

RESOLUTION NO. 10-19

A RESOLUTION MODIFYING THE PLANNING FEE SCHEDULE TO INCLUDE A RESIDENTIAL LANDSCAPING REVIEW FEE AND TREE REPLACEMENT FEE AND AMENDING RESOLUTION NUMBER 07-26

WHEREAS, the City of Oregon City adopted Resolution 07-26 setting Planning and Development Services Fees for development applications; and

WHEREAS, Oregon City exercises land use planning and permitting authority pursuant to the State-wide Planning Goals, ORS Chapters 197 and 227 and the City's acknowledged Comprehensive Land Use Plan and adopted land use regulations; and

WHEREAS, Oregon City Municipal Code section 17.50.290 authorizes the City to adopt by resolution, and revise from time to time, a schedule of fees for applications and appeals; and

WHEREAS, ORS 227.175 authorizes the City to set fees for processing land use applications and limited land use applications based on the actual or average cost of providing those services; and

WHEREAS, the City has amended the Oregon City Municipal Code to require City review in insure that new residential developments meet minimum design standards for landscaping and the Tree Protection and Mitigation section of the Municipal Code provides applicants an option to provide the City a tree replacement fee in lieu of planting trees; and

WHEREAS, staff has applied actual salaries of staff personnel including all fringe benefits and administrative overhead, and time needed to review and process applications and staff received estimates to purchase, plant, stake and mulch a tree; and

WHEREAS, staff relies on revenue from these fees to fund in-house review and administration of applications; and

WHEREAS, staff costs for residential landscaping and tree replacement should include adjusting the factor every year due to various reasons such as inflation; and

WHEREAS, the City Commission concludes that the City should recover, to the extent practicable, the actual cost of residential landscaping reviews and tree replacement costs.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

The City hereby amends the Planning Fee Schedule adopted in Resolution 07-26 as included as Exhibit "A", to become effective August 9th, 2010 as the Planning and Development Services Fee Schedule, with the addition of a residential landscaping review fee of \$90.00 and a \$275.00 tree replacement fee, both of which will be adjusted annually on January 1st, rounded to the nearest dollar, and based on the CPI-W for Portland, Oregon.

Approved and adopted at a regular meeting of the City Commission held on the 4th day of August, 2010.



ALICE NORRIS, Mayor

Attested to this 4th day of August 2010



Nancy Ide, City Recorder

Approved as to legal sufficiency:



City Attorney



2010 PLANNING FEE SCHEDULE

(EFFECTIVE AUGUST 9, 2010)

All fees are subject to change by Resolution of the City Commission. The applicant is responsible for paying the application fee in effect at the time the formal application is submitted

APPLICATION TYPE	FILING FEE
Appeal - Administrative (includes SDC)	\$250
Appeal - PC Decision	\$3,109 Plus actual city attorney fees
Annexation Application // Election Deposit	\$3,869 \$3,000
Annexation Metro Mapping / UOM is Acre	<1 = \$150; 1-5 = \$250; 5-40 = \$300; >40 = \$400
Amendment to Comp Plan	\$3,930
Code Interpretation/Similar Use	\$934
Compatibility Review/Non-conforming Use	\$737
Conditional Use	\$3,379
Expedited Land Division	\$3,685 plus \$369 per lot
Extension (Land Use Permit)	\$601
Geologic Hazards Review	\$774
Geo-Technical Review	\$531
Historic Review - Remodel	\$50
- New Construction	\$50 plus 2.5% of construction cost, (max. \$1,000)
- Demolition	\$246 < 1000SF \$614 > 999SF
Lot Line Adjustment	\$1,032
Master Plan (Concept Plan)	\$6,142 Type I Type II Type III
Master Plan (Amendment)	\$614 \$1,843 \$3,071
Modifications	50% of current application fee for application being modified
Minor Partition	\$3,526
Pre-Application Conference	\$491 Minor \$952 Major
Residential Design Standards / Landscaping	\$68 Design Standards \$90 Landscaping
Sign Permit	\$156 plus 0.05 X sign construction cost
Sign Variance	\$1,130
Site Plan & Design Review - Minor	\$737
Site Plan & Design Review / Detailed Master Plan	
- Less than \$500,000	\$1,843 plus 0.007 X project cost
- \$500,000 to \$3,000,000	\$3,071 plus 0.005 X project cost
- Over \$3,000,000	\$10,443 plus 0.003 X project cost Max is \$48,985
Subdivision	\$3,685 plus \$307 per lot
Traffic Impact Study Review	See Traffic Impact Study Sheet
Tree Replacement/Mitigation Fee	\$275 per tree
Variance (Administrative)	\$1,197
Variance (Hearing)	\$2,224
Water Resource Review	
- Type I for Single/Two Family Lot	\$188
- Type I for Non-Single/Two Family Lot	\$375
- Type II or III for Single/Two Family Lot	\$873
- Type II or III for Non-Single/Two Family Lot	\$1,746
Willamette Greenway	\$1,363
Zone Change / Text Amendment	\$2,493
Measure 37 Application	\$1,000 Deposit, Applicant will be charged actual staff costs

2010 TRAFFIC IMPACT ANALYSIS (TIA) FEE STRUCTURE

Land Use	Base Fee ¹	Large Study Area or Location near or Along Key Corridor ²	Conditional Use, Zone Change, or Master Plan ³	Meetings ⁴ Cost/Hr
Residential		\$608	\$1,824	\$121
0-50 units	\$973			
50+ units	\$1,216			
Non-residential		\$608	\$1,824	\$121
<50K ft ²	\$2,432			
50 to 100K ft ²	\$3,040			
>100K ft ²	\$3,647			

Notes:

1. Covers initial review. Each time supplemental information is submitted for review in association with a particular land use application, a supplemental review fee will be assessed at 50 percent of the base fee.
2. Applies to study areas including more than three intersections/accesses and/or development located near or along congested corridors.
3. Applies to developments involving a conditional use or zone change, or master plan.
4. Charged on a time and material basis including travel and attendance time for pre-application meetings, site visits, planning commission meetings, and other meetings called by applicant or City staff to review issues associated with the development.