

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 02-104**

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. 01-068

**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 24, 2001, the Board adopted Resolution No. 01-068 setting the land use fees currently in effect.
- c. The County has entered into intergovernmental agreements (IGA) with the cities of Portland and Troutdale to provide planning services for areas outside those city limits and within the urban growth boundaries (service area).
- d. The fees for planning services provided by Troutdale under IGA are those set by Troutdale.
- e. The fees for planning services provided by Portland under IGA are those set by Portland except for certain fees that are subsidized by the county. It is necessary for the County to adopt a separate fee schedule for the different fees charged to county service area customers.
- f. All other fees and charges established by Resolution No. 01-068 remain the same and apply only to the areas not covered by IGAs.

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

1. Resolution No. 01-068 is repealed and Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs are set as follows:

**I. Plan Review**

- (A) Legislative plan revisions: \$2,162.00
- (B) Legislative zoning map amendment: \$2,162.00
- (C) Quasi-judicial plan revision: \$2,162.00
- (D) Quasi-judicial plan revision in conjunction with other action as defined under MCC 11.15.8205: \$1,140.00 plus the fee for the associated action.

## II. Action Proceedings

(A) Change of Zone Classification: \$1,667.00

(B) Planned Developments: \$2,006.00

(C) Community Service

(1) Regional Sanitary Landfill

The base fee shall be \$2,152 payable at the time of application. An additional fee of not more than \$21,516 may be charged to cover the cost of any technical review and analysis required to evaluate the application, as determined by the Planning Director. Additionally, the Board of County Commissioners may, by order, provide that the fee for technical review and analysis be increased to a total of \$32,274 if the Board determines that such an increase is justified by the complexity of issues raised on a particular application. If charged, the additional fee shall be used to hire technical consultants to supplement the staff.

(2) All Others: \$1,667.00

(D) Conditional Use: \$1,667.00

(E) Appeal of administrative decision by Planning Director: \$108.00  
(Refundable if appellant prevails at initial or subsequent appeal hearing)

(F) Variance: \$549.00

(G) Modification of conditions on a prior contested case requiring a rehearing:  
Full fee for Action

(H) Lots of Exception: \$796.00

(I) Other contested cases: \$570.00

(J) Zoning code interpretation by the Planning Commission: \$475.00

(K) Columbia River Gorge National Scenic Area Site Review: \$1,667.00

## III. Land Divisions

(A) Type 1 and Category 1 Tentative Plan.

(1) 20 lots or less \$1,468.00

(2) More than 20 lots \$1,468.00  
plus \$27.00 for each lot over 20.

- (B) Type 2 Tentative Plan \$775.00
- (C) Type 3 and Category 3 Tentative Plan \$500.00
- (D) Type 4 and Category 4 Tentative Plan \$226.00
- (E) Property Line Adjustment \$183.00
- (F) Time Limit Extension \$86.00

#### IV. Administrative Actions

- (A) Health hardship permit: \$172.00  
Health hardship permit renewal: \$86.00
- (B) Land Use permit: \$86.00
- (C) Non-hearing variance: \$253.00
- (D) Review Uses: \$253.00
- (E) Exceptions and Lots of Exception: \$118.00
- (F) Administrative decision by Planning Director: \$253.00
- (G) Willamette River Greenway Permit: \$629.00
- (H) Significant Environmental Concern Permit: \$629.00
- (I) Administrative modification of conditions established in prior contested cases: \$172.00
- (J) Hillside Development Permit: \$457.00
- (K) Type B Home Occupation Permit: \$834.00
- (L) Columbia River Gorge National Scenic Area Site Review: \$344.00
- (M) Temporary Permit: \$172.00
- N) Design Review: \$645.00

(1) The fee required for Design Review revisions submitted after a permit is issued shall be the actual costs required to process the application which includes the hourly cost of employee time, overhead, and other related costs.

(2) Design Review of on-premise advertising signs: Single Sign: \$27.00

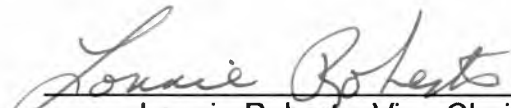
V. Miscellaneous Charges

- (A) Notice Sign: \$9.00
  - (B) Notice of Review or Appeal: \$570.00  
Transcript cost per minute of hearing time: \$4.00
  - (C) Records and reports (per page): \$0.32
  - (D) Pre-Initiation Conference: \$307.00
  - (E) Rescheduled Hearing: \$226.00
- 2. Fees for planning services provided by the City of Troutdale under 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 01-068 is repealed on July 25, 2002.

