

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

RESOLUTION NO. 2024-072

Establishing Land Use Fees and Repealing Resolution 2023-057.

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, Troutdale and Gresham to provide land use planning services for unincorporated county areas outside those city limits, and within each city’s urban services boundary.
- c. This Board Resolution adopting land use planning fees sets (1) the fees charged directly by the Multnomah County Land Use Planning Division (“County Land Use Planning Fees”) within unincorporated Multnomah County, and (2) the fees charged by Portland (“Portland Fees”) for land use planning services provided for areas outside Portland city limits and within the city’s urban services boundary (“unincorporated urban areas”) pursuant to an intergovernmental agreement (“IGA”) with the County.
- d. 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.
- e. Pursuant to the Gresham IGA, fees for planning services provided by the City of Gresham under the IGA are as set by the City of Gresham and need not be adopted by the County.
- f. This Resolution readopts County Land Use Planning Fees established by Resolution 2023-057 without amendment.
- g. The City of Portland has approved changes to city land use services fees set out in the attached Exhibit B which can be generally described as an 8% increase. The IGA does not require the County to adopt Portland Fee schedule amendments consistent with cost of living increases, although all other fee amendments must be adopted by the County. Pursuant to the Portland IGA, the County adopts those changes to the Portland Fees to facilitate Portland’s cost recovery for services provided on behalf of Multnomah 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, Troutdale and Gresham 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 the Portland 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 Troutdale IGA are as set by the City of Troutdale.
4. Fees for planning services provided by the City of Gresham under the Gresham IGA are as set by the City of Gresham.
5. This Resolution takes effect on September 5, 2024 and Resolution 2023-057 is repealed on that same date.

ADOPTED this 5th day of September, 2024.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

REVIEWED:

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

By

David N. Blankfeld, Senior Assistant County Attorney

SUBMITTED BY: Margi Bradway, Director, Department of Community Services

**EXHIBIT A TO RESOLUTION ESTABLISHING LAND USE FEES
AND REPEALING RESOLUTION 2023-057**

Fees for Multnomah County Land Use Planning Services: Effective July 1, 2023 <u>September 5, 2024</u>		
Type	Action	Fee
Type I Action	Accessory Building/Structure Registration (per building/structure)	\$50
	Address Assignment, Reassignment	\$440
	Agricultural Building Review (per building)	\$102
	Agricultural Fill Permit	\$500 Deposit, or full recovery deposit estimate ***
	Agri-Tourism Permit / Farm Stand	\$612
	Conditions of approval verification	\$239
	Erosion and Sediment Control Permit	\$788
	Floating Structure Placement Permit	\$209
	Floodplain Development Permit	\$822
	Health Hardship Renewal	\$274
	Land Use Compatibility Statement Sign-off	\$147
	Lot Consolidation/Legalization – Type I	\$634
	Marijuana Business	\$765
	Property Line Adjustment/Land Division Final	\$239
	Sign Permit	\$105
	Significant Environmental Concern – Type I	\$650
	Time Extension of Decisions (in EFU/CFU/NSA)	\$917
	Type A Home Occupation	\$143
	Wireless Facilities Review Pursuant to Section 6409(a) of the Spectrum Act of 2012	\$342
	Zoning Plan Check (new development, or new development + Demo permit, or other site plan review)	\$342
• Demo permit only or revisions to previously approved plans	\$164	
• Minimal Impact Project	\$76	
• Stormwater Drainage Control	\$76	
Type II Action	Accessory Use Determination	\$1,901
	Adjustment	\$1,403
	Administrative Modification of Conditions	\$2,072
	Appeal of Administrative Decision	\$250
	Design Review	\$2,490
• Limited Design Review per MCC 39.8020(B)	\$917	

