

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 09-064**

Establishing Fees and Charges for MCC Chapters 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area; Repealing Resolution 08-066; and Setting of Planning Service Fee Schedules by City of Troutdale and City of Portland

**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 May 22, 2008, the Board adopted Resolution 08-066 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. The Portland IGA requires that fees charged for such services must cover the full cost of their provision. The City has approved some land use service fees and it is necessary for the County to also adopt such increases in order to be in compliance with the full cost recovery required under the IGA.
- e. All other County-imposed fees and charges established by Resolution 08-066 are intended to remain in effect as set out below, and Resolution 08-066 will be repealed.

**The Multnomah County Board of Commissioners Resolves:**

1. 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:

	<b>Action</b>	<b>Fee</b>
Type I	Building Permit Review	\$53
	Address Assignment	\$85
	Address Reassignment (requires notice)	\$127
	Land Use Compatibility Review	\$43
	Sign Permit	\$30
	Wrecker License Review	\$192
	DMV Dealer Review	\$43
	Grading and Erosion Control	\$224

	<b>Action</b>	<b>Fee</b>
	Floodplain Development Permit or Review (one & two family dwellings)	\$85
	Floodplain Development Permit (all other uses)	\$350
	Moving of a Floating Home Permit	\$95
Type II	Health Hardship Permit	\$571
	Health Hardship Renewal	\$95
	Non-hearing Variance	\$279
	Exceptions and Lots of Exception	\$130
	Time Extension	\$363
	Administrative Decision by Planning Director	\$833
	Accessory Uses Determination	\$701
	Alteration of Nonconforming Use	\$950
	Lot of Record Verification	\$622
	Zoning Code Interpretation	\$833
	Willamette River Greenway	\$692
	Forest Dwelling	\$1,476
	Significant Environmental Concern	\$709
	Administrative Modification of Conditions established in prior contested case	\$589
	Hillside Development	\$544
	National Scenic Area Site Review	\$710
	National Scenic Area Expedited Review	\$100
	Temporary Permit	\$189
	Design Review	\$708
	Category 3 Land Division	\$549
	Category 4 Land Division	\$249
	Property Line Adjustment	\$610
	Appeal of Administrative Decision	\$250
	Withdrawal of Application	
	- Before app. status letter written	Full Refund
	- After status ltr. assess 4 hr.	\$164
	Withdrawal of Appeal	
	- After hearing notice mailed	No Refund

	<b>Action</b>	<b>Fee</b>
Type III	Planned Development	\$2,198
	Community Service	\$1,832
	Regional Sanitary Landfill	\$2,365
	Conditional Use (CU)	\$1,832
	CU for Type B Home Occupation	\$852
	Variance (hearing)	\$603
	Modifications of conditions on a prior hearings case w/ rehearing	Full fee for original action
	Lots of Exception	\$875
	Category 1 Land Division - up to 20 lots	\$1,613
	Category 1 - Fee for each additional lot over 20	\$30
	Other hearings case	\$626
	National Scenic Area Site Review	\$1,832
	Withdrawal of Application	
	- Before app. status letter written	Full Refund
	- After status ltr. assess 4 hr.	\$164
	- 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	\$431
	Pre-application conference for home occupation	\$168
	Notice Sign	\$10
	Research Fee (includes mailing list production) (2 hour deposit required)	\$41/hour
	Photocopies	\$.30 per page
	Color aerial photograph	\$6.40 each
	Cassette tape recording of hearing	\$30.00 first tape- additional \$2.65 each tape
	Rescheduled hearing	\$249
	Inspection Fee	\$77


	Action	Fee
	Review of :	
	Lot Consolidations	\$148
	Replats	\$249

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 out in the attached Exhibit A.
4. This Resolution takes effect and Resolution 08-066 is repealed on July 1, 2009.

ADOPTED this 28<sup>th</sup> day of May 2009.

