

ENB-14.04 - Land Use Services Fee Schedule

LAND USE SERVICES FEE SCHEDULE

Binding City Policy

BCP-ENB-14.04

Effective July 1, 2006

Land Use Reviews

Adjustment Review (Type II)

Residential Use (only)

Fences/Decks/Eaves	\$300
Lots with existing single-dwelling units	\$450
All other residential adjustments	\$520
Non-Residential or Mixed Use	\$775

Cascade Station/Portland International Center Transportation Impact Analysis Review (Type II)	\$969
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Central City Parking Review (Type III)	\$5,741
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Comprehensive Plan Map & Zone Amendment (Type III)	\$17,975
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Single Family Residential to Single Family Residential Upzoning (Type III)	\$10,150
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Conditional Use

Type I	\$2,150
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Minor (Type II)	\$2,400
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Radio Frequency Facilities (Type II)	\$3,995
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Major (Type III)

Conditional Use - New	\$8,000
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Conditional Use - Existing	\$3,200
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Radio Frequency	\$9,975
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Design Review	.0046 of valuation
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Major (Type III)	minimum \$5,547 maximum \$22,000
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Minor A (Type I & II)	minimum \$2,799
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(except as identified in Minor B and Minor C, including residential projects with 2 or more units; and radio frequency facilities)	maximum \$6,450
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Minor B (Type I & II)	minimum \$555
--Includes residential projects with 1 unit	maximum \$3,079
--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	

Minor C (Type I & II)	\$300
--Improvements not identified in Minor B with valuation \$2,500 or less	
--Fences, freestanding & retaining walls, gates	
--Colors in historic districts	

Modifications through Design Review	\$150
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Environmental Review (Type I)	\$400
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Environmental Review (Type II)	
Residential Use (only)	\$800
Non-residential or mixed use	\$1,500

Environmental Review Protection Zone (Type III)	\$2,500
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Environmental Violation Review (Type II)	\$1,760
Columbia South Shore (Type II)	\$2,588
Columbia South Shore Undividable lot with existing single dwelling unit (Type II)	\$828

Environmental Violation Plan Check	\$500
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Environmental Violation (Type III)	\$5,500
Undividable lot with existing single dwelling unit (Type III)	\$1,800

Final Plat Review / Final Development Review (for Planned Development or Planned Unit Development) (Type I)	
If preliminary was Type I with no street	\$720
If preliminary was Type I or Iix with a street	\$1,035

If preliminary was Type IIx with no street	\$936
If preliminary was Type III	\$1,560

Greenway (Type II)

Residential Use (only)	\$1,000
Non-residential or mixed use	\$3,156

Historic Landmark Designation

Individual properties (Type III)	\$2,687
Multiple properties or districts (Type III)	\$3,330
Rocky Butte Historic Features (Type III)	\$1,479
Demolition Review	\$5,250

Impact Mitigation Plan

Amendment (Minor) (Type II)	\$3,065
Implementation (Type II)	\$3,065
New / Amendment (Major) (Type III)	\$14,978
Amendment (Use) (Type III)	\$4,019

Land Division Review

Type I	\$2,000 + \$110 per lot plus \$900 if new street
Type IIx	\$2,900 + \$110 per lot plus \$900 if new street
Type III	\$5,500 + \$110 per lot plus \$900 if new street
Subdivision with Concurrent Environmental Review (Type III)	\$6,975 + \$150 per lot + \$900 if new street
Partition with Concurrent Environmental Review (Type III)	\$4,425 + \$150 per lot, plus \$900 if new street

Land Division Amendment Review

Type I	\$700
Type IIx	\$800
Type III	\$2,300

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)	\$950
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Master Plan

Minor Amendments to Master Plans (Type II)	\$3,611
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New Master Plans or Major Amendments to Master Plans (Type III)	\$8,050
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Non-conforming Situation Review (Type II)	\$3,744
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Non-conforming Status Review (Type II)	\$900
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Planned Development Review

Type IIx	\$1,900
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Type III	\$3,100
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Planned Development Amendment /

Planned Unit Development Amendment

Type IIx	\$1,55
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Type III	\$2,800
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Pre-Application Conference

Major (Comprehensive Plan Map Amendment, Zone Change, Design Review, Subdivision, Master Plan, and Impact Mitigation Plan)	\$1,400
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Minor	\$900
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Pre-Application Conference for PUD/PD Final Development Plan	\$317
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Statewide Planning Goal (Type III)	\$7,250
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Tree Preservation Violation Review (Type III)

Type I	\$1,200
Type II	\$1,450
Type III	\$2,600

Tree Review (Type I) \$700

Tree Review (Type II) \$500

Zoning Map Amendment (Type III) \$4,025

Other Unassigned Reviews

Type I	\$1,025
Type II / IIx	\$1,248
Type III	\$3,937

Other Planning Services

Appeals

Type II / IIx	\$250
Type III	1/2 of application fee

Appointment for Early Land Use Review Assistance \$150 per hour
Minimum - 1/2 hour

Demolition Delay Review \$156

Design Advice Request \$1,450

Early Pre-Submittal Plan Review \$115 per hour

Expert Outside Consultation (above base fee) \$83 per hour

Hourly Rate for Land Use Services \$115

Plan Check

Commercial and Residential	\$1.46 per \$1,000 valuation \$60 minimum
Community Design Standards Plan Check (add to base fee)	.004 of valuation
Environmental Plan Check (add to base fee)	\$100

Property Line Adjustment	\$530
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Renotification Fee	\$333
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Transcripts	Actual cost
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Zoning Confirmation

Tier A (bank letter, lot segregation, new DMV)	\$190
Tier B (zoning/development analysis, nonconforming standard evidence, notice of use determination)	\$645
Lot Segregation	\$450
Lot Segregation with Property Line Adjustment	\$755
DMV Renewal	\$47

HISTORY

Ordinance No. 179299, passed June 1, 2005 and effective July 5, 2005.
Amended by Ordinance No. 179541, passed August 24, 2005 and effective September 26, 2005.
Ordinance No. 180190 passed by Council May 31, 2006, effective June 30, 2006.