SOME INVOLVE DEPOSITS** (Requires Notice Fee)	Exceptions to CFU Safety Zone	\$457
	Forest Development Standards	\$1,166
	Geologic Hazards	\$1,948
	Health Hardship Permit	\$797
	Home Occupation - Type B & Non-Hearing Type C	\$1,615
	Home Occupation Renewal (Type B & C)	\$340
	Land Division (Category 3 & 4)	\$3,066
	Lot Legalization - Type II	\$3,066
	Lot of Exception	\$457
	Lot of Record/Legal Parcel Determination (per LOR / Legal Parcel request)	\$1,139
	National Scenic Area Expedited Review	\$603
	National Scenic Area Expedited Review – Renewable Energy Systems	\$241
	National Scenic Area Major Variance (No Hearing)	\$2,211
	National Scenic Area Minor Variance (No Hearing)	\$1,403
	National Scenic Area Site Review	\$3,108
	National Scenic Area Site Review – Renewable Energy Systems	\$1,243
	National Scenic Area Site Review – Emergency/Disaster Response for Septic Systems	\$2,211
	New Forest Dwelling	\$5,192
	Non-conforming Use	\$2,906 Deposit, or full recovery deposit estimate ***
	Other Decision by Planning Director (includes Review Uses)	\$2,906 Deposit, or full recovery deposit estimate ***
Property Line Adjustment	\$2,145	
Replat	\$3,066	
Significant Environmental Concern (per SEC permit)	\$1,930	
Temporary Permit	\$665	
Time Extension (Not in EFU/CFU/NSA)	\$1,153	
Willamette River Greenway	\$3,289	
Type III Action DEPOSITS** (Requires Notice Fee)	Conditional Use & Community Service Use**	\$4,237, or full recovery deposit estimate***

	Land Division (Category 1 & 2)**	\$4,237, or full recovery deposit estimate ***
	Other Hearing Case (Includes Variance or Planned Development)**	\$4,237, or full recovery deposit estimate ***
	Regional Sanitary Landfill**	\$4,237, or full recovery deposit estimate ***
Type IV Action DEPOSITS** (Requires Notice Fee)	Legislative or Quasi-Judicial Plan Revision**	\$6,613, or full recovery deposit estimate ***
	Legislative or Quasi-Judicial Zone Change**	\$6,613, or full recovery deposit estimate ***
Miscellaneous	Aerial photograph map / photocopies and scans – per page (larger than 11x17”) or CD	\$12
	Hearing Sign – each	\$35
	Inspection Fee (MIP, GH, ESC, AF, LF) / Site Visit	\$288
	Notice Fee* – Type II, III and IV	\$319
	Photocopies and scans – per page (11” x 17” or smaller)	\$0.46
	Pre-application Conference	\$1,516
	Pre-filing Conference	\$511
	Re-Notice Fee – Hearing	\$138
	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; or before the Opportunity to Comment is mailed (Type II) 	<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 (Type II) • After draft written decision is written or application is incomplete for more than 180-days 	<ul style="list-style-type: none"> • Refund 30% of application fees • No refund
	<p>Withdrawal of Type III or Type IV Application</p> <ul style="list-style-type: none"> • After application status letter is written 	<ul style="list-style-type: none"> • Remaining deposit funds will be refunded
	<p>Withdrawal of Appeal</p> <ul style="list-style-type: none"> • Before hearing notice is mailed • After hearing notice is mailed 	<ul style="list-style-type: none"> • Refund 50% of appeal fee • No refund

*Notice fees are charged per 'T' case number (except where specified)

**Fee for applications processed under a deposit are calculated using the current hourly rate

***The Planning Director has discretion to require the listed minimum deposit fee, or a full recovery deposit estimate fee (see below) when the total actual processing cost is estimated by the Planning Director to likely exceed the listed minimum deposit fee.

Full Recovery Deposit Estimate Fee (up to 120%)

A full recovery deposit estimate fee requires an upfront deposit of 100% of the actual projected processing cost as estimated by the Planning Director based on the project parameters and any additional information available. Additionally, any outside consultant costs required by the County for the project will be included in the estimate, and billed, at actual cost plus 20% administrative costs, to cover the County's costs of administering the requisite contract. The 20% administrative cost will only be included in the Planning Director's estimate, and billing, when an external consultant is used by the County. The full recovery deposit funds will be drawn down as needed to pay the actual invoices and any associated 20% admin fee on amounts paid, if applicable.

The final billing balance for all applications requiring a deposit will be calculated using the total actual processing costs to ensure full cost recovery. Additionally, any outside consultant costs required by the County for the project will be included in the final balance, and billed, at actual cost plus 20% administrative costs, to cover the County's costs of administering the requisite contract. The 20% administrative cost will only be included in the final billing when an external consultant is used by the County.