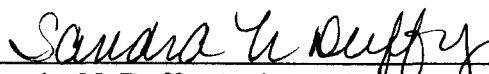


BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:

Ted Wheeler, Multnomah County Chair

**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>LAND USE REVIEWS</b>	
<b>Adjustment Review (Type II)</b>	
Residential Fences/Decks/Eaves	\$1,250
Residential Lots with existing single-dwelling units	\$1,722
All other residential adjustments	\$1,615
<b>Non-residential or mixed use</b>	<b>\$1,729</b>
<b>Comprehensive Plan and Zone Map Amendment (Type III)</b>	<b>\$22,679</b>
<b>Single Family Residential to Single Family Residential Upzoning (Type III)</b>	<b>\$13,272</b>
<b>Conditional Use</b>	<b>\$2,525</b>
Type I	
Minor (Type II)	\$3,372
Radio Frequency Facilities (Type II)	\$4,746
Major – New (Type III)	\$11,298
Major - Existing	\$5,548
Major - Radio Frequency	\$12,957
<b>Design Review</b>	
Major (Type III)	0.00525 of valuation minimum \$6,818; maximum \$25,339
Minor A (Type I & II) except as identified in Minor B and Minor C, including residential projects with 2 or more units; and radio frequency facilities	minimum \$3,496; maximum \$7,429
Minor B (Type I & II) --Includes residential projects with 1 unit --Improvements with valuation under \$5,000, but more than \$2,500 --Parking areas 10,000 sq. ft. or less --Awnings, signs, rooftop mechanical equipment --Lighting Projects --Remodels affecting less than 25 consecutive linear ft. of frontage	minimum \$785; maximum \$3,546

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<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Design Review (continued)</b>	
Minor C (Type I & II)	
--Improvements not identified in Minor B with valuation \$2,500 or less	\$650
-- Fences, freestanding & retaining walls, gates	
--Colors in historic districts	
Modifications through Design Review	\$300
<b>Environmental Review (Type I)</b>	\$655
<b>Environmental Review (Type II)</b>	\$2,230
Residential use (only)	
Non-residential or mixed use	\$3,230
<b>Environmental Review Protection Zone (Type III)</b>	\$5,978
<b>Environmental Violation Review</b>	\$3,495
<b>Type II required</b>	
<b>Type III required</b>	\$8,075
<b>Undividable lot with existing single dwelling unit</b>	\$5,018
<b>Final Plat Review / Final Development Plan Review for Planned Development or Planned Unit Development) (Type I)</b>	
If preliminary with Type I with no street	\$1,760
If preliminary was Type I or IIx with a street	\$3,662
If preliminary was Type II / IIx with no street	\$3,662
If preliminary was Type III	\$6,036
<b>Greenway</b>	
Residential use or Simple Non-Residential or Mixed Use	\$1,568
Non-residential or mixed use	\$4,265
<b>Historic Landmark designation or removal</b>	\$3,973
Individual properties (Type III)	
Multiple Properties or districts (Type III)	\$4,774
Demolition Review (Type IV)	\$6,047
<b>Home Occupation Permit</b>	
Initial Permit	\$123
Annual Renewal	\$123
Late charge for delinquent permits	\$5 per month

**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Impact Mitigation Plan</b>	
Amendment (Minor) (Type II)	\$4,355
Implementation (Type II)	\$4,355
New/Amendment (Major) (Type III)	\$22,948
Amendment (Use) (Type III)	\$6,777
<b>Land Division Review</b>	
Type I	\$5,267 + \$175 per lot plus \$900 if new street
Type IIx	\$6,670 + \$175 per lot plus \$900 if new street
Type III	\$9,917 + \$175 per lot plus \$900 if new street
Partition with Concurrent Environmental Review (Type III)	\$5,893 + \$200 per lot plus \$900 if new street
Subdivision with Concurrent Environmental Review (Type III)	\$10,118 + \$200 per lot, plus \$900 if new street
<b>Land Division Amendment Review</b>	
Type I	\$2,000
Type IIx	\$2,745
Type III	\$8,729
<b>Living Smart House Plans</b>	
Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)	
<b>Lot Consolidation (Type I)</b>	\$1,300
<b>Master Plan</b>	
Minor Amendments to Master Plans (Type II)	\$7,388
New Master Plans or Major Amendments to Master Plans (Type III)	\$13,916
Non-conforming Situation Review (Type II)	\$4,380
Non-conforming Status Review (Type II)	\$2,245
Planned Development Review	
Type IIx	\$4,143
Type III	\$7,692

