

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 04-008

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. 02-104

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. The fees of the Land Use Planning Division were last adjusted in May of 2001 through Resolution No. 01-068, and these fees should now be adjusted to account for the change in the Consumer Price Index since that time.
- c. On July 25, 2002, the Board adopted Resolution No. 02-104 which established land use fees to implement 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). All fees and charges set by Resolution 01-068 for areas not covered by IGAs were readopted unchanged from the amounts set in Resolution 01-068.
- d. The Land Use Planning Division has been providing services for certain Type I reviews and copies of decisions on a subscription basis without collecting a fee. It is reasonable to collect a fee for those services.
- e. The Land Use Planning Division will make land use decisions available to the public on the internet concurrently with the Board adoption of subscription fees for those decisions.
- f. The fees charged for Land Use Planning services should be evaluated to ensure that the amount of cost recovery is consistent with Board policy considering the type of permit and the public interest the permit serves.

The Multnomah County Board of Commissioners Resolves:

1. Resolution No. 02-104 is repealed and Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs are set as follows: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. Type I Decisions
 - (A) Building Permit Review: \$50
 - (B) Address Assignment: \$24

- (C) Address Reassignment \$50
- (D) Land Use Compatibility Review: \$40
- (E) Sign Permit: \$28
- (F) Wrecker License Review: \$207
- (G) DMV Dealer Review: \$40
- (H) Grading and Erosion Control: \$354
- (I) Floodplain Development Permit (one & two family dwellings): \$28
- (J) Floodplain Development Permit (non-residential structures): \$61
- (K) Floating Structure Placement: \$89

II. Type II Decisions

- (A) Health Hardship Permit: \$177
- (B) Health Hardship Renewal: \$89
- (C) Non-hearing Variance: \$261
- (D) Exceptions and Lots of Exception: \$122
- (E) Time Extension: \$261
- (F) Administrative Decision by Planning Director: \$261
- (G) Willamette River Greenway: \$648
- (H) Significant Environmental Concern: \$648
- (I) Administrative Modification of Conditions Established in Prior Contested Case: \$177
- (J) Hillside Development Permit: \$471
- (K) National Scenic Area Site Review: \$354
- (L) Temporary Permit: \$177
- (M) Design Review: \$664

- (N) Category 3 Land Division: \$515
- (O) Category 4 Land Division: \$233
- (P) Property Line Adjustment: \$188
- (Q) Appeal of Administrative Decision \$250
- (R) Withdrawal of Application
 - 1. Before application status letter is written: Full Refund
 - 2. After status letter written, assess 4 hours time at staff loaded cost, currently \$38 per hour.
- (S) Withdrawal of Appeal after hearing notice is mailed: No Refund

III. Type III Decisions

- (A) Planned Development: \$2,060 deposit, charge is actual loaded cost, currently \$38 per hour.
- (B) Community Service: \$1,717
- (C) Regional Sanitary Landfill: \$2,217
- (D) Conditional Use: \$1,717
- (E) Conditional Use for Type B Home Occupation: \$798
- (F) Variance (hearing): \$565
- (G) Modifications of Conditions on a Prior Hearings Case Requiring a Rehearing: Full fee for original decision.
- (H) Lot of Exception: \$820
- (I) Category 1 Land Division – up to 20 lots: \$1,512
- (J) Category 1 Land Division – Fee for each additional lot over 20: \$28
- (K) Other hearings case: \$587
- (L) National Scenic Area Site Review: \$1,717

(M) Withdrawal of Application

1. Before application status letter is written: Full Refund
2. After status letter written, assess 4 hours time at staff loaded cost, currently \$38 per hour.
3. After hearing notice mailed, no refund.

IV. Type IV Decisions

- (A) Quasi-judicial Plan Revision: \$2,200 deposit, charge is actual loaded cost, currently \$38 per hour.
- (B) Quasi-judicial Zone Change: \$2,200 deposit, charge is actual loaded cost, currently \$38 per hour.

V. Miscellaneous Fees

- (A) Pre-application conference: \$316
- (B) Pre-application conference for Type B home occupation: \$158
- (C) Notice Sign: \$10 per sign.
- (D) Research Fee (includes mailing list production – 2 hour minimum deposit): \$38/hr.
- (E) Photocopies: \$.30 per page.
- (F) Cassette tape recording of hearing: \$27.50 first tape, each additional tape \$2.50.
- (G) Rescheduled hearing: \$233
- (H) Subscription for all County land use decisions: \$1,870 per year.
- (I) Subscription for all Scenic Area land use decisions: \$650 per year.
- (J) Subscription for all land use decisions except for Scenic Area: \$1,220 per 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 unchanged by this resolution, and are as provided in the attached Exhibit A.
4. The Board directs the Planning Director to undertake on a priority basis an analysis of the fee structure to consider the amount of cost recovery, the amount of fees charged relative to the public interest the permit serves, and to include the rationale for any proposed increase.
5. This Resolution takes effect and Resolution 02-104 is repealed on February 15, 2004.

ADOPTED this 22nd day of January, 2004.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Sandra N. Duffy, 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)	\$1,647
Non-residential or mixed use	\$1,654
Comprehensive Plan Map Amendment	\$15,849
Conditional Use Type I	\$2,268
Type II (Minor)	\$3,100
Type III (Major)	\$8,283
Conditional use Master Plan and Central City Master Plan 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
Design Review	0.0041 of construction cost
Minor B	minimum \$773 maximum \$3,276
Minor A (includes residential projects 4)	minimum \$3,436 maximum \$6,813
Major	minimum \$5,258 maximum \$18,071
Environmental Conservation 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

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

Final Plat Review / Final Development Plan Review (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	
Residential use (only)	\$778
Non-residential or mixed use	\$3,956
Hazardous Substances	\$9,077
Historic Landmark designation or removal	
Individual properties	\$3,914
Multiple Properties or districts	\$4,703
Impact Mitigation Plan	
Amendment (Minor) (Type II)	\$2,805
Implementation (Type II)	\$3,445
Amendment (Use) (Type III)	\$4,940
New/Amendment (Major)	\$21,163
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
Non-conforming Status Review	\$2,069

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

Non-conforming Situation Review C, E, or I Zone	\$12,405
OS or R Zone	\$4,139
Planned Development Review Type IIx	\$3,939
Type III	\$6,132
Planned Development Amendment / Planned Unit Development Amendment Type IIx	\$2,686
Type III	\$6,929
Pre-Application Conference	\$1,906
Pre-Application Conference for PUD/PD Final Development Plan	\$717
Reasonable use	\$1,354
Statewide Planning Goal	\$28,604
Tree Preservation Violation Review (III)	\$5,757
Tree Review (II)	\$3,877
Validation Review (II)	\$2,194
Zoning Map Amendment	\$4,668
Other Unassigned Reviews Type I	\$2,455
Type II / IIx	\$2,423
Type III	\$5,757
Administrative Reviews	
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

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

Photocopies	\$.50 cents/page
Plan Check Both residential and commercial	\$1.18 per \$1,000 valuation \$97 minimum
Property Line Adjustment	\$927
Renotification Fee	\$486
Transcripts	Actual cost
Zoning Confirmation Tier A (bank letter, lot segregation, new DMV)	\$273
Tier B (zoning/development analysis, Nonconforming standard evidence)	\$792
DMV Renewal	\$42
Appeals Type II / IIx	\$250
Type III	½ of application fee