

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2020-095

Resolution Establishing Land Use Fees and Repealing Resolution 2020-040.

The Multnomah County Board of Commissioners Finds:

- a. On April 13, 2000, the Board adopted Ordinance No. 944 establishing that land use services fees would be set by resolution.
- b. Multnomah County has entered into intergovernmental agreements (“IGAs”) with the cities of Portland and Troutdale to provide land use planning services for areas outside those city limits, and within each city’s urban services boundary.
- c. The Board Resolutions adopting land use planning fees set (1) the fees charged directly by the Multnomah County Land Use Planning Division (“County Land Use Planning Fees”), and (2) the fees charged by Portland (“Portland Fees”) and Troutdale for land use planning services provided under the IGAs.
- d. The Board adopted Resolution 2020-040 on June 11, 2020, which increased most County Land Use Planning Fees for fiscal year 2021 by approximately 15%. That increase was consistent with incremental increases in past years, continuing the Board’s effort to more fully recover the direct costs of providing land use services with the goal of eventually achieving recovery of 100% of the direct costs of service.
- e. Resolution 2020-040 reflected certain Transportation Planning Services Fees, which were relocated to Community Services Fee Resolution 2020-077 on September 17, 2020.
- f. Portland has approved changes to its land use services fees. Pursuant to the IGA, the County adopts those changes to the Portland Fees to facilitate Portland’s cost recovery for services provided on behalf of Multnomah County.
- g. County Land Use Planning Fees are not being adjusted. Current County Land Use Planning Fees set forth in Resolution 2020-040 are intended to remain in effect and this Resolution therefore readopts those fees upon the repeal of Resolution 2020-040.
- h. Pursuant to the Troutdale IGA, fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale and need not be adopted by the County.

The Multnomah County Board of Commissioners Resolves:

1. County Land Use Planning Fees for MCC Chapters 38 and 39, excluding planning services provided under the Portland and Troutdale IGAs, are as set forth in Exhibit A, and shall remain in effect until amended by the Board.
2. Fees for planning services provided by the City of Portland under IGA are set out in the attached Exhibit B, and shall remain in effect until amended by the Board.
3. Fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale.
4. This Resolution takes effect on December 1, 2020 and Resolution 2020-040 is repealed on that same date.

ADOPTED this 5th day of November, 2020.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Katherine Thomas*
Katherine Thomas, Assistant County Attorney

SUBMITTED BY: Jamie Waltz, Director, Department of Community Services

EXHIBIT A

Fees for Multnomah County Land Use Planning Services: Effective July 1, 2020 <u>(Effective July 1, 2020 pursuant to Resolution 2020-040;</u> <u>Readopted effective December 1, 2020 pursuant to Resolution 2020-095)</u>		
Type	Action	Fee
Type I	Address Assignment, Reassignment	\$290
	Agricultural Building Review (per building)	\$67
	Agricultural Fill Permit	\$230
	Agri-Tourism Permit	\$403
	Building Permit Plan Check (includes new development & new development + Demo permit)	\$225
	<ul style="list-style-type: none"> • Demo permit only & revisions to previously approved plans 	\$108
	<ul style="list-style-type: none"> • Minimal Impact Project 	\$50
	<ul style="list-style-type: none"> • Stormwater Drainage Control 	\$50
	Conditions of approval verification	\$158
	Erosion and Sediment Control Permit	\$519
	Floating Structure Placement Permit	\$138
	Floodplain Development Permit	\$541
	Health Hardship Renewal	\$207
	Land Use Compatibility Sign-off	\$97
	Lot Consolidation/Legalization	\$417
	Marijuana Business	\$463
	Property Line Adjustment/Land Division Final	\$158
	Sign Permit	\$69
	Significant Environmental Concern	\$384
	Time Extension of Decisions in EFU/CFU/NSA	\$603
Type A Home Occupation	\$108	
Wrecker License Renewal	\$473	
Type II (Requires Notice Fee)	Accessory Use Determination	\$1,250
	Adjustment	\$923
	Administrative Decision by Planning Director	\$2,163
	Administrative Modification of Conditions	\$1,363
	Alteration of Nonconforming Use	\$2,198
	Appeal of Administrative Decision	\$250
	Design Review	\$1,638
	<ul style="list-style-type: none"> • Limited Design Review per MCC 39.8020(B) 	\$603
	Exceptions to CFU Safety Zone	\$300
	Forest Development Standards	\$767
	Geologic Hazards	\$1,281
	Health Hardship Permit	\$693

