

EXHIBIT C

MULTNOMAH COUNTY

PROPOSED

Land Use Services Fee Schedule

Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves	II	\$1,300 <u>\$1,458</u>
Site With Existing House/Duplex	II	\$1,993 <u>\$2,691</u>
All Other Projects	II	\$2,616 <u>\$3,391</u>
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	\$41,679 <u>\$17,712</u>
a. Site abuts or is within 200 feet of property zoned the same as what is proposed,		
b. Site and ownership no larger than 5,000 square feet,		
c. No Environmental or Greenway Zoning on site, and		
d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed.		
Tier B - Residential to Residential Upzoning	III	\$15,088 <u>\$21,121</u>
Tier C - All Other Proposals	III	\$21,257 <u>\$31,800</u>
Conditional Use		
Type Ix	Ix	\$2,912 <u>\$4,575</u>
Type II	II	\$3,464 <u>\$5,358</u>
Type II - Radio Frequency Facilities	II	\$7,609 <u>\$7,617</u>
Type III - New	III	\$12,588 <u>\$18,927</u>
Type III - Existing	III	\$6,433 <u>\$11,960</u>
Type III - Radio Frequency	III	\$16,379 <u>\$17,260</u>
Design / Historic Resource Review		
Type Tier A - Signs only	Ix, II, or III	
Sign 20 sq ft or smaller		\$945
Sign > 20 sq ft		\$1,365
Each additional sign		\$100 (maximum \$1,000) for signs
Type Tier B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$5,000
Sites With An Existing House/Duplex:		
Type Tier C - exterior alterations to building or site with no change to existing footprint or exterior development area, and no change to stormwater facility, and no increase in floor area.	Ix, II, or III	\$0.032 of valuation minimum \$991 maximum \$5,066
Type Tier D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$1,437 <u>\$2,267</u> maximum \$5,477 <u>\$6,007</u>
Sites With Other Existing Development:		
Type Tier E - including only changes to exterior of a building(s) with no increase in building footprint, floor area or impervious surface, and no change to stormwater facility. Examples: windows; awnings; lighting; mechanical equipment; etc.	Ix, II, or III	\$0.032 of valuation minimum \$1,360 maximum \$5,350
Each Sign		\$100 (maximum \$1,000) for signs
Type Tier F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$1,514 <u>\$2,735</u> maximum \$16,004 <u>\$17,225</u>
Each Sign		\$100 (maximum \$1,000) for signs
Type Tier G - All other projects not described above	Ix, II, or III	\$0.032 of valuation minimum \$1,938 <u>\$6,149</u> maximum \$5,928 <u>\$10,139</u>

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Type Tier G - All other projects not described above	III	\$0.032 of valuation minimum \$5,928 <u>\$10,867</u> maximum \$27,678 <u>\$32,617</u>
Each Sign		\$100 (maximum \$1,000) for signs
Modifications	n/a	\$945
Environmental Review / River Review		
Resource Enhancement/Property Line Adjustment/Public Rec Trails	Ix, Iix	\$1,530 <u>\$1,810</u>
Existing House/Duplex	II, Iix	\$2,688 <u>\$3,459</u>
All Other Projects	II, Iix	\$4,337 <u>\$6,018</u>
Environmental Review Protection Zone	III	\$6,324 <u>\$8,431</u>
Environmental Violation Review / River Review Violation		
Type II required	II	\$3,546 <u>\$4,395</u>
Type III required	III	\$9,548 <u>\$10,780</u>
Undividable lot with existing single dwelling unit	III	\$5,266 <u>\$6,498</u>
Greenway		
Existing House/Duplex	II	\$2,384 <u>\$3,295</u>
All Other Projects	II	\$5,552 <u>\$9,348</u>
Historic Landmark Designation		
Individual properties	III	\$3,973 <u>\$4,140</u>
Multiple properties or districts	III	\$4,774 <u>\$5,220</u>
Historic Landmark Demolition Review	IV	\$8,500 <u>\$8,946</u>
Impact Mitigation Plan		
Amendment (Minor)	II	\$5,130 <u>\$10,243</u>
Implementation	II	\$5,130 <u>\$8,845</u>
New / Amendment (Major)	III	\$23,250 <u>\$36,822</u>
Amendment (Use)	III	\$8,000 <u>\$15,983</u>
Land Division Review		
Type Ix	Ix	\$6,009 <u>\$8,456</u> + \$250 per lot and tract, plus \$1,200 if new street
Type Iix	Iix	\$7,222 <u>\$11,494</u> + \$250 per lot and tract, plus \$1,200 if new street
Type III	III	\$10,626 <u>\$19,118</u> + \$250 per lot and tract, plus \$1,200 if new street
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$8,742 <u>\$13,174</u> + \$400 per lot and tract, plus \$2,000 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$12,206 <u>\$22,310</u> + \$400 per lot and tract, plus \$2,000 if new street
Land Division Amendment Review		
Type Ix	Ix	\$2,042 <u>\$3,576</u>
Type Iix	Iix	\$2,771 <u>\$4,343</u>
Type III	III	\$8,952 <u>\$10,600</u>
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review	
If preliminary was Type I or Ix with no street		\$2,662 <u>\$4,313</u>
If preliminary was Type I, Ix, or Iix with a street		\$4,096 <u>\$6,377</u>
If preliminary was Type Iix with no street		\$3,982 <u>\$5,668</u>
If preliminary was Type III		\$6,329 <u>\$10,637</u>
Additional Review of Final Plat A fee will be charged for each review after the second review.	n/a	\$280 <u>\$726</u>
Lot Consolidation	Ix	\$1,534 <u>\$3,133</u>

