

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

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 2010-069

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 June 3, 2010, the Board adopted Resolution 2010-069 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established by Resolution 2010-069 are intended to remain in effect as set out below, and Resolution 2010-069 will be repealed.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	\$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 2010-069 is repealed on July 1, 2011.

ADOPTED this 2nd day of June 2011.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Jed R. Tomkins, 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	Type	Amount
Adjustment Review (Type II)		
Residential Fences/Decks/Eaves	II	\$1,300
Single-Dwelling Residential Projects	II	\$1,990
Multi-Dwelling or Mixed Use or Non-Res Projects	II	\$2,611
Comprehensive Natural Resource Management Plan Review		
Type I	I	\$2,096
Type II	II	\$4,879
Type III	III	\$12,454
Comprehensive Plan and Zone Map Amendment	III	\$23,056
Comprehensive Plan and Zone Map Amendment, Single Family Residential to Single Family Residential Upzoning	III	\$14,556
Conditional Use		
Type I	I	\$2,777
Minor	II	\$3,451
Minor - Radio Frequency Facilities	II	\$5,749
Major – New	III	\$11,687
Major - Existing	III	\$5,776
Major - Radio Frequency	III	\$14,683
Design Review/Historic Design Review		
Major	III	\$0.00567 of valuation minimum \$7,531; maximum \$28,039
Minor A except as identified in Minor B and Minor C, including residential projects with 2 or more units; (The number of residential units is the total of existing and proposed units for the site, but doesn't count accessory dwelling units.)	(A) I & II	\$0.00567 of valuation minimum \$4,204; maximum \$15,404
Radio frequency facilities	II	\$4,100

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Minor B --Residential projects with 1 unit; (The number of residential units is the total of existing and proposed units for the site, but doesn't count accessory dwelling units.) --Awnings & signs --Fences, freestanding & retaining walls & gates --Improvements with valuation < \$25,000 --Parking areas 10,000 sq. ft. or less --Remodels affecting less than 25 consecutive linear ft. of frontage --Rooftop mechanical equipment	(B) I & II	\$0.00567 of valuation minimum \$1,404; maximum \$4,254
Minor C --Changes to windows --Colors in historic districts --Lighting projects --Roof-top decking --Roof-mounted solar panels or wind turbines	(C) I & II	\$1,200
Modifications through Design Review	n/a	\$500
Environmental Review		
Resource Enhancement/Property Line Adjustment	I	\$1,530
Single-Dwelling Residential Projects	II	\$2,675
Multi-Dwelling Mixed Use or Non-Residential Projects	II	\$5,756
Environmental Review Protection Zone	III	\$6,225
Environmental Violation Review		
Type II required	II	\$3,536
Type III required	III	\$8,734
Undividable lot with existing single dwelling unit	III	\$5,170
Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary with Type I with no street		\$2,159
If preliminary was Type I or Iix with a street		\$3,793
If preliminary was Type Iix with no street		\$3,879
If preliminary was Type III		\$6,226
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	\$250

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Greenway		
Single-Dwelling Residential Projects or Simple Non-Residential or Mixed Use	II	\$2,371
Multi-Dwelling Mixed Use or Non-Res. Projects	II	\$5,007
Historic Landmark designation or removal		
Individual properties	III	\$3,973
Multiple Properties or districts	III	\$4,774
Historic Landmark Demolition Review	IV	\$6,858
Home Occupation Permit		
Initial Permit		\$140
Annual Renewal		\$140
Late charge for delinquent permits		\$5.67 per month
Impact Mitigation Plan		
Amendment (Minor)	II	\$4,732
Implementation	II	\$4,732
New/Amendment (Major)	III	\$23,154
Amendment (Use)	III	\$7,353
Land Division Review		
Type I	I	\$6,006 + \$250 per lot plus \$1,200 if new street
Type IIx	IIx	\$7,207 + \$250 per lot plus \$1,200 if new street
Type III	III	\$10,525 + \$250 per lot plus \$1,200 if new street
2-3 lot Land Division with Concurrent Environmental Review	III	\$8,641 + \$400 per lot plus \$2,000 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$12,105 + \$400 per lot plus \$2,000 if new street
Land Division Amendment Review		
Type I	I	\$2,012
Type IIx	IIx	\$2,761
Type III	III	\$8,856

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Lot Consolidation	I	\$1,416
Master Plan	II	\$7,419
Minor Amendments to Master Plans		
New Master Plans or Major Amendments to Master Plans	III	\$14,122
Non-conforming Situation Review	II	\$4,489
Non-conforming Status Review	II	\$2,249
Planned Development Review	IIx	\$5,675
Type IIx		
Type III	III	\$9,109
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$2,893
Type III	III	\$8,634
Statewide Planning Goal Exception	III	\$30,616
Tree Preservation Violation Review		
Type II	II	\$2,763
Type III	III	\$7,440
Tree Review		
Type I	I	\$2,012
Type II	II	\$2,761
Zoning Map Amendment	III	\$7,370
Other Unassigned Reviews	I	\$2,562
Type I		
Type II / IIx	II / IIx	\$3,068
Type III	III	\$7,449
EARLY ASSISTANCE SERVICES		
Appointment for Early Land Use Review Assistance		
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, or other Design, Environmental or Greenway review		\$447
Design Advice Request		\$1,950
Early Zoning Standards Review		
One and Two-Family Dwellings		\$200
All Other Development		\$450

