

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-130

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. 06-095

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. 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.
- c. On January 22, 2004 the Board adopted Resolution No. 04-008 directing the Planning Director to evaluate the land use permit fees to ensure the amount of cost recovery is consistent with Board policy considering permit type and the public interest the permit serves.
- d. On December 15, 2005, the Board adopted Resolution No. 05-208 that adjusted the fees of the Land Use Planning Division to account for change in the Consumer Price Index, and leaving all other fees and charges the same.
- e. On June 15, 2006, the Board adopted Resolution 06-095 to establish new fees and costs for services provided by Portland by updating Exhibit A only.
- f. The Land Use Planning Division has been tracking time spent processing land use actions for over two years and has used the results to develop the listed fees. The fees reflect the average cost of permit processing over the past two years.
- g. All other fees and charges established by Resolution 06-095 remain the same.

The Multnomah County Board of Commissioners Resolves:

1. Resolution No. 06-095 is repealed and Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs are set as follows:

	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
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	

	Action	Fee
	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
	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

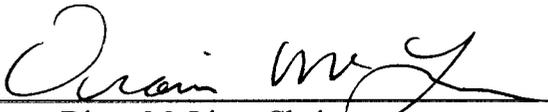
	Action	Fee
	Color aerial photograph	\$6.40 each
	Cassette tape recording of hearing	\$30.00 first tape- additional \$2.65 each tape
	Rescheduled hearing	\$249
	Inspection Fee	\$77

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. This Resolution takes effect and Resolution 06-095 is repealed on July 17, 2006.

ADOPTED this 13th day of July 2006.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

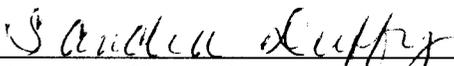
By 
Sandra N. Duffy, Assistant County Attorney

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Adjustment Review (Type II)	
Residential Use (only)	
Fences/Decks/Eaves	\$1,250
Lots with existing single-dwelling units	\$1,722
All other residential adjustments	\$1,615
Non-residential or mixed use	\$1,729
Comprehensive Plan and Zone Map Amendment (Type III)	\$19,225
Single Family Residential to Single Family Residential Upzoning (Type III)	\$11,400
Conditional Use	
Type I	\$2,525
Type II (Minor)	\$3,363
Radio Frequency Facilities (Type II)	\$4,211
Type III (Major)	
Conditional Use - New	\$11,080
Conditional Use - Existing	\$5,330
Radio Frequency	\$11,225
Design Review	
Major (Type III)	0.0046 of valuation minimum \$5,547; maximum \$22,000
Minor A (Type I & II) except as identified in Minor B and Minor C, including residential projects with 2 or more units; and radio frequency facilities	minimum \$3,488; maximum \$6,915
Minor B (Type I & II) --Includes residential projects with 1 unit --Improvements with valuation under \$5,000, but more than \$2,500 --Parking areas 10,000 sq. ft. or less --Awnings, signs, rooftop mechanical equipment --Lighting Projects --Remodels affecting less than 25 consecutive linear ft. of frontage	minimum \$785; maximum \$3,325

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Design Review (continued)	
Minor C (Type I & II)	
--Improvements not identified in Minor B with valuation \$2,500 or less	\$650
-- Fences, freestanding & retaining walls, gates	
--Colors in historic districts	
Modifications through Design Review	\$300
Environmental Review (Type I)	\$655
Environmental Review (Type II)	
Residential use (only)	\$2,221
Non-residential or mixed use	\$3,221
Environmental Review Protection Zone (Type III)	\$5,760
Environmental Violation Review (Type II)	\$3,486
Environmental Violation (Type III)	\$6,750
--Undividable lot with existing single dwelling unit	\$4,800
Final Plat Review / Final Development Plan Review for Planned Development or Planned Unit Development (Type I)	
If preliminary with Type I with no street	\$1,760
If preliminary was Type I or Iix with a street	\$3,662
If preliminary was Type II / Iix with no street	\$3,662
If preliminary was Type III	\$6,036
Greenway	
Residential use (only)	\$1,221
Non-residential or mixed use	\$4,256
Historic Landmark designation or removal	
Individual properties (Type III)	\$3,973
Multiple Properties or districts (Type III)	\$4,774
Demolition Review (Type IV)	\$5,250
Home Occupation Permit	
Initial Permit	\$111
Annual Renewal	\$111
Late charge for delinquent permits	\$5 per month

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Impact Mitigation Plan	
Amendment (Minor) (Type II)	\$3,201
Implementation (Type II)	\$3,633
New/Amendment (Major) (Type III)	\$22,730
Amendment (Use) (Type III)	\$6,264
Land Division Review	
Type I	\$5,267 + \$175 per lot plus \$900 if new street
Type IIx	\$6,661 + \$175 per lot plus \$900 if new street
Type III	\$9,699 + \$175 per lot plus \$900 if new street
Subdivision with Concurrent Environmental Review (Type III)	\$9,900 + \$200 per lot, plus \$900 if new street
Partition with Concurrent Environmental Review (Type III)	\$5,675 + \$200 per lot plus \$900 if new street
Land Division Amendment Review	
Type I	\$2,000
Type IIx	\$2,736
Type III	\$8,511
Living Smart House Plans	
Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)	
Lot Consolidation (Type I)	\$1,300
Master Plan	
Minor Amendments to Master Plans (Type II)	\$7,379
New Master Plans or Major Amendments to Master Plans (Type III)	\$13,698
Non-conforming Situation Review (Type II)	\$4,337
Non-conforming Status Review (Type II)	\$2,236
Planned Development Review	
Type IIx	\$4,134
Type III	\$7,474

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Planned Development Amendment / Planned Unit Development Amendment	
Type IIx	\$2,862
Type III	\$8,283
Pre-Application Conference	
Major (Comprehensive Plan Map Amendment, Zone Change, Design Review, Subdivision Master Plan, and Impact Mitigation Plan)	\$2,160
Minor or Optional	\$1,550
Statewide Planning Goal Exception (Type III)	\$30,283
Tree Preservation Violation Review	
Type I	\$1,900
Type II	\$2,736
Type III	\$7,093
Tree Review	
Type I	\$2,000
Type II	\$2,736
Zoning Map Amendment (Type III)	\$5,988
Other Unassigned Reviews	
Type I	\$2,492
Type II / IIx	\$2,978
Type III	\$7,093
Other Planning Services	
Appeals	
Type II / IIx	\$250
Type III	½ of application
Appointment for Early Land Use Review Assistance	\$150 per hour Minimum – ½ hour
Demolition Delay Review	\$156
Design Advice Request	\$1,450
Early Pre-Submittal Plan Review (per hour)	\$115 per hour
Expert Outside Consultation (above base fee)	\$83 per hour
Hourly Rate for Land Use Services	\$115 per hour

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Plan Check	
Residential and commercial	\$1.46 per \$1,000 valuation \$60 minimum
Community Design Standards Plan Check	\$.004 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
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	\$450
Lot Segregation with Property Line Adjustment	\$1,046
DMV Renewal	\$47