

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2010-069

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 09-064

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 28, 2009, the Board adopted Resolution 09-064 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established by Resolution 09-064 are intended to remain in effect as set out below, and Resolution 09-064 will be repealed.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:

	Action	Fee
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
	Floodplain Development Permit or Review (one & two family dwellings)	\$85

	Action	Fee
	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	
Type III	Planned Development	\$2,198
	Community Service	\$1,832
	Regional Sanitary Landfill	\$2,365
	Conditional Use (CU)	\$1,832

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

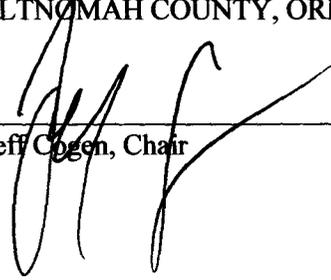
2. Fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale.

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 09-064 is repealed on July 1, 2010.

ADOPTED this 3rd day of June 2010.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra Duffy
Sandra N. Duffy, Assistant County Attorney

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
LAND USE REVIEWS	
Adjustment Review (Type II)	
Residential Fences/Decks/Eaves	\$1,250
Residential Lots with existing single-dwelling units	\$1,727
All other residential adjustments	\$1,620
Non-residential or mixed use	\$1,737
Comprehensive Plan and Zone Map Amendment (Type III)	\$22,793
Single Family Residential to Single Family Residential Upzoning (Type III)	\$13,491
Conditional Use	
Type I	\$2,573
Minor (Type II)	\$3,379
Radio Frequency Facilities (Type II)	\$5,045
Major – New (Type III)	\$11,393
Major - Existing	\$5,632
Major - Radio Frequency	\$13,641
Design Review	
Major (Type III)	0.00525 of valuation minimum \$6,900; maximum \$25,889
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 \$3,754; maximum \$10,094
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 \$1,247; maximum \$3,847

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Design Review (continued)	
Minor C (Type I & II)	
--Improvements not identified in Minor B with valuation \$2,500 or less	\$1,073
-- Fences, freestanding & retaining walls, gates	
--Colors in historic districts	
Modifications through Design Review	\$300
Environmental Review (Type I)	\$1,219
Environmental Review (Type II)	\$2,263
Residential use (only)	
Non-residential or mixed use	\$3,271
Environmental Review Protection Zone (Type III)	\$6,092
Environmental Violation Review	
Type II required	\$3,517
Type III required	\$8,170
Undividable lot with existing single dwelling unit	\$5,113
Final Plat Review / Final Development Plan Review for Planned Development or Planned Unit Development) (Type I)	
If preliminary with Type I with no street	\$1,767
If preliminary was Type I or IIx with a street	\$3,678
If preliminary was Type II / IIx with no street	\$3,670
If preliminary was Type III	\$6,069
Greenway	
Residential use or Simple Non-Residential or Mixed Use	\$1,739
Non-residential or mixed use	\$4,486
Historic Landmark designation or removal	
Individual properties (Type III)	\$3,973
Multiple Properties or districts (Type III)	\$4,774
Demolition Review (Type IV)	\$6,350
Home Occupation Permit	
Initial Permit	\$133
Annual Renewal	\$133
Late charge for delinquent permits	\$5.40 per month
Impact Mitigation Plan	
Amendment (Minor) (Type II)	\$4,409

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Implementation (Type II)	\$4,409
New/Amendment (Major) (Type III)	\$23,075
Amendment (Use) (Type III)	\$6,904
Land Division Review	
Type I	\$5,281 + \$175 per lot plus \$900 if new street
Type IIx	\$6,703 + \$175 per lot plus \$900 if new street
Type III	\$10,085 + \$175 per lot plus \$900 if new street
2-3 lot Land Division with Concurrent Environmental Review (Type III)	\$5,999 + \$200 per lot plus \$900 if new street
4 or more lot Land Division with Concurrent Environmental Review (Type III)	\$10,327 + \$200 per lot, plus \$900 if new street
Land Division Amendment Review	
Type I	\$2,007
Type IIx	\$2,752
Type III	\$8,809
Living Smart House Plans 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.)	
Lot Consolidation (Type I)	\$1,310
Master Plan	
Minor Amendments to Master Plans (Type II)	\$7,404
New Master Plans or Major Amendments to Master Plans (Type III)	\$14,043
Non-conforming Situation Review (Type II)	\$4,385
Non-conforming Status Review (Type II)	\$2,245
Planned Development Review Type IIx	\$4,211
Type III	\$7,833
Planned Development Amendment / Planned Unit Development Amendment	
Type IIx	\$2,882
Type III	\$8,585
Statewide Planning Goal Exception (Type III)	\$30,574

