

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. 2014-074**

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 2014-009.

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

- a. On April 13, 2000, the Board adopted Ordinance No. 944 authorizing the establishment of land use fees by resolution.
- b. On June 7, 2012, the Board adopted Resolution No. 2012-071 establishing land use fees and charges.
- c. On April 4, 2013, the Board adopted Resolution No. 2013-033 establishing land use fees and charges and repealing Resolution No. 2012-071.
- d. On June 13, 2013, the Board adopted Resolution No. 2013-079 establishing land use fees and charges and again repealing Resolution No. 2012-071.
- e. On January 16, 2014, the Board adopted Resolution No. 2014-009 establishing current land use fees and charges and repealing Resolution No. 2013-079.
- f. 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.
- g. The Portland IGA requires that fees charged for such services must cover the full cost of their provision. The City has approved certain land use service fees and it is necessary for the County to adopt the same in order to comply with the full cost recovery required under the IGA.
- h. No change is being made to the County's fees and charges schedule for County land use services; however, for convenience, Resolutions No. 2014-009 and 2013-033 will be repealed and the County's fees and charges schedule will be re-adopted as set forth below.

**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>Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017</b>				
<b>LUP Fee Service</b>	<b>Fiscal Yr 2013-14 Fee</b>	<b>Fiscal Yr 2014-15 Fee</b>	<b>Fiscal Yr 2015-16 Fee</b>	<b>Fiscal Yr 2016-17 Fee</b>
Accessory Use Determination - Type 2	\$ 806	\$ 927	\$ 945	\$ 945
Administrative Decision by Planning Director- Type 2	\$ 958	\$ 1,102	\$ 1,267	\$ 1,457
Adjustment- Type 2	\$ 321	\$ 369	\$ 424	\$ 488
Administrative Modification of Conditions- Type 2	\$ 677	\$ 779	\$ 896	\$ 1,030
Address Assignment, Reassignment- Type 1	\$ 146	\$ 168	\$ 193	\$ 219
Agricultural Building Review- Type 1*	\$ 32	\$ 37	\$ 43	\$ 49
Alteration of Non-Conforming Use- Type 2	\$ 1,093	\$ 1,256	\$ 1,445	\$ 1,662
Building Permit Plan Check- Type 1	\$ 61	\$ 70	\$ 81	\$ 93
Community Service- Type 3	\$ 2,107	\$ 2,423	\$ 2,601	\$ 2,601
Conditional Use- Type 3	\$ 2,107	\$ 2,423	\$ 2,601	\$ 2,601
Design Review- Type 2	\$ 814	\$ 936	\$ 1,077	\$ 1,238
Exception to CFU Setback/Safety Zone- Type 2	\$ 150	\$ 172	\$ 198	\$ 227
Floating Home Relocation Permit- Type 1	\$ 104	\$ 104	\$ 104	\$ 104
Floodplain Development- Type 1	\$ 403	\$ 409	\$ 409	\$ 409
Floodplain Development - 1 & 2 Family- Type 1	\$ 98	\$ 112	\$ 129	\$ 149
Forest Development Standards Type 2*	\$ 249	\$ 287	\$ 330	\$ 379
Grading and Erosion Control- Type 1	\$ 258	\$ 296	\$ 341	\$ 392
Health Hardship Permit Type 2	\$ 657	\$ 755	\$ 868	\$ 999
Health Hardship Permit Renewal- Type 2	\$ 109	\$ 126	\$ 144	\$ 166
Hillside Development- Type 2	\$ 637	\$ 733	\$ 843	\$ 969
Home Occupation Type B* - Type 2	\$ 256	\$ 294	\$ 338	\$ 389
Home Occupation Type C - Conditional Use- Type 3	\$ 980	\$ 1,127	\$ 1,296	\$ 1,490
Home Occupation Renewal - Type 2*	\$ 169	\$ 194	\$ 223	\$ 257
Land Division Category 1 up to 20 lots- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Land Division Category 3- Type 2	\$ 631	\$ 726	\$ 835	\$ 960
Land Division Category 4- Type 2	\$ 286	\$ 329	\$ 379	\$ 436
Land Use Compatibility Sign-off- Type 1	\$ 49	\$ 57	\$ 65	\$ 75
Lot Consolidation/Legalization- Type 1	\$ 170	\$ 196	\$ 225	\$ 259
Lot of Exception - Type 2	\$ 150	\$ 172	\$ 198	\$ 227
Lot of Record Type 2	\$ 715	\$ 823	\$ 946	\$ 1,088
Lot of Record- Type 1* - per hour charge (research fee)	\$ 47	\$ 54	\$ 62	\$ 72
Modification of Conditions of Hearing Officer -fee for original action				
New Forest Dwelling - Type 2	\$ 1,697	\$ 1,952	\$ 2,245	\$ 2,582

## Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017

LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 Fee
National Scenic Area Review- Type 2	\$ 817	\$ 939	\$ 1,080	\$ 1,242
National Scenic Area Conditional Use- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
National Scenic Area Review - Expedited- Type 2	\$ 115	\$ 132	\$ 152	\$ 175
National Scenic Area Minor Variance - Type 2*	\$ 723	\$ 831	\$ 956	\$ 1,099
Other Hearing Case- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Planned Development- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Property Line Adjustment - Type 2	\$ 702	\$ 807	\$ 928	\$ 1,067
Property Line Adjustment/Land Division Final- Type 1*	\$ 78	\$ 90	\$ 104	\$ 119
Regional Sanitary Landfill - Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Replat- Type 2	\$ 286	\$ 329	\$ 379	\$ 436
Road Rules Variance - Type 2*	\$ 428	\$ 492	\$ 565	\$ 650
Sign Permit- Type 1	\$ 35	\$ 40	\$ 46	\$ 52
Significant Environmental Concern (Type 1)*	\$ 191	\$ 219	\$ 252	\$ 290
Significant Environmental Concern- Type 2	\$ 815	\$ 938	\$ 1,078	\$ 1,240
Time Extension EFU- Type 1	\$ 417	\$ 456	\$ 456	\$ 456
Time Extension- Type 2	\$ 417	\$ 480	\$ 552	\$ 574
Temporary Permit- Type 2	\$ 217	\$ 250	\$ 287	\$ 331
Type 2 and Type 3 Notice*	\$ 105	\$ 121	\$ 139	\$ 159
Type 2 Decision Appeal	\$ 250	\$ 250	\$ 250	\$ 250
Type 3 Hearing Re-notice*	\$ 45	\$ 52	\$ 60	\$ 69
Type 4 Action -deposit	\$ 2,107	\$ 2,423	\$ 2,787	\$ 3,204
Variance Type 2 Non-hearing	\$ 321	\$ 369	\$ 424	\$ 488
Variance Type 3 Hearing	\$ 693	\$ 797	\$ 917	\$ 1,055
Willamette River Greenway- Type 2	\$ 796	\$ 915	\$ 1,052	\$ 1,210
Wrecker License Renewal- Type 1	\$ 221	\$ 254	\$ 292	\$ 336
Zoning Code Interpretation- Type 2	\$ 958	\$ 1,102	\$ 1,267	\$ 1,457
<b>Miscellaneous Charges</b>				
Aerial Photograph (2006 fee \$6.40)	\$ 6	\$ 6	\$ 6	\$ 6
Inspection – Erosion Control incl MIP, HD, GEC- Type 1	\$ 82	\$ 82	\$ 82	\$ 82
Notice of Hearing Sign	\$ 12	\$ 13	\$ 15	\$ 17
Photocopies \$.30 per page	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Pre-Application Conference	\$ 496	\$ 570	\$ 655	\$ 754
Pre-Application Conference Type C Home Occupation	\$ 193	\$ 222	\$ 256	\$ 294
Pre-Filing Conference*	\$ 167	\$ 192	\$ 221	\$ 254
Recording of Hearing - \$30	\$ 30	\$ 30	\$ 30	\$ 30
Research/Records Request - per hour charge	\$ 47	\$ 54	\$ 62	\$ 72
Transportation Impact Analysis*	\$ 32	\$ 37	\$ 43	\$ 49

**Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017**

<b>LUP Fee Service</b>	<b>Fiscal Yr 2013-14 Fee</b>	<b>Fiscal Yr 2014-15 Fee</b>	<b>Fiscal Yr 2015-16 Fee</b>	<b>Fiscal Yr 2016-17 Fee</b>
Withdrawal of Application before status letter is written	Full Refund	Full Refund	Full Refund	Full Refund
Withdrawal of Application after status letter written	\$ 189	\$ 217	\$ 249	\$ 287
Withdrawal of Application after hearing notice is mailed	No Refund	No Refund	No Refund	No Refund
Withdrawal of Appeal after hearing notice mailed	No Refund	No Refund	No Refund	No Refund

**Notes**

Fees with an asterisk \* are proposed as new for FY 2014.

Fee for actions processed under a deposit are calculated using the current hourly rate.

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 Gresham under the Gresham IGA are as set by the City of Gresham.
4. Fees for planning services provided by the City of Portland under IGA are set out in the attached Exhibit A.
5. This Resolution takes effect and Resolutions No. 2014-009 and 2013-033 are repealed on June 5, 2014.

ADOPTED this 5th day of June, 2014.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Marissa Madrigal, Acting Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By

Matthew O. Ryan, Assistant County Attorney

**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>Type</b>	<b>Amount</b>
<b>Adjustment Review (Type II)</b>		
Site With Existing House/Duplex - Fences/Decks/Eaves	II	\$1,300
Site With Existing House/Duplex	II	\$1,993
All Other Projects	II	\$2,616
<b>Comprehensive Plan Map and With Zone Map Amendment</b>		
<b>Tier A -</b>	III	\$11,679
<ul style="list-style-type: none"> <li>a. Site abuts or is within 200 feet of property zoned the same as what is proposed.</li> <li>b. Site and ownership no larger than 5,000 square feet.</li> <li>c. No Environmental or Greenway Zoning on site, and</li> <li>d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed.</li> </ul>		
<b>Tier B – Residential to Residential Upzoning</b>	III	\$15,088
<b>Tier C – All Other Proposals</b>	III	\$21,257
<b>Conditional Use</b>		
Type Ix	Ix	\$2,912
Type II	II	\$3,464
Type II - Radio Frequency Facilities	II	\$7,609
Type III – New	III	\$12,588
Type III - Existing	III	\$6,133
Type III - Radio Frequency	III	\$16,379
<b>Design / Historic Review</b>		
<b>Type A – Signs only</b>	Ix, II or III	
Sign 20 sq ft. or smaller		\$945
Sign > 20 sq. ft.		\$1,365

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
Each additional sign		\$100 (maximum \$1,000) for signs
<b>Type B – Radio Frequency/Wireless Facilities</b>	I, II or III	\$5,000
<b>Sites With an Existing House/Duplex</b>		
<b>Type C</b> – 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	I, II or III	\$0.032 of valuation minimum \$991 maximum \$5,066
<b>Type D</b> – exterior alterations to building or site with increase in building footprint floor area or impervious surface < 500 sq. ft.	I, II or III	\$0.032 of valuation minimum \$1,437 maximum \$5,177
<b>Sites With Other Existing Development:</b>		
<b>Type E</b> – 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.	I, II or III	\$0.032 of valuation minimum \$1,360 maximum \$5,350
Each Sign		\$100 (maximum \$1,000) for signs
<b>Type F</b> - 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.	I, II or III	\$0.032 of valuation minimum \$1,514 maximum \$16,004
Each Sign		\$100 (maximum \$1,000) for signs
<b>Type G</b> – All other projects not described above	I or II	\$0.032 of valuation minimum \$1,938 maximum \$5,928
<b>Type G</b> – All other projects not described above	III	\$0.032 of valuation minimum \$5,250 maximum \$27,678
Each Sign		\$100 (maximum \$1,000) for signs
<b>Modifications</b>	n/a	\$945
<b>Environmental Review</b>		
Resource Enhancement/Property Line Adjustment	Ix	\$1,530