ADOPTED this 25th day of July 2002.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Lonnie Roberts, Vice-Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Sandra N. Duffy, Assistant County Attorney

## EXHIBIT A

**Land Use Planning Fees For Planning Services provided by the City of Portland under IGA are as set as follows:**

|   |                                     |
|---|-------------------------------------|
| Adjustment Review<br>Residential Use (only)   | \$1,647                             |
| Non-residential or mixed use  | \$1,654                             |
| Comprehensive Plan Map Amendment  | \$15,849                            |
| Conditional Use<br>Type I   | \$2,268                             |
| Type II (Minor)   | \$3,100                             |
| Type III (Major)  | \$8,283                             |
| Conditional use Master Plan and Central City Master Plan<br>Amendment (Minor) Type II | \$7,136                             |
| New/Amendment (Major) Type III  | \$12,264                            |
| Convenience Store Review  | \$2,260                             |
| Demolition/ Demolition Delay Extension Review   | \$3,049                             |
| Accessory Buildings (Type II)   | \$795                               |
| Landmarks, Inventoried Bldgs (Type III)   | \$2,983                             |
| Design Review   | 0.0041 of construction cost         |
| Minor B   | minimum \$773<br>maximum \$3,276    |
| Minor A (includes residential projects 4  | minimum \$3,436<br>maximum \$6,813  |
| Major   | minimum \$5,258<br>maximum \$18,071 |
| Environmental Conservation<br>Residential use (only)                                  | \$5,832                             |
| Non-residential or mixed use  | \$6,971                             |
| Environmental Enhancement (Type I)  | \$562                               |
| Environmental Protection II   | \$3,654                             |
| Environmental Protection III  | \$4,360                             |
| Environmental Violation   | \$8,659                             |
| Excavation and Fill   | \$2,311                             |

|  |                         |
|--|-------------------------|
| Final Plat Review / Final Development Plan Review<br>(for Planned Development or Planned Unit Development) |                         |
| If preliminary with Type I with no street  | \$1,635                 |
| If preliminary was Type I with a street  | \$3,509                 |
| If preliminary was Type IIx  | \$3,509                 |
| If preliminary was Type III  | \$5,848                 |
| Greenway<br>Residential use (only)   | \$778                   |
| Non-residential or mixed use   | \$3,956                 |
| Hazardous Substances   | \$9,077                 |
| Historic Landmark designation or removal<br>Individual properties  | \$3,914                 |
| Multiple Properties or districts   | \$4,703                 |
| Impact Mitigation Plan<br>Amendment (Minor) (Type II)  | \$2,805                 |
| Implementation (Type II)   | \$3,445                 |
| Amendment (Use) (Type III)   | \$4,940                 |
| New/Amendment (Major)  | \$21,163                |
| Industrial Park  | \$3,247                 |
| Land Division Review   |                         |
| Type I   | \$5,100 + \$123 per lot |
| Type IIx   | \$6,281 + \$123 per lot |
| Type III (3 lots or fewer and no street)   | \$7,154                 |
| Type III   | \$8,176 + \$123 per lot |
| Land Division Amendment Review   |                         |
| Type I   | \$3,066                 |
| Type IIx   | \$3,926                 |
| Type III   | \$7,154                 |
| Major Land Division  | \$7,683 + \$120 per lot |
| Final Plat Maps  | \$2,861                 |
| Title 34 Variance  | \$795                   |
| Minor Land Division  | \$3,564                 |

|   |                         |
|---|-------------------------|
| With Concurrent Type II Review  | \$3,841                 |
| Title 34 Variance   | \$3,119                 |
| Final Plat Maps   | \$820                   |
| Non-conforming Status Review  | \$2,069                 |
| Non-conforming Situation Review<br>C, E or I Zone                                 | \$12,405                |
| OS or R Zone  | \$4,139                 |
| Planned Development Review<br>Type IIx  | \$3,939                 |
| Type III  | \$6,132                 |
| Planned Development Amendment /<br>Planned Unit Development Amendment<br>Type IIx | \$2,686                 |
| Type III  | \$6,929                 |
| Planned Unit Development<br>Major   | \$6,780 + \$124 per lot |
| Minor   | \$3,504                 |
| Pre-Application Conference  | \$1,906                 |
| Pre-Application Conference for PUD/PD Final Developme<br>Plan                     | \$717                   |
| Reasonable use  | \$1,354                 |
| Statewide Planning Goal   | \$28,604                |
| Substandard Lot   | \$1,342                 |
| Tree Preservation Violation Review (III)  | \$5,757                 |
| Tree Removal  | \$836                   |
| Tree Review (II)  | \$3,877                 |
| Validation Review (II)  | \$2,194                 |
| Zoning Map Amendment  | \$4,668                 |
| <b>Other Unassigned Reviews</b><br>Type I   | \$2,455                 |
| Type II / IIx   | \$2,423                 |
| Type III  | \$5,757                 |

|   |  |
|---|--|
| <b>Administrative Development Reviews</b>                               |  |
| Community Design Standards Plan Check                                   | \$125  |
| Design Advice Request   | \$1,370                                      |
| Environmental Plan Check  | \$716  |
| Expert Consultation (above base fee)                                    | \$80 per hour                                |
| Limited Consultation  | \$150  |
| Pre-Development Conference  | \$950  |
| Photocopies   | \$.50 cents/page                             |
| Plan Check<br>Both residential and commercial                           | \$1.18 per \$1,000 valuation<br>\$97 minimum |
| Property Line Adjustment  | \$927  |
| Renotification Fee  | \$486  |
| Transcripts   | Actual cost                                  |
| Zoning Confirmation<br>Tier A (bank letter, lot segregation, new DMV)   | \$273  |
| Tier B (zoning/development analysis, nonconformir<br>standard evidence) | \$792  |
| DMV Renewal   | \$42   |
| <b>Appeals</b><br>Type II / IIx   | \$250  |
| Type III  | ½ of application fee                         |