

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Effective 4/1/2015)

Any applications being processed before the Hearings Official (except an appeal) shall pay an additional fee of \$5,000. Any amount not expended by the Hearings Official shall be returned to the applicant. Charges in excess of this additional fee shall be assessed to the applicant.

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Accessory Dwelling Unit	City & UGB: \$757	\$37.85	N/A	Type I
Amendment of Development Code Text	City: \$7,719 UGB: \$11,645	\$385.95 \$582.25	\$554 \$554	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$75.00 plus materials and postage.
Annexation: Annexation to the City of Springfield	UGB Only:			
Annexation Development Issues Meeting	\$543	N/A		Required prior to submittal of annexation
Pre-Submittal Meeting	\$542	N/A		
Single family dwellings on LDR property of less than 10,000 square feet.	\$1022	\$51.10	\$554	Type IV
<1 acre	\$2,233	\$111.65		
1 acre > 5 acres	\$2,856	\$142.80		
5 acres > 10 acres	\$3,812	\$190.60		
10 acres > 25 acres	\$4,810	\$240.50		
25 acres > 50 acres	\$5,970	\$298.50		
50 acres > 100 acres	\$6,872	\$343.60		Type IV
100 acres or more	\$9,471	\$473.95		Type IV - Annexation Special District Boundary Adjustments/ Withdrawals fee is 10% of the paid annexation fee (exclusive of postage)
Comprehensive Planning Fee per acre	UGB Only: \$1,959/acre	5%		A 5% Technology Fee will apply.
Concurrent Special District Boundary Adjustments and/or Withdrawals, including but not limited to: Park and Recreation Districts; Water Districts; Fire Districts; Library Districts, etc.	UGB Only: 10% of applicable annexation fee regardless of the number of Districts.	5%		
Appeals:				
Appeal of Expedited Land Division	City & UGB: \$327	N/A	N/A	Type III*
Appeal of Type II Director's Decision ORS227.175	City & UGB: \$250	N/A	N/A	Type III*
Appeal of Type III Decision to City Council	City: \$2,420 UGB: \$3,651	N/A	N/A	Type IV *This fee is established by ORS. 227.175. Council acknowledges Neighborhood Associations shall not be charged a fee for an appeal.
Building Permit Planning Plan Review (SDC 2.1-115)				
Minor	City \$121 UGB \$292	N/A N/A	N/A N/A	
Major	City \$215 UGB \$292	N/A N/A	N/A N/A	
Conceptual Development Plan	City: \$14,255 UGB: \$21,503	\$712.75 \$1,075.15	\$393 \$393	Type III
Conceptual Development Plan Amendment	City: \$5,522 UGB: \$8,330	\$276.10 \$416.50	\$393 \$393	Type III
Department of Motor Vehicle Licensing:				
New	City: \$733 UGB: \$880	\$36.65 \$44.00	N/A N/A	Permit
Renewal	City: \$293 UGB: \$354	\$14.65 \$17.70	N/A N/A	Permit
Determination of Non-Conforming Use Status	City: \$111 UGB: \$167	\$5.55 \$8.35	N/A	Type I
Development Issues Meeting	City & UGB: \$543	N/A	N/A	N/A
Discretionary Use	City: \$3,990 UGB: \$6,019	\$199.50 \$300.95	\$393 \$393	Type III
Drinking Water Protection Overlay District (DWP) (SDC 3.3-200)	City & UGB: \$1,063	\$53.15	N/A	Type I