	Home Occupation Type B & Non-Hearing Type C	\$1,221
	Home Occupation Renewal (Type B & C)	\$296
	Land Division (Category 3 & 4)	\$2,016
	Lot Legalization	\$2,016
	Lot of Exception	\$300
	Lot of Record/Legal Parcel Determination (per Lot of Record / Legal Parcel requested)	\$990
	National Scenic Area Expedited Review	\$397
	National Scenic Area Major Variance	\$1,454
	National Scenic Area Minor Variance (No Hearing)	\$923
	National Scenic Area Site Review	\$2,044
	New Forest Dwelling	\$3,414
	Nonconforming Use	\$2,198
	Property Line Adjustment	\$1,411
	Replat	\$2,016
	Significant Environmental Concern (per SEC permit)	\$1,269
	Temporary Permit	\$438
	Time Extension (Not in EFU/CFU/NSA)	\$759
	Willamette River Greenway	\$2,163
Type III DEPOSITS** (Requires Notice Fee)	Conditional Use (Including Community Service Use)**	\$3,204
	Conditional Use Type C Home Occupation**	\$2,000
	Land Division (Category 1 & 2) **	\$3,204
	National Scenic Area Conditional Use **	\$3,204
	Other Hearing Case **	\$3,204
	Planned Development **	\$3,204
	Regional Sanitary Landfill **	\$3,204
	Variance – Hearing (Includes NSA) **	\$3,204
Type IV DEPOSITS** (Requires Notice Fee)	Legislative or Quasi-Judicial Plan Revision**	\$5,000
	Legislative or Quasi-Judicial Zone Change**	\$5,000
Miscellaneous	Aerial photograph or CD-Rom – each	\$8
	Hearing Sign – each	\$23
	Inspection Fee, including MIP, GH, ESC, AF	\$189
	Notice Fee* – Type II, III and IV	\$210
	Photocopies – per page (less than or equal to 11” x 17”)	\$0.35
	Pre-application Conference	\$997
	Pre-filing Conference	\$336
	Re-Notice Fee – Hearing	\$91

	Research/Records Request**	Actual Cost
	Withdrawal of Type I or Type II Application <ul style="list-style-type: none"> • Before application status letter is written • After application status letter is written, and for Type II applications; before the Opportunity to Comment is mailed 	<ul style="list-style-type: none"> • Full refund • Refund 50% of application fees
	<ul style="list-style-type: none"> • After Opportunity to Comment is mailed 	<ul style="list-style-type: none"> • Refund 30% of application fees
	<ul style="list-style-type: none"> • After draft written decision is routed for internal review or application is incomplete for more than 180-days 	No refund
	Withdrawal of Type III or Type IV Application <ul style="list-style-type: none"> • After application status letter is written 	Remaining deposit funds will be refunded
	Withdrawal of Appeal <ul style="list-style-type: none"> • Before hearing notice is mailed • After hearing notice is mailed 	<ul style="list-style-type: none"> • Refund of appeal fee • No refund
*Notice fees are charged per 'T' or 'EP' case number (except where specified)		
**Fee for applications processed under a deposit are calculated using the current hourly rate		

Exhibit B to Resolution Establishing Land Use Fees and Repealing Resolution 2020-040

Multnomah County
Land Use Services Fee Schedule
 Effective Date: ~~July~~ **December 1, 2020**