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<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Planned Development Amendment / Planned Unit Development Amendment</b>	
Type IIx	\$2,871
Type III	\$8,501
<b>Statewide Planning Goal Exception (Type III)</b>	\$30,501
<b>Tree Preservation Violation Review</b>	
Type II	\$2,745
Type III	\$7,311
<b>Tree Review</b>	
Type I	\$2,000
Type II	\$2,745
<b>Zoning Map Amendment (Type III)</b>	\$6,534
<b>Other Unassigned Reviews</b>	
Type I	\$2,492
Type II / IIx	\$2,987
Type III	\$7,311
<b>EARLY ASSISTANCE SERVICES</b>	
<b>Appointment for Early Land Use Review Assistance</b>	\$375 per hour
<b>Design Advice Request</b>	\$1,700
<b>Early Pre-Submittal Plan Review (per hour)</b>	\$255 per hour
<b>Hourly Rate for Land Use Services</b>	\$128 per hour
<b>Pre-Application Conference</b>	\$2,160
<b>Remedial Action Exempt Review – Conference</b>	\$550
<b>Zoning Confirmation</b>	
Tier A (bank letter, new DMV)	\$277
Tier B (zoning/development analysis, nonconforming standard evidence, notice of use determination)	\$804
<b>OTHER PLANNING SERVICES</b>	
<b>Appeals</b>	
Type II / IIx	\$250
Type III	½ of application



**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Demolition Delay Review</b>	\$179
<b>DMV Renewal</b>	\$55
<b>Expert Outside Consultation (above base fee)</b>	\$95 per hour
<b>Lot Confirmation</b>	\$587
<b>Lot Confirmation with Property Line Adjustment</b>	\$1,046
<b>Basic Mural Permit Fee</b>	\$250
Planning & Zoning Review Fee Required for all murals located in a Design overlay zone	\$150
Structural Plan Review Fee Required for all murals with elements weighing more than 7 pounds per square inch, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule	65% of Basic Mural Permit Fee
Structural Alteration to Existing Mural	Same fee as for new mural
Renewal of Expired Permit	50% of Basic Mural Permit Fee
Reinspection Fee	\$80 per inspection
<b>Plan Check</b> Residential and commercial	\$1.69 per \$1,000 valuation \$66 minimum
Community Design Standards Plan Check	\$.0056 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
<b>Property Line Adjustment</b>	\$941
<b>Remedial Action Exempt Review – Simple</b>	\$2,568
<b>Remedial Action Exempt Review – Complex</b>	\$4,173
<b>Renotification Fee - Any Review</b>	\$493
<b>Transcripts</b>	Actual cost
<b>SITE DEVELOPMENT FEES</b>	
<b>Applies to Commercial Projects:</b>	
<b>On-Site Permanent Stormwater Control Facilities Inspection Fee</b> Applies to Commercial and Site Development Permits with on-site stormwater management facilities. Fees for inspecting construction of approved on-site permanent stormwater quality and quantity control facilities	

