

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

RESOLUTION NO. 2012-071

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 No. 2011-082

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 23, 2011, the Board adopted Resolution No. 2011-082 establishing current land use fees and charges.
- c. Multnomah County has entered into intergovernmental agreements with the cities of Gresham, Portland, and Troutdale to provide planning services for areas outside those city limits and within the urban growth boundaries.
- d. The Portland IGA authorizes the imposition of fees to cover the full cost of services provided by the City. The City has approved increases to certain land use service fees and, under the IGA, it is necessary for the County to adopt such increases in order to enable full cost recovery by the City.
- e. All other County-imposed fees and charges established by Resolution No. 2011-082 are intended to remain in effect as set out below, and Resolution No. 2011-082 will be repealed.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
	Floodplain Development Permit (all other uses)	\$350
	Moving of a Floating Home Permit	\$95

	Action	Fee
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
	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

	Action	Fee
	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 Troutdale 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 the Portland IGA are set out in the attached Exhibit A.
5. This Resolution takes effect and Resolution No. 2011-082 is repealed on July 1, 2012.

ADOPTED this 7th day of June, 2012.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Jeff Cogen, Chair

REVIEWED:

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

By

Jed Tompkins, 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
Existing House/Duplex	II	\$1,993
All Other Projects	II	\$2,616
Comprehensive Natural Resource Management Plan Review and Amendments		
Type I	I	\$2,096
Type II	II	\$4,884
Type III	III	\$12,601
Comprehensive Plan Map and With Zone Map Amendment		
Tier A -	III	\$11,630
a. Site abuts or is within 200 feet of property zoned the same as what is proposed. b. Site and ownership no larger than 5,000 square feet. c. No Environmental or Greenway Zoning on site, and d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed.		
Tier B – Residential to Residential Upzoning	III	\$15,039
Tier C – All Other Proposals	III	\$20,308
Conditional Use		
Type I	I	\$2,777
Type II	II	\$3,459
Type II - Radio Frequency Facilities	II	\$7,154
Type III – New	III	\$12,539
Type III - Existing	III	\$5,884
Type III - Radio Frequency	III	\$15,630

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Design / Historic Review		
Type A – Signs only (if 2 or more signs are proposed, if any of them are larger than 20 sq. ft. the higher base fee must be paid. Then an additional \$100 for each additional sign, up to \$1,000 of additional charges.)	I, II or III	
Sign 20 sq ft. or smaller		\$900
Sign > 20 sq. ft.		\$1,300
Each additional sign		\$100 (maximum \$1,000) for signs
Type B – Radio Frequency/Wireless Facilities	I, II or III	\$4,600
Sites With an Existing House/Duplex		
Type C – 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	\$0.03 of valuation minimum \$966 maximum \$5,066
Type D – exterior alterations to building or site with increase in building footprint floor area or impervious surface < 500 sq. ft.	I, II or III	\$0.03 of valuation minimum \$1,377 maximum \$5,177
Sites With Other Existing Development:		
Type E – 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	\$0.03 of valuation minimum \$1,300 maximum \$5,100
Each Sign		\$100 (maximum \$1,000) for signs
Type F - 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	\$0.03 of valuation minimum \$1,454 maximum \$15,254
Each Sign		\$100 (maximum \$1,000) for signs
Type G – All other projects not described above	I, II or III	\$0.03 of valuation minimum \$1,878 maximum \$27,678
Each Sign		\$100 (maximum \$1,000) for signs
Modifications	n/a	\$900

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Environmental Review		
Resource Enhancement/Property Line Adjustment	I	\$1,530
Existing House/Duplex	II	\$2,683
All Other Projects	II	\$4,332
Environmental Review Protection Zone	III	\$6,275
Environmental Violation Review		
Type II required	II	\$3,541
Type III required	III	\$9,139
Undividable lot with existing single dwelling unit	III	\$5,217
Greenway		
Single-Dwelling Residential Projects Existing House/Duplex or Simple Non-Residential or Mixed Use	II	\$2,379
All Other Projects	II	\$5,017
Historic Landmark designation or removal		
Individual properties	III	\$3,973
Multiple Properties or districts	III	\$4,774
Historic Landmark Demolition Review	IV	\$7,250
Home Occupation Permit		
Initial Permit		\$147
Annual Renewal		\$147
Late charge for delinquent permits		\$5.95 per month
Impact Mitigation Plan		
Amendment (Minor)	II	\$4,925
Implementation	II	\$4,925
New/Amendment (Major)	III	\$23,201
Amendment (Use)	III	\$7,651
Land Division Review		
Type I	I	\$6,009 + \$250 per lot plus \$1,200 if new street
Type IIx	IIx	\$7,217 + \$250 per lot plus \$1,200 if new street