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Expedited Land Division (SDC 5.1-145)	See Special Instructions	>>>>	>>>>	Type II - The fee for an Expedited Land Division (ELD) shall be twice the fee calculated for a regular land division plus an appeal fee established in ORS 197.380 to defray costs in the event the decision is appealed. If the decision is not appealed, the appeal fee for ELD shall be refunded. A separate postage fee is required for an ELD.
Final Site Plan Inspection for Occupancy/LUC/Change of Use	<u>City & UGB:</u> \$293	\$14.65	N/A	Permit
Floodplain Development Base Fee	City: \$1,152 UGB: \$1,738	\$57.60 \$86.90	N/A N/A	Type I - A Floodplain permit processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$500 per acre in addition to the regular application fee. The City establishes these fees based on the average cost of providing programmatic service for activities conducted without permits. Floodplain - Subdivision \$208 per lot and partitions and site plans \$417 per acre in addition to the base fee. For development areas >5 acres a \$14,229 deposit is required.
Formal Interpretation: Formal Interpretation	City: \$1,844 UGB: \$2,397	\$92.20 \$119.85	\$163 \$163	Type II*
Formal Interpretation Involving Policy	City: \$4,943 UGB: \$7,457	\$247.15 \$372.85	\$554 \$554	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$75 plus materials and postage.
Hillside Overlay District (HD)	<u>City & UGB:</u> \$954/acre	5%	\$163	Type II
Historic: Demolition of Historic Landmark	City: \$3,619 UGB: \$5,416	\$180.95 \$270.80	\$393 \$393	Type III
Establishment of Historic Landmark Inventory	<u>City & UGB:</u> \$2,003	\$100.15	\$393	Type III
Historic Commission Review Under Type I	City: \$62 UGB: \$163	\$3.10 \$8.15	N/A N/A	Type I
Historic Commission Review Under Type II	City: \$184 UGB: \$487	\$9.20 \$24.35	\$163 \$163	Type II
Hospital Support Overlay District (HS)	<u>City Only:</u> \$3,043 + \$610/acre	5%	\$163	Type II
Land Use Compatibility Statement/Letter	City: \$293 UGB: \$317	\$14.65 \$15.85	N/A N/A	Permit
Manufactured Dwelling Park	City: \$10,286 UGB: \$15,516	\$514.30 \$775.80	\$163 \$163	Type II
Manufactured Dwelling Park Space Line Adjustment	City: \$391 UGB: \$1,036	\$19.55 \$51.80	N/A N/A	Type I
Master Plan: Master Plan Approval- Preliminary TYPE II	City: \$14,255 + \$661/acre UGB: \$21,503 + \$661/acre	5% 5%	\$163 \$163	Type II
Master Plan Approval- Preliminary TYPE III	City: \$19,613 + \$661/acre UGB: \$29,525 + \$661/acre	5% 5%	\$393 \$393	Type III
Final Master Plan Approval	See Special Instructions	>>>>	>>>>	Final Master Plan Approval fee is 10% of the paid master plan approval fee (exclusive of postage). A 5% Technology Fee will apply.
Master Plan Modification Type I	City: \$2,743 UGB: \$4,112	\$137.15 \$205.60	N/A N/A	Type I
Type II	City: \$5,522 UGB: \$8,330	\$276.10 \$416.50	\$163 \$163	Type II
Type III	City: \$10,083 UGB: \$14,741	\$504.15 \$737.05	\$393 \$393	Type III

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
METRO PLAN AMENDMENT: (acre fee for diagram amendment)				
Type I	City: \$22,677 + \$661/acre UGB: \$34,208 + \$661/acre	5% 5%	\$554 \$554	Type IV
Type II	City: \$10,997 + \$661/acre UGB: \$14,106 + \$661/acre	5% 5%	\$554 \$554	Type IV
<u>Minimum Development Standards</u> Major	<u>City Only:</u> \$1,042	\$52.10	N/A	Type I
<u>Minimum Development Standards</u> Minor	<u>City Only:</u> \$757	\$37.85	N/A	Type I
<u>Non-Conforming Use Expansion/Modification</u>	City: \$3,990 UGB: \$6,019	\$199.50 \$300.95	\$163 \$163	Type II
PARTITIONS:				
Partition - <u>Pre-Submittal Meeting (Tent)</u> <u>Pre-Submittal Meeting (Plat)</u>	City: \$361 UGB: \$542	N/A N/A	N/A N/A	Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.
<u>Partition - Tentative Plan</u>	City: \$5,078 UGB: \$9,293	\$253.90 \$464.65	\$163 \$163	Type II*
<u>Partition – Plat</u>	<u>City and UGB:</u> \$2,791	\$139.55	N/A	Type I* *A reconfiguration of lots or a decrease in the number of lots in a platted partition or subdivision shall be charged the tentative replat/replat plat fee for either subdivision or partition as appropriate. An Increase in the number of lots in a platted partition or subdivision shall be charged either the partition tentative plan/partition plat or subdivision tentative/ subdivision plat.
<u>Pre-Application Report</u>	<u>City and UGB:</u> \$3,704	N/A	N/A	N/A
Pre-Submittal Meeting	City: \$361 UGB: \$542	N/A N/A	N/A N/A	N/A N/A
<u>Property Line Adjustment</u>	City: \$650 UGB: \$979	\$32.50 \$48.95	N/A N/A	Type I
<u>Property Line Adjustments - Serial</u>	City: \$1,298 UGB: \$1,956	\$64.90 \$97.80	\$163 \$163	Type II
REPLAT:				
<u>Pre-Submittal Meeting - Tentative</u> <u>Pre-Submittal Meeting - Plat</u>	City: \$361 City: \$361	N/A N/A	N/A N/A	Required prior to submittal of Major Replat Tentative Plan and Major Replat Plat applications.
<u>Minor Replat Tentative Plan</u>	City: \$3,250	\$162.50	\$163	Type II
<u>Minor Replat Plat</u>	City: \$1,911	\$95.55	N/A	Type I
<u>Major Replat Tentative Plan</u>	City: \$5,281	\$264.05	\$163	Type II
<u>Major Replat Plat</u>	City: \$1,913	\$95.65	N/A	Type I
<u>Refinement Plan Amendment</u> (acre fee for diagram amendment)	City: \$10,997 + \$661/acre UGB: \$16,921 + \$661/acre	5% 5%	\$554 \$554	Type IV
SITE PLAN REVIEW:				
<u>Pre-Submittal Meeting</u>	City: \$361 UGB: \$542	N/A N/A	N/A N/A	Required prior to submittal of Site Plan Review and Site Plan Review Modification – Major applications.
<u>Site Plan Review</u> <10,000 Sq. ft. impervious surface 10,000 Sq. ft. or greater impervious surface	<u>City and UGB:</u> \$4,401 \$4,401 + \$52/1000sq ft	\$220.05 5%	\$163 \$163	Type II
<u>Site Plan Review Modification – Major</u>	<u>City & UGB:</u> \$4,247	\$212.35	\$163	Type II
<u>Site Plan Review Modification - Minor</u>	City: \$1,293 UGB: \$1,952	\$64.65 \$97.60	N/A N/A	Type I
<u>Final Site Plan Equivalent</u>	<u>City & UGB:</u> \$3,921	\$196.05	N/A	Type I
<u>Final Site Plan Review/Development Agreement</u>	See Special Instructions	>>>>	>>>>	Type I – Final site plan and development agreement fee is 10% of the paid site plan fee (exclusive of postage) A 5% Technology Fee will apply

