

**City of Portland
Office of the City Auditor**

**PROPOSED
Land Use Services Fee Schedule for the Hearings Office
Effective July 1, 2011**

Land Use Reviews	Proc Type	Hearings Officer	
		Fy 2010-11 Fee	Fy 2011-12 Fee
Adjustment Review			
Residential-Fences / Decks / Eaves ¹	II	-	-
Residential	II	-	-
Non-Residential or Mixed Use	II	-	-
Cascade Station/Portland International Center Transportation	II	\$145	\$149
Central City Parking Review	III	\$1,541	\$1,583
Comp Comprehensive Natural Resource Management Plan & Amendments			
Type I	I	-	-
Type II	II	-	\$149
Type III	III	-	\$1,583
Comprehensive Plan & Zone Map Amendment	III	\$1,541	\$1,583
Comp Plan & Zone Map Amend, Single Family Residential to Single Family Residential Upzoning	III	\$1,541	\$1,583
Conditional Use			
Type I	I	-	-
Minor	II	\$145	\$149
Minor - Radio Frequency Facilities	II	\$145	\$149
Major - New	III	\$1,541	\$1,583
Major - Existing	III	\$1,541	\$1,583
Major - Radio Frequency	III	\$1,541	\$1,583
Design Review/Historic Design Review ²			
Major	min max	-	-
Minor A --except as identified in Minor B and Minor C, including residential projects with 2 or more units	(A) I & II min max	-	-
Radio Frequency Facilities	II	-	-
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.) --Improvements with val. < \$25,000 --Parking areas 10,000 sq. ft. or less --Remodels affecting less than 25 consecutive linear ft. of frontage --Awnings / signs	(B) I & II min max	-	-
Minor C --Colors in historic districts --Fences, freestanding & retaining walls & gates --Lighting projects --Roof-mounted solar panels/wind turbines	(C) I & II	-	-

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--Rooftop mechanical equipment			
Modifications Through Design Review		-	-
Environmental Review			
Resource Enhancement/PLA	I	-	-
Residential Use (only)	II	\$145	\$149
Non-residential or Mixed Use	II	\$145	\$149
Environmental Review Protection Zone	III	\$1,541	\$1,583
Environmental Violation Review			
Type II required	II	\$145	\$149
Type III required	III	\$1,541	\$1,583
Columbia South Shore Plan District (CSSPD)	II	\$145	\$149
CSSPD, undividable lot w/exist single dwell unit	II	\$145	\$149
Undividable lot with existing single dwelling unit	III	\$1,541	\$1,583
Final Plat Review/Final Development Plan Review			
If preliminary was Type I with no street	Admin Review	-	-
If preliminary was Type I or IIx with a street	Admin Review	-	-
If preliminary was Type IIx with no street	Admin Review	-	-
If preliminary was Type III	Admin Review	-	-
Additional Review of Final Plat		-	-
Greenway			
Residential or simple non-residential or mixed use ³	II	\$145	\$149
Non-residential or mixed use	II	\$145	\$149
Historic Landmark Designation			
Individual properties	III	-	-
Multiple properties or districts	III	-	-
Rocky Butte Historic Features	III	-	-
Historic Landmark Demolition Review	IV	-	-
Impact Mitigation Plan			
Amendment (Minor)	II	\$145	\$149
Implementation	II	\$145	\$149
New/Amendment (Major)	III	\$1,541	\$1,583
Amendment (Use)	III	\$1,541	\$1,583
Land Division Review			
Type I	I	-	-
Type IIx	IIx	\$145	\$149
Type III	III	\$1,541	\$1,583
2-3 lot Land Division with Concurrent Environmental Review	III	\$1,541	\$1,583

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4 or more lot Land Division with Concurrent Environmental Review	III	\$1,541	\$1,583
Land Division Amendment Review			
Type I	I	-	-
Type IIx	IIx	\$145	\$149
Type III	III	\$1,541	\$1,583
Lot Consolidation	I	-	-
Master Plan			
Minor Amendments to Master Plans	II	\$145	\$149
New Master Plans or Major Amendments to Master Plans	III	\$1,541	\$1,583
Non-conforming Situation Review	II	\$145	\$149
Non-conforming Status Review	II	\$145	\$149
Parking Review - Marquam Hill			
Type I	I	-	-
Type III	III	\$1,541	\$1,583
Planned Development Review			
Type IIx	IIx	\$145	\$149
Type III	III	\$1,541	\$1,583
Planned Development Amendment / Planned Unit Development Amendment			
Type IIx	IIx	\$145	\$149
Type III	III	\$1,541	\$1,583
Statewide Planning Goal Exception	III	\$1,541	\$1,583
Tree Preservation Violation Review			
Type II	II	\$145	\$149
Type III	III	\$1,541	\$1,583
Tree Review			
Type I	I	-	-
Type II	II	\$145	\$149
Zoning Map Amendment	III	\$1,541	\$1,583
Other Unassigned Reviews			
Type I	I	-	-
Type II / IIx	II / IIx	\$145	\$149
Type III	III	\$1,541	\$1,583
EARLY ASSISTANCE SERVICES			
Appointment for Early Land Use Review Assistance ⁴		-	-

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		Fy 2010-11 Fee	Fy 2011-12 Fee
--Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, or other --Design, Environmental or Greenway			
Design Advice Request		-	-
Early Zoning Standards Review ⁵			
One and Two-Family Dwellings		-	-
All Other Development		-	-
Hourly Rate for Land Use Services		-	-
Pre-Application Conference		-	-
Remedial Action Exempt Review - Conference		-	-
Other Planning Services			
Additional Copies of Recording Documents		-	-
Appeals: Type II / IIx		-	-
Type III; 50% of BDS application fee (Max.\$5,000)		-	-
Demolition Delay Review		-	-
DMV New / Renewal		-	-
Expedited Industrial Lands Review		-	-
Expert Outside Consultation ⁶ (Per hour above base fee)		-	-
Lot Confirmation		-	-
Lot Confirmation with Property Line Adjustment		-	-
Basic Mural Permit Fee		-	-
Design Standards Mural Fee (LUS)		-	-
Structural Plan Review fee (PR-ENG)		-	-
Structural Alteration to Existing Mural		-	-
Renewal of Expired Permit (LUS)		-	-
Reinspection Fee - Mural (per inspection)		-	-
Plan Check			
Residential and Commercial		-	-
Community Design Standards Plan Check (add to base fee)		-	-
Environmental Standards Plan Check (add to base fee)		-	-
Environmental Violation Plan Check (add to base fee)		-	-
Sign Permit Plan Check After LU Review (flat fee)		-	-
Wireless Facilities Plan Check (flat fee) ⁷		-	-
Property Line Adjustment		-	-
Remedial Action Exempt Review - Simple		-	-
Remedial Action Exempt Review - Complex		-	-
Renotification Fee - Any Review		-	-
Transcripts		-	-
Zoning Confirmation		-	-

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Tier A (Bank Letter, LUCS, ODOT Outdoor Advertising Sign Permit)		-	-
Tier B (Zoning/development Analysis, Non-conforming Standard Evidence, Nonconforming Upgrades Option 2, Notice of Use Determination)		-	-