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
Existing House/Duplex	II	\$2,688
All Other Projects	II	\$4,337
<b>Environmental Review Protection Zone</b>	III	\$6,324
<b>Environmental Violation Review</b>		
Type II required	II	\$3,546
Type III required	III	\$9,548
Undividable lot with existing single dwelling unit	III	\$5,266
<b>Greenway</b>		
Existing House/Duplex	II	\$2,384
All Other Projects	II	\$5,552
<b>Historic Landmark designation or removal</b>		
Individual properties	III	\$3,973
Multiple Properties or districts	III	\$4,774
Historic Landmark Demolition Review	IV	\$8,500
<b>Home Occupation Permit</b>		
Initial Permit		\$147
Annual Renewal		\$147
Late charge for delinquent permits		\$5.95 per month
<b>Impact Mitigation Plan</b>		
Amendment (Minor)	II	\$5,130
Implementation	II	\$5,130
New/Amendment (Major)	III	\$23,250
Amendment (Use)	III	\$8,000
<b>Land Division Review</b>		
Type Ix	Ix	\$6,009 + \$250 per lot and tract, plus \$1,200 if new street
Type IIx	IIx	\$7,222 + \$250 per lot and tract, plus \$1,200 if new street

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
Type III	III	\$10,626 + \$250 per lot and tract, plus \$1,200 if new street
2-3 lot Land Division with Concurrent Environmental Review	III	\$8,742 + \$400 per lot and tract, plus \$2,000 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$12,206 + \$400 per lot and tract, plus \$2,000 if new street
<b>Land Division Amendment Review</b>		
Type Ix	Ix	\$2,012
Type Iix	Iix	\$2,771
Type III	III	\$8,952
<b>Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)</b>	Admin Review	
If preliminary with Type I or Ix with no street		\$2,662
If preliminary was Type I, Ix or Iix with a street		\$4,096
If preliminary was Type Iix with no street		\$3,982
If preliminary was Type III		\$6,329
<b>Additional Review of Final Plat</b> A fee will be charged for each review after the second review	n/a	\$280
<b>Lot Consolidation</b>	I	\$1,534
<b>Master Plan</b> Minor Amendments to Master Plans	II	\$7,429
New Master Plans or Major Amendments to Master Plans	III	\$15,575
<b>Non-conforming Situation Review</b>	II	\$4,922
<b>Non-conforming Status Review</b>	II	\$2,259
<b>Planned Development Review</b> Type Iix	Iix	\$5,688
Type III	III	\$9,208
<b>Planned Development Amendment / Planned Unit Development Amendment</b> Type Iix	Iix	\$2,936
Type III	III	\$8,796

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
<b>Statewide Planning Goal Exception</b>	III	\$30,712
<b>Tree Preservation Violation Review</b>		
Type II	II	\$2,773
Type III	III	\$7,536
<b>Tree Review</b>		
Type II	II	\$2,771
<b>Zoning Map Amendment</b>	III	\$8,046
<b>Other Unassigned Reviews</b>		
Type I/Ix	I/Ix	\$2,624
Type II / IIx	II / IIx	\$3,081
Type III	III	\$7,572
<b>EARLY ASSISTANCE SERVICES</b>		
<b>Appointment for Early Land Use Assistance with Planner</b>		\$500
<b>Design Advice Request</b>		\$2,520
<b>Pre-Permit Zoning Plan Check</b>		
One and Two-Family Dwellings		\$200
All Other Development		\$450
<b>Hourly Rate for Land Use Services</b>		\$148
<b>Pre-Application Conference</b>		\$2,363
<b>Remedial Action Exempt Review – Conference</b>		\$637
<b>Written Comments from Planner</b>		\$400
<b>OTHER LAND USE SERVICES</b>		
<b>Additional Copies of Recording Documents</b>		\$16
<b>Appeals</b>		
Type II / IIx		\$250
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
Type III	50% of Bureau of Development Services Land Use Services application fee (Maximum \$5,000)
<b>Demolition Delay Review</b>	\$242
<b>Expert Outside Consultation (above base fee)</b>	\$116 per hour
<b>Field Verifications By Land Use Staff (except for environmental plan checks)</b>	\$200
<b>Lot Confirmation</b>	
Sites Without Buildings	\$683
Sites With House(s) or Duplex(es)	\$768
Sites With Other Development	\$768
<b>Mural Permit Fee</b>	\$263
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	\$149
<b>Plan Check</b>	Maximum number of allowable checksheets: 2. Any additional checksheets will be charged at the rate of \$184 per checksheet
Commercial and Residential	\$2.12 per \$1,000 valuation \$95 minimum
Community Design Standards Plan Check	\$0.0075 of valuation (add to base fee); maximum \$5,000, maximum \$2,000 for house or duplex
Convenience Store/Amenity Bonus Plan Check (add to base Fee)	\$250
Environmental Plan Check & Field Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$150