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site with Existing House/Duplex – Fences/Decks/Eaves (This category also includes small accessory building that don't require a building permit: trellises, and storage sheds.)	II	\$ 1,523 <u>1,922</u>
Site with Existing House Duplex	II	\$ 2,836 <u>3,161</u>
All Other Projects	II	\$ 3,738 <u>4,493</u>
Comprehensive Plan Map Amendment with Zone Map Amendment		
Tier A –	III	\$ 18,423 <u>19,569</u>
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	\$ 21,982 <u>23,211</u>
Tier C – All Other Proposals	III	\$ 32,980 <u>35,027</u>
Conditional Use		
Type Ix	Ix	\$ 4,742 <u>5,058</u>
Type II	II	\$ 5,427 <u>5,772</u>
Type II – Radio Frequency Facilities	II	\$ 7,996 <u>8,401</u>
Type III – New	III	\$ 19,042 <u>20,435</u>
Type III – Existing	III	\$ 12,914 <u>14,024</u>
Type III – Radio Frequency	III	\$ 18,084 <u>19,052</u>
Design/Historic Resource Review (If the applicant does not provide the valuation, the maximum fee will be charged.)		
Tier A – Signs only	Ix, II, or III	
Sign 20 sq. ft. or smaller		\$ 1,165 <u>1,223</u>
Sign > 20 sq. ft.		\$ 1,365 <u>1,433</u>
Each additional sign		\$ 155 <u>163</u> (maximum \$ 1,550 <u>1,630</u>) for signs
Tier B – Radio Frequency/Wireless Facilities	Ix, II, or III	\$ 5,000 <u>5,250</u>
Sites with An Existing House/Duplex:		
Tier 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.	Ix, II, or III	\$ 0.032 <u>0.034</u> of valuation Minimum \$ 1,326 <u>1,392</u> Maximum \$ 15,816 <u>16,418</u>
Tier D – exterior alterations to building or site with increase in building footprint, floor area, or impervious surface < 500 sq. ft.	Ix, II, or III	\$ 0.032 <u>0.034</u> of valuation Minimum \$ 2,324 <u>2,445</u> Maximum \$ 16,814 <u>17,471</u>

Multnomah County
Land Use Services Fee Schedule
Effective Date: ~~July~~ December 1, 2020

Land Use Reviews	Process Type	Amount
Sites with Other Existing Development:		
Tier 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 Each Sign	Ix, II, or III	\$ 0.032 <u>0.034</u> of valuation Minimum \$ 1,360 <u>1,428</u> Maximum \$ 15,850 <u>16,454</u>
		\$ 155 <u>163</u> (maximum \$ 1,550 <u>1,630</u>) for signs
Tier 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. Each Sign	Ix, II, or III	\$ 0.032 <u>0.034</u> of valuation Minimum \$ 2,796 <u>2,959</u> Maximum \$ 17,286 <u>17,985</u>
		\$ 155 <u>163</u> (maximum \$ 1,550 <u>1,630</u>) for signs
Tier G – All other projects not described above	Ix or II	\$ 0.032 <u>0.034</u> of valuation Minimum \$ 6,279 <u>6,670</u> Maximum \$ 20,769 <u>21,696</u>
Tier G – All other projects not described above Each Sign	III	\$ 0.032 <u>0.034</u> of valuation Minimum \$ 10,997 <u>12,833</u> Maximum \$ 32,747 <u>35,670</u>
		\$ 155 <u>163</u> (maximum \$ 1,550 <u>1,630</u>) for signs
Modifications	n/a	\$ 1,550 <u>1,628</u>
Environmental Review		
Resource Enhancement/Public Rec Trails	Ix	\$ 2,164 <u>3,606</u>
Existing House/Duplex	II	\$ 4,090 <u>4,776</u>
All Other Projects	II	\$ 6,258 <u>7,004</u>
Environmental Review Protection Zone	III	\$ 8,856 <u>9,286</u>
Environmental Violation Review		
Type II required	II	\$ 4,665 <u>4,857</u>
Type III required	III	\$ 10,976 <u>11,545</u>
Undividable lot with existing single dwelling unit	III	\$ 6,858 <u>7,221</u>
Greenway		
Existing House/Duplex	II	\$ 3,477 <u>4,834</u>
All Other Projects	II	\$ 9,733 <u>10,307</u>
Historic Landmark Designation		
Individual properties	III	\$ 4,167 <u>4,397</u>
Multiple properties or districts	III	\$ 9,646 <u>10,165</u>
Historic Landmark Demolition Review	IV	\$ 9,371 <u>9,876</u>
Impact Mitigation Plan		
Amendment (Minor)	II	\$ 10,742 <u>12,198</u>
Implementation	II	\$ 9,344 <u>9,790</u>
New/Amendment (Major)	III	\$ 38,231 <u>40,924</u>
Amendment (Use)	III	\$ 17,667 <u>18,845</u>