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Tree Preservation Violation Review	
Type II	\$2,753
Type III	\$7,392
Tree Review	
Type I	\$2,007
Type II	\$2,752
Zoning Map Amendment (Type III)	\$6,855
Other Unassigned Reviews	
Type I	\$2,496
Type II / IIx	\$2,995
Type III	\$7,398
EARLY ASSISTANCE SERVICES	
Appointment for Early Land Use Review Assistance	\$145 per hour minimum 3 hours
Design Advice Request	\$1,780
Early Zoning Standards Review	
One and Two-Family Dwellings	\$200
All Other Development	\$425
Hourly Rate for Land Use Services	\$134
Pre-Application Conference	\$2,193
Remedial Action Exempt Review – Conference	\$578
Zoning Confirmation	
Tier A (bank letter, new DMV)	\$230
Tier B (zoning/development analysis, nonconforming standard evidence, notice of use determination)	\$804
OTHER PLANNING SERVICES	
Appeals	
Type II / IIx	\$250
Type III	½ of application
Demolition Delay Review	\$180
DMV Renewal	\$60
Expert Outside Consultation (above base fee)	\$100 per hour

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Lot Confirmation	\$618
Lot Confirmation with Property Line Adjustment	\$1,054
Basic Mural Permit Fee	\$263
Design Standards Mural Fee Required for all murals located in a Design overlay zone	\$158
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	\$84 per inspection
Plan Check Residential and commercial	\$1.78 per \$1,000 valuation \$70 minimum
Community Design Standards Plan Check	\$0.0059 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
Plan Review for New or Changed Wireless Facilities	\$500
Property Line Adjustment	\$946
Remedial Action Exempt Review – Simple	\$2,696
Remedial Action Exempt Review – Complex	\$4,382
Renotification Fee - Any Review	\$493
Transcripts	Actual cost
SITE DEVELOPMENT FEES - Bureau of Environmental Services	
Applies to Commercial Projects:	
On-Site Permanent Stormwater Control Facilities Inspection Fee 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	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$19

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
\$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.
On-Site Permanent Stormwater Control Facilities Plan Review Fee	65% of On-Site Permanent Stormwater Control Facilities Inspection Fee
SITE DEVELOPMENT FEES - Bureau of Development Services	
Applies to Residential Projects:	
Residential Site Review and Inspection Fee for Simple Sites:	
Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$478
Additions, alterations, garages and carports	\$205
Residential Site Review and Inspection Fee for Complex Sites:	
Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$616
Additions, alterations, garages and carports	\$306
Applies to Commercial and Site Development Projects:	
Erosion Control Fees	
Commercial and site Development Permits:	
Located in an Environmental Zone:	Base fee (up to one acre) \$564 plus, \$63 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) \$377 plus, \$63 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)	\$33 for the first 100 feet of line. \$25 for each additional 100 feet of line, or portion thereof.

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:

Exterior Remodels and Additions

Located in an Environmental Zone:	Base fee (up to one acre) \$220 plus, \$36 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) \$146 plus, \$36 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.)

Applies to Commercial, Residential and Site Development Projects:

Clearing Fee For vegetation removal only with no other permitted activity.	
5,000 square feet to 1 acre	\$70
Over 1 acre	\$70 plus \$15 per additional acre or fraction of an acre
Clearing with Tree Cutting Fee For vegetation removal only with no other permitted activity. (on slopes over 10% gradient)	
2,500 square feet – 1 acre	\$124
1 acre and up	\$124 plus \$42 per additional acre or fraction of an acre

Miscellaneous Fees

Additional Plan Review Fee 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	\$63
Plan review time greater than ½ hour	\$125 per hour or fraction thereof

Inspections Outside of Normal Business Hours	\$171 per hour or fraction of an hour Minimum - \$171
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Investigation Fee For commencement of work before obtaining a permit.	Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270
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Limited Site Development Consultation Fee 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.	\$171 first hour, plus \$125 per additional hour or fraction of an hour Minimum – \$171
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Living Smart House Plans
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.)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
<p>Permit Reinstatement Processing Fee 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.</p>	<p>The renewal fee shall be one half the amount required for a new permit. Minimum fee - \$54</p>
<p>Reinspection Fee 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.</p>	<p>\$85 per inspection</p>
<p>Applies to Site Development Permits Only: Site Development Permit Fee 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:</p>	
<p>\$1 - \$500</p>	<p>\$70.00 minimum fee Maximum number of allowable* inspections: 2</p>
<p>\$501 - \$2,000</p>	<p>\$70.00 for the first \$500 plus \$2.11 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2</p>
<p>\$2,001 - \$25,000</p>	<p>\$101.65 for the first \$2,000 plus \$8.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5</p>
<p>\$25,001 - \$50,000</p>	<p>\$291.63 for the first \$25,000, plus \$6.14 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6</p>
<p>\$50,001 - \$100,000</p>	<p>\$445.13 for the first \$50,000, plus \$4.10 for each \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7</p>
<p>\$100,0001 and up</p>	<p>\$650.13 for the first \$100,000, plus \$3.44 for each additional \$1,000 or fraction thereof</p>
<p>*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$85 per inspection.</p>	
<p>Site Development Plan Review Fee For the original submittal and one revision, unless the revision increases the project valuation.</p>	<p>65% of the site development permit fee</p>