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
Radio Frequency Facilities Plan Check (flat fee)	\$720
<b>Property Line Adjustment</b>	
Sites Without Buildings	\$707
Sites With House(s) or Duplex(es)	\$793
Sites With Other Development	\$793
<b>Property Line Adjustment With Lot Confirmation</b>	
Sites Without Buildings	\$1,390
Sites With House(s) or Duplex(es)	\$1,561
Sites With Other Development	\$1,613
<b>Remedial Action Exempt Review</b>	
<b>Simple</b>	\$3,018
<b>Complex</b>	\$4,985
<b>Renotification Fee – Any Review</b>	\$493
<b>Transcripts</b>	Actual cost
<b>Zoning Confirmation</b>	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Advertising Sign Permit)	\$250
Tier 2 (LUCS, Bank Letter)	\$250
Tier 3 (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination, Complex Zoning Analysis)	\$850
<b>Zoning Inspection Fee Applies to all new construction and any other permit requiring Planning/Zoning approval.</b>	
For 1 & 2 family dwellings	\$104
For commercial and all other	20% of the building permit or \$104 whichever is greater
<b>Zoning Permit Fee - Fee for ensuring conformance of zoning code standards.</b>	
For 1 & 2 family dwellings	\$41

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
For commercial and all other	Fee is based on the project valuation and the commercial building permit fee table, plus 65% plan review/process fee. Minimum commercial zoning permit fee is \$132.
<b>SITE DEVELOPMENT FEES - Bureau of Development Services</b>	
<b>Applies to Commercial, Development Review and Site Development Projects:</b>	
<b>Commercial Site Review Fee:</b> Applies to commercial building, development review and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.	
For Commercial Building, Development Review and Site Development Permits:	15% of the permit fee. Minimum fee is \$131
<b>Applies to Residential Projects:</b>	
<b>Residential Site Review and Inspection Fee for Simple Sites:</b> 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	\$473
Additions, alterations, garages and carports	\$197
Decks, fences and demolitions	\$144
<b>Residential Site Review and 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/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$621
Additions, alterations, garages and carports	\$311
Decks, fences and demolitions	\$215

<b>Applies to Commercial, Development Review, and Site Development Projects:</b>	
<b>Erosion Control Fees</b>	
<b>Commercial, Development Review and Site Development Permits:</b>	
Located in an Environmental Zone:	Base fee (up to one acre) \$592 plus, \$66 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) \$396 plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
<b>Exterior Utility Lines</b> (water, sanitary, storm, telephone, cable, electric)	\$35 for the first 100 feet of line. \$26 for each additional 100 feet of line, or portion thereof.
<b>Exterior Alterations and Additions</b>	
Located in an Environmental Zone:	Base fee (up to one acre) \$231 plus, \$38 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) \$153 plus, \$38 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	\$90
Over 1 acre	\$90 plus \$16 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	\$130
1 acre and up	\$130 plus \$44 per additional acre or fraction of an acre
<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, and landscaping. 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	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501	-	\$2,000	\$95.00 for the first \$500 plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001	-	\$25,000	\$131.60 for the first \$2,000 plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001	-	\$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001	-	\$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,0001		and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof
*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.			
<b>Site Development Plan Review Fee</b> For the original submittal			65% of the permit fee Maximum number of allowable checksheets: 2. Any additional checksheets will be charged at the rate of \$175 per checksheet.
For value-added revisions:			65% of the additional permit fee (based on the additional valuation)
For all other reviews:			Plan review time ½ hour or less: \$71 Plan review time greater than ½ hour: \$142 per hour or fraction of an hour
<b>Applies to Commercial, Residential, Development Review and Site Development Projects:</b>			
<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	\$71
Plan review time greater than ½ hour	\$142 per hour or fraction thereof
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b> For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour, Minimum - \$95
<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. Fee for each additional staff in attendance.	\$284      \$152
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction or hour Minimum - \$142
<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 - \$95
<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.	\$97 per inspection