Multnomah County
Land Use Services Fee Schedule
Effective Date: July ~~December~~ 1, 2020

Land Use Reviews	Process Type	Amount
Land Division Review		
Type Ix	Ix	\$ 8,824 <u>9,377</u> plus \$ 263 <u>276</u> per lot and tract, plus \$ 1,260 <u>1,323</u> if new street
Type IIx	IIx	\$ 12,000 <u>12,696</u> plus \$ 263 <u>276</u> per lot and tract, plus \$ 1,260 <u>1,323</u> if new street
Type III	III	\$ 20,059 <u>21,781</u> plus \$ 263 <u>276</u> per lot and tract, plus \$ 1,260 <u>1,323</u> if new street
2 – 3 lot Land Division with Concurrent Environmental Review	III	\$ 13,760 <u>14,554</u> plus \$ 420 <u>441</u> per lot and tract, plus \$ 2,100 <u>2,205</u> if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$ 23,506 <u>25,310</u> plus \$ 420 <u>441</u> per lot and tract, plus \$ 2,100 <u>2,205</u> if new street
Land Division Amendment Review		
Type Ix	Ix	\$ 3,718 <u>3,958</u>
Type IIx	IIx	\$ 4,524 <u>4,809</u>
Type III	III	\$ 11,094 <u>11,708</u>
Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review	
If preliminary was Type I or Ix with no street		\$ 4,418 <u>5,890</u>
If preliminary was Type I, Ix, or IIx with a street		\$ 6,592 <u>6,987</u>
If preliminary was Type IIx with no street		\$ 5,843 <u>6,203</u>
If preliminary was Type III		\$ 11,033 <u>11,688</u>
Additional Review of Final Plat	n/a	\$ 741 <u>815</u>
A fee will be charged for each review after the second review		
Lot Consolidation Replat	Ix	\$ 4,366 <u>4,741</u>
Master Plan		
Minor Amendments to Master Plans	II	\$ 14,402 <u>15,409</u>
New Master Plans or Major Amendments to Master Plans	III	\$ 32,564 <u>35,049</u>
Non-conforming Situation Review	II	\$ 7,467 <u>7,968</u>
Non-conforming Status Review	II	\$ 2,577 <u>2,735</u>
Planned Development Bonus Review		
Minor Amendment	IIx	\$ 11,650 <u>10,839</u>
New or Major Amendment	III	\$ 31,600 <u>33,031</u>
Planned Development Review – all other		
Type IIx	IIx	\$ 10,738 <u>11,230</u>
Type III	III	\$ 16,275 <u>18,309</u>
Planned Development Amendment/Planned Unit Development Amendment		
Type IIx	IIx	\$ 4,279 <u>4,865</u>
Type III	III	\$ 11,083 <u>12,143</u>
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$ 2,405 <u>3,796</u>
Existing House/Duplex	IIx	\$ 3,583 <u>4,524</u>
All Other Projects	IIx	\$ 6,251 <u>7,984</u>
River Violation Review		
	II	\$ 4,825 <u>5,087</u>
	III	\$ 10,829 <u>11,391</u>
Statewide Planning Goal Exception	III	\$ 36,300 <u>38,656</u>

Multnomah County
Land Use Services Fee Schedule
Effective Date: ~~July~~ **December** 1, 2020

