring Renote	10% of Original Application Fee	10% of Original Application Fee	\$ 12.50	\$ 5.00	\$ 17.00		Call 503-588-6213	Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Wireless Communications Facilities	Current Base Fee	Proposed Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	CURRENT TOTAL FEE (This total excludes Archiving Fee)	PROPOSED TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Temporary Wireless Communications Facilities Siting	\$ 231	\$ 246	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 248.50	\$ 263.50	
Class 1 Wireless Communications Facilities Siting	\$ 456	\$ 486	\$ 12.50	\$ 5.00			\$ 473.50	\$ 503.50	
Class 2 Wireless Communications Facilities Siting	\$ 456	\$ 486	\$ 12.50	\$ 5.00	\$ 17.00		\$ 490.50	\$ 520.50	
Class 3 Wireless Communications Facilities Siting	\$ 2,344	\$ 2,498	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	\$ 2,532.50	

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
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Wireless Communications Facilities Adjustment	\$ 410	\$ 437	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	\$ 471.50	\$225 of this amount is a base fee for a minimum of one hour of review. Hourly rate costs of \$225 per hour for additional hours of review will be charged in addition to this fee.																																																																																																																																																																																																																																																																																																																																
Third Party Review of Wireless Communications Facilities Application	\$ 225	\$ 240	\$ 12.50	\$ 5.00			\$ 242.50	\$ 257.50																																																																																																																																																																																																																																																																																																																																	
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Full Cost Charged.</td> </tr> <tr> <td>Post Monumentation Subdivision Plat Check/Master Plan</td> <td>\$ 760</td> <td>\$ 780</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 765.00</td> <td>\$ 785.00</td> <td>Minimum Per Site Plus \$54.00 Per Lot. Full Cost Charged.</td> </tr> <tr> <td>Standard Subdivision and Replat Plat Check/Master Plan</td> <td>\$ 700</td> <td>\$ 720</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 705.00</td> <td>\$ 725.00</td> <td>Minimum Per Site Plus \$37.00 Per Lot. Full Cost Charged.</td> </tr> <tr> <td>Traffic Impact/TPR Analysis (Comp Plan Change or Zone Change)</td> <td>\$ 630</td> <td>\$ 650</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 635.00</td> <td>\$ 655.00</td> <td>Each</td> </tr> <tr> <td>Traffic Impact Analysis (Site Plan Review or Subdivision)</td> <td>\$ 630</td> <td>\$ 650</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 635.00</td> <td>\$ 655.00</td> <td>Each</td> </tr> <tr> <td>Geotechnical Report/Assessment</td> <td>\$ 319</td> <td>\$ 324</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 324.00</td> <td>\$ 324.00</td> <td>Each</td> </tr> <tr> <td>Driveway/Sidewalk Variance</td> <td></td> <td>\$ 260</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td></td> <td>\$ 265.00</td> <td>Per Site</td> </tr> <tr> <td>Floodplain Development Overlay Zone Variance</td> <td>\$ 2,340</td> <td>\$ 2,400</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 2,345.00</td> <td>\$ 2,405.00</td> <td>Each</td> </tr> <tr> <td>Petition for Street Naming:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Processing Fee, Public Works Department</td> <td></td> <td>\$ 1,520</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td></td> <td>\$ 1,525.00</td> <td>Deposit, Full Cost Charged.</td> </tr> <tr> <td>Petition for Vacation of Public Property:</td> <td></td> <td></td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Filing Fee, Office of City Recorder</td> <td>\$ 2,100</td> <td>\$ 2,100</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 2,105.00</td> <td>\$ 2,100.00</td> <td>Deposit, Full Cost Charged.</td> </tr> <tr> <td>Processing Fee, Public Works Department</td> <td>\$ 1,520</td> <td>\$ 1,520</td> <td></td> <td>\$ 5.00</td> <td></td> <td></td> <td>\$ 1,525.00</td> <td>\$ 1,525.00</td> <td>Deposit, Full Cost Charged.</td> </tr> <tr> <td colspan="10"> <table border="1"> <thead> <tr> <th></th> <th>Current Base Fee</th> <th>Proposed Base Fee</th> <th>Processing Fee per Billing</th> <th>Automation Surcharge</th> <th>Property Owner Notification List</th> <th>Archiving Fee</th> <th>CURRENT TOTAL FEE (This total excludes Archiving Fee)</th> <th>PROPOSED TOTAL FEE (This total excludes Archiving Fee)</th> <th>Additional Comments</th> </tr> </thead> <tbody> <tr> <td>Miscellaneous Fees</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Archiving Fee for paper size less than 11 x 17 inches</td> <td>\$0.50 per page</td> <td>\$0.50 per page</td> <td></td> <td></td> <td></td> <td></td> <td>\$0.50 per page</td> <td>\$0.50 per page</td> <td>If information is submitted electronically, this fee is waived. 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Sign Code	\$ 13						\$ 12.80																																																																																																																																																																																																																																																																																																																																		
Subdivision, UGB, etc. Ordinance	\$ 3						\$ 2.50																																																																																																																																																																																																																																																																																																																																		
West Salem Neighborhood Plan	\$ 6						\$ 6.00																																																																																																																																																																																																																																																																																																																																		
Land Use Hearing Notice by Subscription (other than City Council)	\$15 annual for each Neighborhood Association - \$125 annually for all City						\$15 annual for each Neighborhood Association - \$125 annually for all City																																																																																																																																																																																																																																																																																																																																		
Land Use Hearing Notice by Subscription (City Council)	\$10 annual for each Neighborhood Association - \$100 annually for all City						\$10 annual for each Neighborhood Association - \$100 annually for all City																																																																																																																																																																																																																																																																																																																																		

LAND USE APPLICATION FEE SCHEDULE

Effective July 1, 2014
 Questions call 503-588-6213

Automation Surcharge	
\$2.50 per billing less than \$50.00	
\$5.00 per billing equal to, or greater than \$50.00	
During the refund process this Automation Surcharge will not be prorated to accommodate a lower billing amount as a result of the refund process and will remain at the initial charged amount.	
FOOTNOTE: The fees and charges levied by this resolution shall be nonrefundable. However, if an applicant withdraws an application, the Community Development Director has the authority to refund all or a portion of the application fee excluding the expenses incurred by the City. In addition, an appeal fee will be refunded if the appellant prevails on appeals of "permit" decisions (as defined in CRS 227.160) issued without a hearing, and appeals of tentative plan decisions.	
In situations where conditions or other requirements would cause the cost of permit administration and enforcement to vary significantly from established permit or service fee, or where the service is not listed herein, the Community Development Director shall make an estimate of the cost of service, including overhead, and collect a permit or service fee based upon the actual cost, including overhead, of the service at the close of the process. The estimate shall be used as the basis for a deposit.	
Deposits and/or bonds held by the City will not be released until all fees and charges are paid in full.	