**Sign, Awning Permit and Registration:**

**Illuminated (electric) Sign Review and Permit Fee**

Fascia, freestanding or projecting signs with direct (neon), internal or changing image lighting or other electrical components.

Up to 20 square feet	\$205
Over 20 square feet and up to 40 square feet	\$253
Over 40 square feet and up to 60 square feet	\$293
Over 60 square feet and up to 80 square feet	\$321
Over 80 square feet and up to 100 square feet	\$351
Over 100 square feet and up to 120 square feet	\$391
Over 120 square feet and up to 140 square feet	\$410
Over 140 square feet and up to 160 square feet	\$429

Over 160 square feet and up to 180 square feet	\$450
Over 180 square feet	\$468

**Non-illuminated Sign Review and Permit Fee**

Fascia, freestanding or projecting signs without direct or internal lighting or other electrical components.

Up to 20 square feet	\$157
Over 20 square feet and up to 40 square feet	\$215
Over 40 square feet and up to 60 square feet	\$253
Over 60 square feet and up to 80 square feet	\$264
Over 80 square feet and up to 100 square feet	\$273
Over 100 square feet and up to 120 square feet	\$293
Over 120 square feet and up to 140 square feet	\$303
Over 140 square feet and up to 160 square feet	\$321
Over 160 square feet and up to 180 square feet	\$351
Over 180 square feet	\$372

Wall painted or adhered signs (i.e. vinyl, paper or similar material)	\$1.01 per square foot Minimum Fee -\$33
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**Additional Plan Review Fee**

Charged for changes, additions or revisions to approved plans and for review of proposed "pre-approved" structural designs.	Plan review time 1/2 hour or less: \$71. Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
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**Alternate methods appeal fees - Chapter 32.44**

Per appeal	\$251
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**Awning Review and Permit Fees**

Awnings without signs	\$8.69 per linear foot of awning
Sign and awning combinations	Awning fee plus \$1.46 per square foot of sign area
Signs added to existing awning	Fee as required for non-illuminated sign

**Early Assistance for Sign Permits**

Early assistance sign code meeting	\$73
Fee for each additional staff in attendance	\$86

<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of hour Minimum - \$194
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<b>Investigation Fee</b>	
For commencement of work before obtaining a permit.	
Signs and awnings	\$95 per hour or fraction of an hour, Minimum - \$95
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<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 - \$95
<b>Portable Signs (A-Board) Registration</b>	
	\$70 for 1 year \$127 for 2 years \$228 for 4 years \$702 one-time fee
<b>Reinspection Fee</b>	\$97 per inspection
<b>Sign &amp; Awning Plan Review</b>	Maximum number of allowable checksheets: 2 Additional checksheets will be charged at the rate of \$175 per checksheet
<b>Structural Alteration to Existing Sign</b>	Same fee as for new sign
<b>Structural Plan Review Fee</b>	
Required for: Fascia signs over 400 pounds All projecting signs All freestanding signs over 6 feet in height All pitched roof signs All awnings	65% of the permit fee Minimum fee - \$142
<b>Temporary Balloon Registration</b>	\$33
Maximum of once, per lot, per calendar year	
<b>Temporary Banner Registration</b>	\$33 per month
Maximum of six (6) months, per lot, per calendar year	
<b>Temporary Fascia or Temporary Freestanding Sign Registration</b>	
Per Sign	\$69 per year