Land Use Reviews	Process Type	Amount
Transportation Demand Management Review	II	\$2,914 <u>3,277</u>
Transportation Impact Analysis – campus	II	\$9,386 <u>8,791</u>
Tree Preservation Violation Review		
Type II	II	\$2,798 <u>2,943</u>
Type III	III	\$8,002 <u>8,407</u>
Tree Review		
Type II	II	\$2,919 <u>3,070</u>
Zoning Map Amendment	III	\$15,696 <u>16,738</u>
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$3,253 <u>3,434</u>
Type II / IIx	II / IIx	\$4,312 <u>4,554</u>
Type III	III	\$10,992 <u>11,650</u>
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$2,364 <u>3,090</u>
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner (Street Vacation Requested)		\$2,764 <u>3,660</u>
Appointment for Early Land Use Assistance with Planner		\$700 <u>1,340</u>
Design Advice Request – (per meeting with commission)		\$4,041 <u>4,918</u>
Pre-Permit Zoning Plan Check		
House or Duplex		\$210 <u>895</u>
All Other Development		\$473 <u>895</u>
Pre-Application Conference		\$5,569 <u>5,833</u>
Pre-Application Conference (Street Vacation Requested)		\$5,969 <u>6,513</u>
Remedial Action Exempt Review – Conference		\$2,070 <u>2,398</u>
Written Comments from Infrastructure Bureaus and Planner		\$1,390 <u>2,173</u>
Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)		\$1,590 <u>2,458</u>
Written Comments from Planner		\$450 <u>1,110</u>
Other Land Use Services		
Additional Copies of Recording Documents		\$16 <u>17</u>
Appeals		
Type II / IIx		\$250 <u>263</u>
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge
Type III		50% of Bureau of Development Services LUS Application Fee (maximum \$5,000) <u>5,250</u>)
120-day delay / HRI Removal (ranked structures only)		\$255 <u>465</u>
Expert Outside consultation (above base fee)		\$122 <u>128</u> per hour
(Fee applies to plan checks for cultural resources n the Columbia South Shore and Environmental Reviews)		
Field Verification By Land Use Staff (except for environmental plan checks)		\$210 <u>221</u>
Hourly Rate for Land Use Services (BDS)		\$155 <u>163</u>
Hourly Rate for Land Use Services (BES)		\$156

Multnomah County
Land Use Services Fee Schedule
Effective Date: July ~~December~~ 1, 2020

Other Land Use Services	
<u>Landscape Monitoring Report Review (per annual report)</u>	<u>\$217</u>
Lot Confirmation	
Sites Without Buildings	\$996 <u>1,030</u>
Sites with House(s) or Duplex(es)	\$1,081 <u>1,154</u>
Sites with Other Development	\$1,081 <u>1,238</u>
Mural Permit Fee	\$276 <u>290</u>
Structural Plan Review Fee – Required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the mural Administrative Rule.	\$149 <u>156</u>
Plan Check	
Maximum number of allowable checksheets: 2	
Rate per additional checksheet	\$184 <u>193</u>
Commercial and Residential	\$2.12 <u>2.34</u> per \$1,000 valuation + \$80, \$225 <u>243</u> minimum
Community Design Standards Plan Check (add to base fee)	\$0.0075 <u>0.0079</u> of valuation, maximum \$5,000 <u>5,250</u> , maximum \$2,000 <u>2,100</u> for house or duplex
Convenience Store/Amenity Bonus Plan Check (add to base fee)	\$263 <u>285</u>
Environmental Standards Plan check and Field Verification (add to base fee)	\$764 <u>802</u>
Environmental Violation Plan Check (add to base fee)	\$893 <u>938</u>
Sign Permit Plan Check After Land Use Review	\$158 <u>166</u>
Radio Frequency Facilities Plan Check (flat fee)	\$1,086 <u>1,124</u>
Property Line Adjustment	
Site Without Buildings	\$1,484 <u>1,582</u>
Sites With House(s) or Duplex(es)	\$1,881 <u>2,017</u>
Site With Other Development	\$2,517 <u>2,656</u>
Property Line Adjustment with Lot Confirmation	
Site Without Buildings	\$1,484 <u>2,379</u>
Sites With House(s) or Duplex(es)	\$1,881 <u>2,938</u>
Sites With Other Development	\$2,517 <u>3,577</u>
Remedial Action Exempt Review	
Simple	\$4,071 <u>4,228</u>
Complex	\$7,630 <u>7,887</u>
Renotification Fee – Any Review & DAR Reschedule	\$518 <u>544</u>
Street Vacation	\$600 <u>110</u>
Transcripts	Actual Cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	\$68 <u>71</u>
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	\$280 <u>294</u>
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants)	\$1,125 <u>1,235</u>