**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$19
\$501 - \$2,000	\$19 for the first \$500, plus \$0.64 for each additional \$100 or fraction thereof to and including \$2,000,
\$2,001 - \$25,000	\$28.60 for the first \$2,000, plus \$1.26 for each additional \$1,000 or fraction thereof to and including \$25,000.
\$25,001 - \$50,000	\$57.58 for the first \$25,000, plus \$0.94 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 - \$100,000	\$81.08 for the first \$50,000, plus \$0.64 for each additional \$1,000 or fraction thereof to and including \$100,000.
\$100,001 and up	\$113.08 for the first \$100,000, plus \$0.31 for each additional \$1,000 or fraction thereof.
<b>On-Site Permanent Stormwater Control Facilities Plan Review Fee</b>	65% of On-Site Permanent Stormwater Control Facilities Inspection Fee
<b>Applies to Residential Projects:</b>	
<b>Residential Site Inspection Fee for Simple Sites:</b>	
Applies to all simple residential sites with ground-disturbing activity. Services include inspections for landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$443
Additions, alterations, garages and carports	\$190
<b>Residential Site Inspection Fee for Complex Sites:</b>	
Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and inspections for required landscaping, zoning, Environmental Zone standards, erosion control, on-site stormwater facilities, and compliance with conditions of Land Use Reviews.	
New Construction	\$570
Additions, alterations, garages and carports	\$283
<b>Applies to Commercial and Site Development Projects:</b>	
<b>Erosion Control Fees</b>	
Commercial and site Development Permits:	

**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
Located in an Environmental Zone:	Base fee (up to one acre) \$522 plus, \$58 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) \$349 plus, \$58 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)	\$31 for the first 100 feet of line. \$23 for each additional 100 feet of line, or portion thereof.
<b>Exterior Remodels and Additions</b>	
Located in an Environmental Zone:	Base fee (up to one acre) \$204 plus, \$33 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) \$135 plus, \$33 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
<b>Applies to Commercial, Residential and Site Development Projects:</b>	
<b>Clearing Fee</b>	
For vegetation removal only with no other permitted activity.	
5,000 square feet to 1 acre	\$56
Over 1 acre	\$56 plus \$14 per additional acre or fraction of an acre
<b>Clearing with Tree Cutting Fee</b>	
For vegetation removal only with no other permitted activity. (on slopes over 10% gradient)	
2,500 square feet – 1 acre	\$115
1 acre and up	\$115 plus \$39 per additional acre or fraction of an acre
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b>	
For changes, additions, or revisions to approved plans.	
For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring and private streets	
Plan review time ½ hour or less	\$58
Plan review time greater than ½ hour	\$116 per hour or fraction thereof
<b>Inspections Outside of Normal Business Hours</b>	\$158 per hour or fraction of an hour Minimum - \$158

**Exhibit A (for Services Provided by Portland under IGA)**

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:			
<b>Investigation Fee</b> For commencement of work before obtaining a permit.		Equal to the permit fee or the actual investigation costs at \$116 per hour, whichever is greater, plus \$250	
<b>Limited Site Development Consultation Fee</b> For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites. The meeting will be limited to two City staff members.		\$158 first hour, plus \$116 per additional hour or fraction of an hour  Minimum – 1 hour	
<b>Living Smart House Plans</b> Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)			
<b>Permit Reinstatement Processing Fee</b> Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.		The renewal fee shall be one half the amount required for a new permit.  Minimum fee - \$50	
<b>Reinspection Fee</b> When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.		\$79 per inspection	
<b>Applies to Site Development Permits Only:</b> <b>Site Development Permit Fee</b> Applies to site work when no building permit is issued, including grading, excavation, private streets, landscaping and on-site stormwater facilities. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee. Total Value of Construction Work to be Performed:			
\$1	-	\$500	\$44.60 minimum fee
\$501	-	\$2,000	\$44.60 for the first \$500 plus \$2.01 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001	-	\$25,000	\$74.75 for the first \$2,000 plus \$7.87 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001	-	\$50,000	\$255.76 for the first \$25,000, plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$50,000

**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
\$50,001	- \$100,000	\$402.01 for the first \$50,000, plus \$3.90 for each \$1,000 or fraction thereof, to and including \$100,000
\$100,0001	and up	\$597.01 for the first \$100,000, plus \$3.28 for each additional \$1,000 or fraction thereof
<b>Site Development Plan Review Fee</b> For the original submittal and one revision, unless the revision increases the project valuation.		\$65% of the site development permit fee