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Type III	III	\$10,577 + \$250 per lot plus \$1,200 if new street
2-3 lot Land Division with Concurrent Environmental Review	III	\$8,693 + \$400 per lot plus \$2,000 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$12,157 + \$400 per lot plus \$2,000 if new street
Land Division Amendment Review		
Type I	I	\$2,012
Type IIx	IIx	\$2,766
Type III	III	\$8,903
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review	
If preliminary with Type I with no street		\$2,662
If preliminary was Type I or IIx with a street		\$4,096
If preliminary was Type Iix with no street		\$3,982
If preliminary was Type III		\$6,329
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	\$275
Lot Consolidation	I	\$1,466
Master Plan Minor Amendments to Master Plans	II	\$7,424
New Master Plans or Major Amendments to Master Plans	III	\$14,901
Non-conforming Situation Review	II	\$4,697
Non-conforming Status Review	II	\$2,254
Planned Development Review Type IIx	IIx	\$5,683
Type III	III	\$9,159
Planned Development Amendment / Planned Unit Development Amendment Type IIx	IIx	\$2,931
Type III	III	\$8,747
Statewide Planning Goal Exception	III	\$30,663

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Tree Preservation Violation Review		
Type II	II	\$2,768
Type III	III	\$7,487
Tree Review		
Type II	II	\$2,766
Zoning Map Amendment	III	\$7,917
Other Unassigned Reviews		
Type I	I	\$2,624
Type II / IIx	II / IIx	\$3,076
Type III	III	\$7,523
EARLY ASSISTANCE SERVICES		
Appointment for Early Land Use Assistance		
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning, or other Design, Environmental or Greenway review		\$512
Design Advice Request		\$2,400
Early Zoning Standards Review		
One and Two-Family Dwellings		\$200
All Other Development		\$450
Hourly Rate for Land Use Services		\$141
Pre-Application Conference		\$2,363
Remedial Action Exempt Review – Conference		\$618
OTHER PLANNING SERVICES		
Additional Copies of Recording Documents		\$15
Appeals		
Type II / IIx		\$250
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge
Type III		50% of Bureau of Development Services application fee (Maximum \$5,000)
Demolition Delay Review		\$230

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
DMV New/Renewal	\$65
Expedited Industrial Lands Review	\$7,350
Expert Outside Consultation (above base fee)	\$110 per hour
Inspections	
Design/Historic (charged at time of Plan Review; as required by Land Use Conditions)	\$200
Environmental (charged at time of Plan Review for any work in an Environmental Zone)	\$100
Landscaping (charged at time of Plan Review; as required by Land Use Conditions)	\$100
Tree Inspection (charged at time of Plan Review for all lots/sites with a Tree Preservation Plan)	\$200
Lot Confirmation	
Sites Without Buildings	\$675
Sites With House(s) or Duplex(es)	\$733
Sites With Other Development	\$733
Mural Permit Fee	\$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	\$142
Plan Check	Maximum number of allowable checksheets: 2. Any additional checksheets will be charged at the rate of \$175 per checksheet
Commercial and Residential	\$2.02 per \$1,000 valuation \$95 minimum
Community Design Standards Plan Check	\$0.0075 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$150
Radio Frequency Facilities Plan Check (flat fee)	\$675

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
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, Development Review, and Site Development Projects:	
Erosion Control Fees	
Commercial, Development Review 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, 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.

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 \$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

Applies to Commercial, Residential, Development Review 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	\$71
Plan review time greater than ½ hour	\$142 per hour or fraction thereof

Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee For commencement of work before obtaining a permit.	Equal to the permit fee
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.	\$284 \$152
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction or hour Minimum - \$142
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 - \$95
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.	\$97 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	\$200
Over 20 square feet and up to 40 square feet	\$247
Over 40 square feet and up to 60 square feet	\$286
Over 60 square feet and up to 80 square feet	\$313
Over 80 square feet and up to 100 square feet	\$342
Over 100 square feet and up to 120 square feet	\$381
Over 120 square feet and up to 140 square feet	\$400
Over 140 square feet and up to 160 square feet	\$419
Over 160 square feet and up to 180 square feet	\$439
Over 180 square feet	\$457

Non-illuminated Signs

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

Up to 20 square feet	\$153
Over 20 square feet and up to 40 square feet	\$210

Over 40 square feet and up to 60 square feet	\$247
Over 60 square feet and up to 80 square feet	\$258
Over 80 square feet and up to 100 square feet	\$266
Over 100 square feet and up to 120 square feet	\$286
Over 120 square feet and up to 140 square feet	\$296
Over 140 square feet and up to 160 square feet	\$313
Over 160 square feet and up to 180 square feet	\$342
Over 180 square feet	\$363
Wall painted or adhered signs (i.e. vinyl, paper or similar material)	\$0.99 per square foot Minimum Fee -\$32
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
Alternate methods appeal fees - Chapter 32.44	
Per appeal	\$245
Awnings	
Awnings without signs	\$8.48 per linear foot of awning
Sign and awning combinations	Awning fee plus \$1.42 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	\$71
Fee for each additional staff in attendance	\$84
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of hour Minimum - \$194
Investigation Fee	
For commencement of work before obtaining a permit.	
Signs and awnings	Equal to the permit fee
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
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 - \$95

Portable Signs (A-Board) Registration	
	\$68 for 1 year
	\$124 for 2 years
	\$222 for 4 years
	\$685 one-time fee
Reinspection Fee	\$97 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	Minimum fee - \$142
All freestanding signs over 6 feet in height	
All pitched roof signs	
All awnings	
Temporary Balloon Registration	\$32
Maximum of once, per lot, per calendar year	
Temporary Banner Registration	\$32 per month
Maximum of six (6) months, per lot, per calendar year	
Temporary Fascia or Temporary Freestanding Sign Registration	
Per Sign	\$67 per year