

**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 2013-079.

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 13, 2013, the Board adopted Resolution 2013-079 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established by Resolution 2013-079 are intended to remain in effect as set out below, and Resolution 2013-079 will be repealed.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

	Action	Fee
	Floodplain Development Permit or Review (one & two family dwellings)	\$85
	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

	Action	Fee
	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
	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 2013-079 is repealed on January 1, 2014.

ADOPTED this ____ day of January, 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)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
LAND USE REVIEWS	Type	Amount
Adjustment Review (Type II)		
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
Comprehensive Plan Map and With Zone Map Amendment		
Tier A -	III	\$11,679
<ul style="list-style-type: none"> 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	\$15,088
Tier C – All Other Proposals	III	\$21,257
Conditional Use		
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
Design / Historic Review		
Type A – Signs only	Ix, II or III	
Sign 20 sq ft. or smaller		\$945
Sign > 20 sq. ft.		\$1,365

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Each additional sign		\$100 (maximum \$1,000) for signs
Type B – Radio Frequency/Wireless Facilities	I, II or III	\$5,000
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	\$0.032 of valuation minimum \$991 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	\$0.032 of valuation minimum \$1,437 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	\$0.032 of valuation minimum \$1,360 maximum \$5,350
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	\$0.032 of valuation minimum \$1,514 maximum \$16,004
Each Sign		\$100 (maximum \$1,000) for signs
Type G – All other projects not described above	I or II	\$0.032 of valuation minimum \$1,938 maximum \$5,928
Type G – 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
Modifications	n/a	\$945
Environmental Review		
Resource Enhancement/Property Line Adjustment	Ix	\$1,530

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

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
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
Land Division Amendment Review		
Type Ix	Ix	\$2,012
Type IIx	IIx	\$2,771
Type III	III	\$8,952
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	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
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	\$280
Lot Consolidation	I	\$1,534
Master Plan Minor Amendments to Master Plans	II	\$7,429
New Master Plans or Major Amendments to Master Plans	III	\$15,575
Non-conforming Situation Review	II	\$4,922
Non-conforming Status Review	II	\$2,259
Planned Development Review Type IIx	IIx	\$5,688
Type III	III	\$9,208
Planned Development Amendment / Planned Unit Development Amendment Type IIx	IIx	\$2,936
Type III	III	\$8,796

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

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Type III	50% of Bureau of Development Services Land Use Services application fee (Maximum \$5,000)
Demolition Delay Review	\$242
Expert Outside Consultation (above base fee)	\$116 per hour
Field Verifications By Land Use Staff (except for environmental plan checks)	\$200
Lot Confirmation	
Sites Without Buildings	\$683
Sites With House(s) or Duplex(es)	\$768
Sites With Other Development	\$768
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	\$149
Plan Check	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

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Radio Frequency Facilities Plan Check (flat fee)	\$720
Property Line Adjustment	
Sites Without Buildings	\$707
Sites With House(s) or Duplex(es)	\$793
Sites With Other Development	\$793
Property Line Adjustment With Lot Confirmation	
Sites Without Buildings	\$1,390
Sites With House(s) or Duplex(es)	\$1,561
Sites With Other Development	\$1,613
Remedial Action Exempt Review	
Simple	\$3,018
Complex	\$4,985
Renotification Fee – Any Review	\$493
Transcripts	Actual cost
Zoning Confirmation	
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
Zoning Inspection Fee Applies to all new construction and any other permit requiring Planning/Zoning approval.	
For 1 & 2 family dwellings	\$104
For commercial and all other	20% of the building permit or \$104 whichever is greater
Zoning Permit Fee - Fee for ensuring conformance of zoning code standards.	
For 1 & 2 family dwellings	\$41

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
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.
SITE DEVELOPMENT FEES - Bureau of Development Services	
Applies to Commercial, Development Review and Site Development Projects:	
Commercial Site Review Fee: 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
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	\$473
Additions, alterations, garages and carports	\$197
Decks, fences and demolitions	\$144
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	\$621
Additions, alterations, garages and carports	\$311
Decks, fences and demolitions	\$215

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.	\$95 per hour or fraction of an hour, Minimum - \$95
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	\$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 Signs

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

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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Awnings

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

Inspections Outside of Normal Business Hours	\$194 per hour or fraction of hour Minimum - \$194
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Investigation Fee For commencement of work before obtaining a permit. Signs and awnings		\$95 per hour or fraction of an hour, Minimum - \$95
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		\$70 for 1 year \$127 for 2 years \$228 for 4 years \$702 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 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
Temporary Balloon Registration Maximum of once, per lot, per calendar year		\$33
Temporary Banner Registration Maximum of six (6) months, per lot, per calendar year		\$33 per month
Temporary Fascia or Temporary Freestanding Sign Registration Per Sign		\$69 per year