

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-106

Establishing Fees and Charges for MCC 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area, and Repealing Resolution No. 05-028

The Multnomah County Board of Commissioners Finds:

- a. On April 13, 2000, the Board adopted Ordinance No. 944 establishing land use fees by resolution.
- b. On February 10, 2005, the Board adopted Resolution No. 05-028 establishing current land use fees and charges.
- c. Multnomah County has entered into intergovernmental agreements with the cities of Portland and Troutdale to provide planning services for areas outside those city limits and within the urban growth boundaries.
- d. Land use fees implementing the Portland IGA (Exhibit A to Resolution 05-028) have not been changed since the Board adopted Resolution No. 04-128 on August 26, 2004.
- e. The fees, costs and methodologies for determining fees under the Portland IGA have changed and it is necessary to establish these new fees and costs for services provided by Portland by updating Exhibit A.
- f. All other fees and charges established by Resolution 05-028 remain the same.

The Multnomah County Board of Commissioners Resolves:

1. Resolution No. 05-028 is repealed and Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs are set as follows:

	Action	Fee
Type I	Building Permit Review	\$52
	Address Assignment	\$25
	Address Reassignment (requires notice)	\$52
	Land Use Compatibility Review	\$42
	Sign Permit	\$29
	Wrecker License Review	\$216

	Action	Fee
	DMV Dealer Review	\$42
	Grading and Erosion Control	\$369
	Floodplain Development Permit or Review (one & two family dwellings)	\$29
	Floodplain Development Permit (all other uses)	\$64
	Moving of a Floating Home Permit	\$93
Type II	Health Hardship Permit	\$184
	Health Hardship Renewal	\$93
	Non-hearing Variance	\$272
	Exceptions and Lots of Exception	\$127
	Time Extension	\$272
	Administrative Decision by Planning Director	\$272
	Willamette River Greenway	\$675
	Significant Environmental Concern	\$675
	Administrative Modification of Conditions established in prior contested case	\$184
	Hillside Development	\$490
	National Scenic Area Site Review	\$369
	Temporary Permit	\$184
	Design Review	\$691
	Category 3 Land Division	\$536
	Category 4 Land Division	\$243
	Property Line Adjustment	\$196
	Appeal of Administrative Decision	\$260
	Withdrawal of Application	\$0
	- Before app. status letter written	Full Refund
	- After status ltr. assess 4 hr.	\$158
Withdrawal of Appeal	\$0	
- After hearing notice mailed	No Refund	
Type III	Planned Development	\$2,145
	Community Service	\$1,788
	Regional Sanitary Landfill	\$2,308
	Conditional Use (CU)	\$1,788
	CU for Type B Home Occupation	\$831

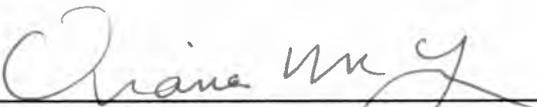
	Action	Fee
	Variance (hearing)	\$588
	Modifications of conditions on a prior hearings case w/ rehearing	Full fee for original action
	Lots of Exception	\$854
	Category 1 Land Division - up to 20 lots	\$1,574
	Category 1 - Fee for each additional lot over 20	\$29
	Other hearings case	\$611
	National Scenic Area Site Review	\$1,788
	Withdrawal of Application	\$0
	- Before app. status letter written	Full Refund
	- After status ltr. assess 4 hr.	\$156
	- After hearing notice mailed	No Refund
Type IV	Legislative or Quasijudicial Plan Revision	\$2,290 deposit
	Legislative or Quasijudicial Zone Change	\$2,290 deposit
Misc.	Pre-application conference	\$329
	Pre-application conference for home occupation	\$164
	Notice Sign	\$10
	Research Fee (includes mailing list production) (2 hour deposit required)	\$40/hour
	Photocopies	\$.31 per page
	Color aerial photograph	\$6.25 each
	Cassette tape recording of hearing	\$29.00 first tape- additional \$2.60 each tape
	Rescheduled hearing	\$243
	Subscription for all County land use decisions	\$1,947/year
	Subscription for all Scenic Area land use decisions	\$677/year
	Subscription for all land use decisions except scenic area	\$1,270/year

2. Fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale.
3. Fees for planning services provided by the City of Portland under IGA are set in the attached Exhibit A.
4. This Resolution takes effect and Resolution 05-028 is repealed on July 5, 2005.