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Hourly Rate for Land Use Services	\$134
Pre-Application Conference	\$2,215
Remedial Action Exempt Review – Conference	\$618
OTHER PLANNING SERVICES	
Additional Copies of Recording Documents	\$15
Appeals Type II / IIx	\$250
Type III	50% of Bureau of Development Services application fee (Maximum \$5,000)
Demolition Delay Review	\$230
DMV New/Renewal	\$65
Expedited Industrial Lands Review	\$7,000
Expert Outside Consultation (above base fee)	\$108 per hour
Lot Confirmation	\$727
Lot Confirmation with Property Line Adjustment	\$1,266
Basic Mural Permit Fee	\$263
Design Standards Mural Fee Required for all murals located in a Design overlay zone	\$160
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	\$90 per inspection
Plan Check Residential and commercial	\$1.92 per \$1,000 valuation \$90 minimum
Community Design Standards Plan Check	\$0.0064 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Sign Permit Plan Check After Land Use Review	\$150
Wireless Facilities Plan Check (flat fee)	\$600
Property Line Adjustment	\$950
Remedial Action Exempt Review – Simple	\$2,892
Remedial Action Exempt Review – Complex	\$4,679
Renotification Fee – Any Review	\$493
Transcripts	Actual cost
Zoning Confirmation	
Tier A (Bank Letter, Land Use Compatibility Statements, ODOT Advertising Sign Permit)	\$250
Tier B (Zoning Development Analysis, Non-conforming Standard Evidence, Non-conforming Upgrades Option 2 Notice of Use Determination)	\$850
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	\$525
Additions, alterations, garages and carports	\$219
Decks, fences and demolitions	\$160
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	\$690
Additions, alterations, garages and carports	\$345
Decks, fences and demolitions	\$239

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) \$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.)	
Exterior Utility Lines (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.	
Exterior Alterations and Additions			
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.)	
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		\$90	
Over 1 acre		\$90 plus \$16 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		\$130	
1 acre and up		\$130 plus \$44 per additional acre or fraction of an acre	
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:			
\$1	-	\$500	\$90.00 minimum fee Maximum number of allowable* inspections: 2
\$501	-	\$2,000	\$90.00 for the first \$500 plus \$2.32 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2

\$2,001	-	\$25,000	\$124.80 for the first \$2,000 plus \$9.09 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001	-	\$50,000	\$333.87 for the first \$25,000, plus \$6.69 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001	-	\$100,000	\$501.12 for the first \$50,000, plus \$4.43 for each \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,0001		and up	\$722.62 for the first \$100,000, plus \$3.65 for each additional \$1,000 or fraction thereof
*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$92 per inspection.			
Site Development Plan Review Fee 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 \$167 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: \$68 Plan review time greater than ½ hour: \$135 per hour or fraction of an hour

Applies to Commercial and Site Development Projects:	
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	\$68
Plan review time greater than ½ hour	\$135 per hour or fraction thereof
Inspections Outside of Normal Business Hours	\$185 per hour or fraction of an hour Minimum - \$185
Investigation Fee For commencement of work before obtaining a permit.	Equal to the permit fee plus \$292
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. Fee for each additional staff in attendance.	\$270 \$145

Other Inspections Not Specifically Identified Elsewhere	\$135 per hour or fraction of hour Minimum - \$135
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.	The renewal fee shall be one half the amount required for a new permit. Minimum fee - \$90
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.	\$92 per inspection

Sign, Awning Permit and Registration:

Illuminated (electric) Signs

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

Up to 20 square feet	\$190
Over 20 square feet and up to 40 square feet	\$235
Over 40 square feet and up to 60 square feet	\$272
Over 60 square feet and up to 80 square feet	\$298
Over 80 square feet and up to 100 square feet	\$326
Over 100 square feet and up to 120 square feet	\$363
Over 120 square feet and up to 140 square feet	\$381
Over 140 square feet and up to 160 square feet	\$399
Over 160 square feet and up to 180 square feet	\$418
Over 180 square feet	\$435

Non-illuminated Signs

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

Up to 20 square feet	\$146
Over 20 square feet and up to 40 square feet	\$200
Over 40 square feet and up to 60 square feet	\$235
Over 60 square feet and up to 80 square feet	\$246
Over 80 square feet and up to 100 square feet	\$253
Over 100 square feet and up to 120 square feet	\$272
Over 120 square feet and up to 140 square feet	\$282
Over 140 square feet and up to 160 square feet	\$298
Over 160 square feet and up to 180 square feet	\$326
Over 180 square feet	\$346
Wall painted or adhered signs (i.e. vinyl, paper or similar material)	\$0.94 per square foot Minimum Fee - \$30

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: \$68. Plan review time greater than 1/2 hour: \$135 per hour or fraction thereof
Alternate methods appeal fees - Chapter 32.44	
Per appeal	\$233
Awnings	
Awnings without signs	\$8.08 per linear foot of awning
Sign and awning combinations	Awning fee plus \$1.35 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	\$68
Fee for each additional staff in attendance	\$80
Inspections Outside of Normal Business Hours	\$185 per hour or fraction of hour Minimum - \$185
Investigation Fee	
For commencement of work before obtaining a permit.	
Signs and awnings	Equal to the permit fee plus \$292
Other Inspections Not Specifically Identified Elsewhere	\$135 per hour or fraction of hour Minimum - \$135
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.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$90
Portable Signs (A-Board) Registration	
	\$65 for 1 year
	\$118 for 2 years
	\$211 for 4 years
	\$652 one-time fee
Reinspection Fee	\$92 per inspection
Structural Alteration to Existing Sign	Same fee as for new sign

Structural Plan Review Fee	
Required for: Fascia signs over 400 pounds	65% of the permit fee
All projecting signs	
All freestanding signs over 6 feet in height	
All pitched roof signs	
All awnings	
Temporary Balloon Registration	
Maximum of once, per lot, per calendar year	\$30
Temporary Banner Registration	
Maximum of six (6) months, per lot, per calendar	\$30 per month
year	
Temporary Fascia or Temporary Freestanding Sign Registration	
Per Sign	\$64 per year