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Master Plan		
Minor Amendments to Master Plans	II	\$7,429 <u>\$13,950</u>
New Master Plans or Major Amendments to Master Plans	III	\$15,575 <u>\$32,278</u>
Non-conforming Situation Review	II	\$4,922 <u>\$7,503</u>
Non-conforming Status Review	II	\$2,259 <u>\$2,463</u>
Planned Development Bonus Review		
Minor Amendment	IIx	\$11,349
New or Major Amendment	III	\$30,179
Planned Development Review - all other		
Type IIx	IIx	\$5,688 <u>\$10,202</u>
Type III	III	\$9,208 <u>\$15,559</u>
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$2,936 <u>\$4,075</u>
Type III	III	\$8,796 <u>\$10,584</u>
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$1,977
Existing House/Duplex	IIx	\$3,452
All Other Projects	IIx	\$6,011
River Review Violation		
	II	\$4,555
	III	\$10,633
Statewide Planning Goal Exception	III	\$30,742 <u>\$34,682</u>
Transportation Demand Management Review	II	\$2,831
Transportation Impact Analysis - campus	II	\$9,303
Tree Preservation Violation Review		
Type II	II	\$2,773 <u>\$2,781</u>
Type III	III	\$7,536 <u>\$7,620</u>
Tree Review		
Type II	II	\$2,774 <u>\$2,779</u>
Zoning Map Amendment	III	\$8,046 <u>\$15,452</u>
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$2,624 <u>\$3,106</u>
Type II / IIx	II / IIx	\$3,081 <u>\$4,129</u>
Type III	III	\$7,572 <u>\$10,626</u>
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner		\$1,944
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner (Street Vacation Requested)		\$2,344
Appointment for Early Land Use Assistance with Planner		\$500
Design Commission Advice Request		\$2,520 <u>\$3,061</u>
Pre-Permit Zoning Plan Check		
House or Duplex		\$200
All Other Development		\$450
Pre-Application Conference		\$2,363 <u>\$5,314</u>
Pre-Application Conference (Street Vacation Requested)		\$5,714
Remedial Action Exempt Review - Conference		\$637 <u>\$1,987</u>
Written Comments from Infrastructure Bureaus and Planner		\$1,277
Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)		\$1,477
Written Comments from Planner		\$400

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Other Land Use Services	
Additional Copies of Recording Documents	\$16
Appeals	
Type II / IIX Recognized Organizations as defined in Zoning Code Chapter 33.910.	\$250 No Charge
Type III	50% of Bureau of Development Services Land Use Services application fee (Maximum \$5,000)
120-day delay / HRI Removal (ranked structures only)	\$242
Expert Outside Consultation (above base fee)	\$116 per hour
Field Verification By Land Use Staff (except for environmental plan checks)	\$200
Hourly Rate for Land Use Services (BDS)	\$148
Hourly Rate for Land Use Services (BES)	\$140
Lot Confirmation	
Sites Without Buildings	\$683 <u>\$963</u>
Sites With House(s) or Duplex(es)	\$768 <u>\$1,048</u>
Sites With Other Development	\$768 <u>\$1,048</u>
Mural Permit Fee	\$263
Structural Plan Review Fee - Required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule.	\$149
Plan Check	\$2.12 per \$1,000 valuation + <u>\$70</u>
Commercial and Residential	\$95 <u>\$165</u> minimum
Maximum number of allowable checksheets: 2	
Rate per additional checksheet	\$184
Community Design Standards Plan Check (add to base fee)	\$0.0075 of valuation; maximum \$5,000, maximum \$2,000 for house or duplex
Convenience Store/Amenity Bonus Plan Check (add to base fee)	\$250
Environmental Standards Plan Check & Field Verification	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$150
Radio Frequency Facilities Plan Check (flat fee)	\$720 <u>\$865</u>
Property Line Adjustment	
Sites Without Buildings	\$707 <u>\$1,447</u>
Sites With House(s) or Duplex(es)	\$793 <u>\$1,814</u>
Sites With Other Development	\$845 <u>\$2,391</u>
Property Line Adjustment With Lot Confirmation	
Sites Without Buildings	\$1,390 <u>\$2,220</u>
Sites With House(s) or Duplex(es)	\$1,561 <u>\$2,672</u>
Sites With Other Development	\$1,613 <u>\$3,249</u>
Remedial Action Exempt Review	
Simple	\$3,018
Complex	\$4,985
<u>BES Land Use Exemption</u>	<u>\$841</u>
<u>BES LU and Bldg Permit Exemption</u>	<u>\$1,921</u>
<u>BES Bldg Permit/Dev Permit Exemption Hourly Fee</u>	<u>\$108</u>
Renotification Fee - Any Review	\$493
<u>Street Vacation</u>	<u>\$345</u>
Transcripts	Actual cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Advertising Sign Permit)	\$65
Tier 2 (LUCS, Bank Letter, <u>ODOT Outdoor Advertising Sign Permit</u>)	\$250
Tier 3 (<u>Documenting Non-conforming Situation</u> <u>Standard Evidence</u> , Non-conforming Upgrades Option 2, Notice of Use Determination, Complex Zoning Analysis, <u>Convenience Store</u>)	\$850