

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 04-128

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. 04-008

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 January 22, 2004, the Board adopted Resolution No. 04-008 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. Land use fees implementing the Portland IGA (Exhibit A to Resolution 04-008) have not been changed since the Board adopted Resolution No. 02-104 on July 25, 2002.
- e. The fees, costs and methodologies for determining fees under the Portland IGA have changed, and it is necessary to establish these new fees for services provided by Portland by updating Exhibit A.
- f. All other fees and charges established by Resolution 04-008 remain the same.

The Multnomah County Board of Commissioners Resolves:

1. Resolution No. 04-088 is repealed and Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs are set as follows: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

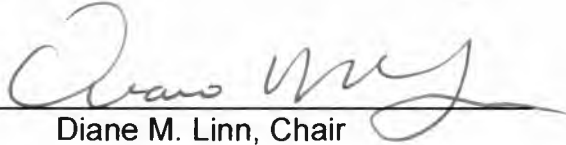
- (A) Pre-application conference: \$316
- (B) Pre-application conference for Type B home occupation: \$158
- (C) Notice Sign: \$10 per sign.
- (D) Research Fee (includes mailing list production – 2 hour minimum deposit): \$38/hr.
- (E) Photocopies: \$.30 per page.
- (F) Cassette tape recording of hearing: \$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 set 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 04-008 is repealed on September 3, 2004.

ADOPTED this 26th day of August 2004.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

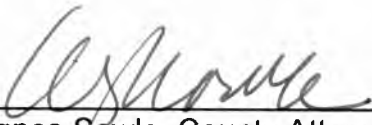
By 
Agnes Sowle, County Attorney

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)	\$1,672
Lots with existing single-dwelling units in a single-dwelling zone	\$1,565
Non-residential or mixed use	\$1,679
Comprehensive Plan Map Amendment	\$17,260
Conditional Use	
Type I	\$2,302
Type II (Minor)	\$3,276
Type III (Major)	.0043 of valuation \$5,682 minimum \$10,182 maximum
Demolition/ Demolition Delay Extension Review	\$3,093
Design Review	0.0043 of valuation
Minor B	
--Includes residential projects 4 units or fewer	minimum \$785
--Improvements under \$5,000	maximum \$3,325
--Fences, freestanding & retaining walls, gates	
--Parking areas 10,000 sq. ft. or less	
--Awnings, signs, rooftop equipment	
--Colors in historic districts	
--Lighting Projects	
--Remodels affecting less than 25 ft. of frontage	
Modifications through Design Review	\$100
Minor A (includes residential projects over 4 units)	minimum \$3,488 maximum \$6,915
Major	minimum \$5,334 maximum \$18,331
Environmental Review Conservation Zone	
Residential use (only)	\$6,048
Non-residential or mixed use	\$7,205
Environmental Enhancement (Type I)	\$570
Environmental Review Protection Zone II	\$3,838
Environmental Review Protection Zone III	\$5,607

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

Environmental Violation III	\$9,841
Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	
If preliminary with Type I with no street	\$1,660
If preliminary was Type I with a street	\$3,562
If preliminary was Type IIx	\$3,562
If preliminary was Type III	\$5,936
Greenway Residential use (only)	\$1,129
Non-residential or mixed use	\$4,144
Historic Landmark designation or removal Individual properties	\$3,973
Multiple Properties or districts	\$4,774
Impact Mitigation Plan Amendment (Minor) (Type II)	\$2,976
Implementation (Type II)	\$3,626
Amendment (Use) (Type III)	\$6,196
New/Amendment (Major)	\$22,662
Land Division Review	
Type I	\$5,177 + \$125 per lot plus \$500 if new street
Type IIx	\$6,504 + \$125 per lot plus \$500 if new street
Type III (3 lots or fewer and no street)	\$8,443
Type III	\$9,481 + \$125 per lot plus \$500 if new street
Land Division Amendment Review	
Type I	\$3,112
Type IIx	\$4,114
Type III	\$8,443
Master Plan Minor Amendments to Master Plans	\$7,372
New Master Plans or Major Amendments to Master Plans	\$13,360
Non-conforming Status Review	\$2,229

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

Non-conforming Situation Review	\$4,330
Planned Development Review Type IIx	\$4,127
Type III	\$7,406
Planned Development Amendment / Planned Unit Development Amendment Type IIx	\$2,855
Type III	\$8,215
Pre-Application Conference Major (Comprehensive Plan Map Amendment, Zone Change, Design Review, Subdivision Master Plan, and Impact Mitigation Plan)	\$2,100
Minor	\$1,500
Pre-Application Conference for PUD/PD Final Development Plan	\$728
Statewide Planning Goal	\$30,215
Tree Preservation Violation Review (III)	\$7,025
Tree Review (II)	\$4,064
Zoning Map Amendment	\$5,920
Other Unassigned Reviews Type I	\$2,492
Type II / IIx	\$2,971
Type III	\$7,025
Other Planning Services	
Appeals Type II / IIx	\$250
Type III	½ of application
Design Advice Request	\$1,391
Early Land Use Review Assistance	\$500
Early Plan Review	\$500
Expert Consultation (above base fee)	\$80 per hour
Hourly Rate for Land Use Services	\$90
Limited Consultation / Land Division Appointment	\$150

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

Plan Check	\$1.34 per \$1,000 valuation
Residential and commercial	\$97 minimum
Community Design Standards Plan Check	\$.003 of valuation
Environmental Plan Check	\$727
Pre-Development Conference	\$978
Property Line Adjustment	\$941
Renotification Fee	\$493
Transcripts	Actual cost
Zoning Confirmation	
Tier A (bank letter, new DMV)	\$277
Tier B (zoning/development analysis, nonconforming standard evidence, notice of use determination)	\$804
Lot Segregation	\$400
Lot Segregation with Property Line Adjustment	\$1,046
DMV Renewal	\$43