ADOPTED this 9th day of June 2005.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Matthew O. Ryan, Assistant County Attorney

Exhibit A to Land Use Fee Resolution (for Services Provided by Portland)

Land Use Planning Fees for Planning Services Provided by the City of Portland Under IGA Are Set as Follows:

Adjustment Review Residential Use (only)	
Fences/Decks/Eaves	\$1,200
Lots with existing single-dwelling units	\$1,672
All other residential adjustments	\$1,565
Non-residential or mixed use	\$1,679
Comprehensive Plan Map Amendment	\$17,903
Conditional Use	
Type I	\$2,445
Type II (Minor)	\$3,276
Type III (Major)	
New Conditional Use	\$10,932
Existing Conditional Use	\$5,182
Radio Frequency	\$10,932
Demolition/ Demolition Delay Extension Review	\$3,217
Design Review	
Major (Type III)	0.0043 of valuation minimum \$5,547 maximum \$21,997
Minor A (Type I & II) (except as identified in Minor B) (includes residential projects with 2 or more units)	minimum \$3,488 maximum \$6,915
Minor B (Type I & II) --Includes residential projects with 1 unit --Improvements under \$5,000 --Fences, freestanding & retaining walls, gates --Parking areas 10,000 sq. ft. or less --Awnings, signs, rooftop equipment --Colors in historic districts --Lighting Projects --Remodels affecting less than 25 ft. of frontage	minimum \$785 maximum \$3,325
Modifications through Design Review	\$300
Environmental Review (Type I)	\$570

Exhibit A to Land Use Fee Resolution (for Services Provided by Portland)

Environmental Review (Type II) Residential use (only)	\$2,129
Non-residential or mixed use	\$3,129
Environmental Review Protection Zone (Type III)	\$5,607
Environmental Violation (Type III)	\$9,841
--Undividable lot with existing single dwelling unit	\$2,982
Final Plat Review / Final Development Plan Review for Planned Development or Planned Unit Development) (Type I)	
If preliminary with Type I with no street	\$1,660
If preliminary was Type I or IIx with a street	\$3,562
If preliminary was Type II / IIx with no street	\$3,562
If preliminary was Type III	\$5,936
Greenway Residential use (only)	\$1,129
Non-residential or mixed use	\$4,144
Historic Landmark designation or removal Individual properties (Type III)	\$3,973
Multiple Properties or districts (Type III)	\$4,774
Demolition Review (Type IV)	\$5,247
Home Occupation Permit	
Initial Permit	\$111
Annual Renewal	\$111
Late charge for delinquent permits	\$5 per month
Impact Mitigation Plan Amendment (Minor) (Type II)	\$3,090
Implementation (Type II)	\$3,626
Amendment (Use) (Type III)	\$6,196
New/Amendment (Major) (Type III)	\$22,662
Land Division Review	
Type I	\$5,177 + \$125 per lot plus \$520 if new street
Type IIx	\$6,504 + \$125 per lot plus \$520 if new street

Exhibit A to Land Use Fee Resolution (for Services Provided by Portland)

Type III	\$9,481 + \$125 per lot plus \$520 if new street
Subdivision with Concurrent Environmental Review (Type III)	\$9,682 + \$150 per lot, plus \$800 if new street
Partition with Concurrent Environmental Review (Type III)	\$8,182
Land Division Amendment Review	
Type I	\$3,112
Type IIx	\$4,114
Type III	\$8,443
Lot Consolidation (Type I)	\$1,300
Master Plan Minor Amendments to Master Plans (Type II)	\$7,372
New Master Plans or Major Amendments to Master Plans (Type III)	\$13,360
Non-conforming Status Review (Type II)	\$2,229
Non-conforming Situation Review (Type II)	\$4,330
Planned Development Review Type IIx	\$4,127
Type III	\$7,406
Planned Development Amendment / Planned Unit Development Amendment Type IIx	\$2,855
Type III	\$8,215
Pre-Application Conference Major (Comprehensive Plan Map Amendment, Zone Change, Design Review, Subdivision Master Plan, and Impact Mitigation Plan)	\$2,100
Minor	\$1,500
Pre-Application Conference for PUD/PD Final Development Plan	\$728
Statewide Planning Goal (Type III)	\$30,215
Tree Preservation Violation Review (Type III)	\$7,025
Tree Review (Type I)	\$900
Tree Review (Type II)	\$1,329
Zoning Map Amendment (Type III)	\$5,920

Exhibit A to Land Use Fee Resolution (for Services Provided by Portland)

Other Unassigned Reviews Type I	\$2,492
Type II / IIx	\$2,971
Type III	\$7,025
Other Planning Services	
Appeals Type II / IIx	\$250
Type III	½ of application
Appointment for Early Land Use Review Assistance	\$150 per hour Minimum – ½ hour
Design Advice Request	\$1,447
Early Plan Review (per hour)	\$110 per hour
Expert Outside Consultation (above base fee)	\$83 per hour
Hourly Rate for Land Use Services	\$110 per hour
Plan Check Residential and commercial	\$1.39 per \$1,000 valuation \$47 minimum
Community Design Standards Plan Check	\$.003 of valuation
Environmental Plan Check	\$727
Pre-Development Conference	\$1,003
Property Line Adjustment	\$941
Renotification Fee	\$493
Transcripts	Actual cost
Zoning Confirmation Tier A (bank letter, new DMV)	\$277
Tier B (zoning/development analysis, nonconforming standard evidence, notice of use determination)	\$804
Lot Segregation	\$440
Lot Segregation with Property Line Adjustment	\$1,046
DMV Renewal	\$45