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Solar Access Guarantee	City: \$814 UGB: \$985	\$40.70 \$49.25	\$163 \$163	Type II
Street Name Change	<u>City Only</u> : \$4,943	\$247.15	N/A	N/A
SUBDIVISIONS:	<u>City Only</u> :			
Subdivision Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	\$361	N/A	N/A	Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications.
Subdivision – LDR – Tentative Plan <2 acres 2 acres to 5 acres 5 acres to 10 acres 10 acres to 20 acres Greater than 20 acres	\$5,752 + \$247/lot \$8,142 + \$407/lot \$10,770 + \$647/lot \$11,362 + \$659/lot \$11,953 + \$718/lot	5% 5% 5% 5% 5%	\$163 \$163 \$163 \$163 \$163	Type II
Subdivision - LDR – Plat	\$795 + \$496/lot & UGB	5%	N/A	Type I
Subdivision – Non LDR - Tentative Plan	\$10,155 + \$610/acre & UGB	5%	\$163	Type II
Subdivision – Non LDR – Plat	\$4,070 + \$661/acre & UGB	5%	N/A	Type I
Temporary Use –				
Emergency Medical Hardship	<u>City & UGB</u> : \$288	\$14.40	\$163	Type II
Manufactured Dwelling – After a Disaster	<u>City & UGB</u> : \$387	\$19.35	N/A	Type I
Time Extension for Certain Improvements	City: \$335 UGB: \$1,088	N/A N/A	N/A N/A	N/A
Tree Felling Permit	<u>City & UGB</u> :			
Base Fee	\$1,027	\$51.35	\$163	Type II - Any Tree Felling processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$200 per tree in addition to the regular application fee. The City establishes these fees based on the average cost of providing programmatic service for activities conducted without permits.
6-10 Trees	\$1,027 + \$52/tree	5%	\$163	
>10 Trees	\$1,027 + \$521/acre	5%	\$163	
Filbert Orchards	Base Fee Only \$1,027	\$51.35	\$163	
Less than five (5) trees	No Charge/Application	N/A	N/A	
Corrective	\$1,027 + \$200 per tree	5%	N/A	
Vacation				
Public Easements	City: \$1,293 UGB: \$1,952	\$64.65 \$97.60	\$163 \$163	Type II
ROW, Subdivision Plat and other public property	City: \$4,943 UGB: \$7,457	\$247.15 \$372.85	\$554 \$554	Type IV
Variance:				
Minor Variance (Up to 30%)	<u>City & UGB</u> : \$2,537	\$126.85	\$163	Type II
Major Variance	City: \$6,619 UGB: \$9 984	\$330.95 \$499.20	\$393 \$393	Type III
Willamette Greenway				
Greenway Setback Line already established	City: \$3,011 UGB: \$6,374	\$150.55 \$318.70	\$393 \$393	Type III
Greenway Setback established w/o development	City & UGB: \$3,011	\$150.55	\$393	Type III
Greenway Setback Line <u>not</u> already established	City: \$6,017 + 610/acre UGB: \$8,607 + 610/acre	5% 5%	\$393 \$393	Type III
Zoning Map Amendment	City: \$5,398 UGB: \$10,585	\$269.90 \$529.25	\$393 \$393	Type III - The Development Services Department will process citizens-initiated zoning map amendments, for properties where the zoning and plan designation are in conflict, three times a year beginning in January. There will be no application fee for applicants who choose to utilize this program; however, a Type III notification fee will be required for each application.
Zoning Verification Letter	City: \$293 UGB: \$317	\$14.65 \$15.85	N/A N/A	

EXPEDITING PROCESSING FEE:

Any request to prioritize and expedite the review of a particular application submittal out of order in which applications are received, shall be approved at the discretion of the Director and shall be charged a non-refundable fee \$11,000 or 3 times the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of \$550 per acre will be charged.

This document is based upon the City Council adopted fee schedule. For a copy of the City Council ordinance please contact the Planning Division at (541)726-3753.

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