

DEVELOPMENT CODE APPLICATION FEES

Effective 8-01-2010

| APPLICATION TYPE | CITY LIMITS | URBAN GROWTH BOUNDARY | TYPE |
|------------------|-------------|-----------------------|------|
|------------------|-------------|-----------------------|------|

DESIGN REVIEW CASE TYPES

| | | | |
|--|-------------------------|-------------------------|----------|
| Accessory Dwelling Unit | \$726 | \$726 | Type I |
| Demolition of Historic Landmark | \$3,472 | \$5,239 | Type III |
| Discretionary Use | \$3,828 | \$5,774 | Type III |
| DWP Overlay District Development | \$1,020 | \$1,020 | Type I |
| Establishment of Historic Landmark Inventory | \$1,922 | \$1,922 | Type III |
| Final Site Plan Review/Development Agreement (1) | See Footnote (1) | See Footnote (1) | Type I |
| Final Site Plan Equivalent | \$3,761 | \$3,761 | Type I |
| HD Hillside Development Overlay District | \$915/acre | \$915/acre | Type II |
| Historic Commission Review Under Type I | \$60 | \$157 | Type I |
| Historic Commission Review Under Type II | \$176 | \$467 | Type II |
| HS Hospital Support Overlay District | \$2,919+\$585/acre | N/A | Type II |
| Temporary Use - Emergency Medical Hardship (SDC 36.135) | \$276 | \$276 | Type II |
| Temporary Use - Manufactured Dwelling (SC 36.130) | \$371 | \$371 | Type I |
| Minimum Development Standards | \$726 | N/A | Type I |
| Minor Variance (Up to 30%) | \$2,433 | \$2,433 | Type II |
| Determination of Non-Conforming Use Status | \$107 | \$160 | Type I |
| Non-Conforming Use – Expansion/Modification | \$3,828 | \$5,774 | Type II |
| Pre-Submittal Meeting | \$346 | \$520 | N/A |
| Site Plan Review | - | - | |
| a. <10,000 square feet of impervious surface | \$4,222 | \$4,222 | Type II |
| b. 10,000 or greater square feet of impervious surface | \$4,222+\$50/1000 sq ft | \$4,222+\$50/1000 sq ft | Type II |
| Site Plan Review Modification – Major | \$4,074 | \$4,074 | Type II |
| Site Plan Review Modification- Minor | \$1,241 | \$1,873 | Type I |
| Solar Access Guarantee | \$781 | \$945 | Type II |
| Tree Felling Permit Base Fee (2) | \$985 | \$985 | Type II |
| Department of Motor Vehicles Licensing - New | \$704 | \$844 | Permit |
| Department of Motor Vehicles Licensing - Renewal | \$281 | \$340 | Permit |
| Final Site Plan Inspection for Occupancy/LUC/Change of Use | \$281 | \$281 | Permit |
| Land Use Compatibility Statement/ Letter | \$281 | \$304 | Permit |
| Plan Review - Minor | \$119 | \$286 | Permit |
| Plan Review - Major | \$211 | \$286 | Permit |

LONG RANGE PLANNING CASE TYPES

| | | | |
|---|---------|---|---------|
| Amendment of Development Code Text (9) | \$7,405 | \$11,171 | Type IV |
| Annexation | | | Type IV |
| a. Annexation to the City of Springfield | N/A | Consisting of Less than 1 acre.....\$2,142 Consisting of 1 acre > 5 acres.....\$2,740 Consisting of 5 acre > 10 acres.....\$3,657 Consisting of 10 acres > 25 acres.....\$4,614 Consisting of 25 acres > 50 acres\$5,727 Consisting of 50 acres > 100 acres.....\$6,592 Consisting of 100 acres or more.....\$9,085 | Type IV |
| b. Concurrent Special District Boundary Adjustments and/or withdrawals (1) Including but not limited to: Park and Recreation Districts; Water Districts; Fire Districts; Library Districts, etc. | N/A | 10% of applicable Annexation Fee | Type IV |
| c. Annexation Comprehensive Planning Fee per acre | N/A | \$1,959 | Type IV |
| Extraterritorial Public Wastewater or Water Line Extensions and Connections | N/A | \$1,071 | Type IV |

| APPLICATION TYPE | CITY LIMITS | URBAN GROWTH BOUNDARY | TYPE |
|---|---------------------|-----------------------|----------|
| Conceptual Development Plan | \$13,674 | \$20,627 | Type III |
| Conceptual Development Plan Amendment | \$5,297 | \$7,991 | Type III |
| Master Plan Amendment Type I | \$2,631 | \$3,944 | Type I |
| Master Plan Amendment Type II | \$5,297 | \$7,991 | Type II |
| Master Plan Amendment Type III | \$9,672 | \$14,141 | Type III |
| Master Plan Approval | \$18,814+\$634/acre | \$28,323+634/acre | Type III |
| Final Master Plan Approval (1) | See Footnote (1) | See Footnote (1) | Type III |
| Metro Plan Amendment Type I (acre fee for diagram amendment) | \$21,753+\$634/acre | \$32,815+\$634/acre | Type IV |
| Metro Plan Amendment Type II (acre fee for diagram amendment) | \$10,549+\$634/acre | \$13,531+\$634/acre | Type IV |
| Refinement Plan Amendment (acre fee for diagram amendment) | \$10,549+\$634/acre | \$16,232+\$634/acre | Type IV |
| Vacation Public Easements | \$1,241 | \$1,873 | Type II |
| Vacation ROW, Subdivision Plat and other public property | \$4,742 | \$7,154 | Type IV |
| Street Name Change | \$4,742 | N/A | N/A |

SHORELINE CASE TYPES

| | | | |
|---|--------------------|------------------|----------|
| Floodplain Development Base Fee (3) (4) | \$1,105 | \$1,667 | Type I |
| Willamette Greenway Overlay District Development: | - | - | |
| Greenway Setback Line already established | \$2,888 | \$6,114 | Type III |
| Greenway Setback Line not already established | \$5,772+\$585/acre | \$8,256+585/acre | Type III |

SUBDIVISION CASE TYPES

| | | | |
|--|----------------------|--------------------|---------|
| LDR Subdivision Tentative Plan | - | - | |
| a. <2 acres | \$5,518+\$237/lot | N/A | Type II |
| b. 2 acres to 5 acres | \$7,810+\$390/lot | N/A | Type II |
| c. 5 acres to 10 acres | \$10,332 + \$620/lot | N/A | Type II |
| d. 10 acres to 20 acres | \$10,899+\$632/lot | N/A | Type II |
| e. Greater than 20 acres | \$11,467+\$689/lot | N/A | Type II |
| Manufactured Dwelling Park | \$9,867 | \$14,885 | Type II |
| Manufactured Dwelling Park-Space Line Adjustment | \$375 | \$994 | Type I |
| Non- LDR Subdivision Tentative Plan | \$9,742+\$585/acre | \$9,742+\$585/acre | Type II |
| Partition Plat (5) | \$2,677 | \$2,677 | Type I |
| Partition Replat Plat (5) | \$1,834 | \$1,834 | Type I |
| Partition Replat Tentative Plan (5) | \$3,117 | \$8,229 | Type II |
| Partition Tentative Plan (5) | \$4,871 | \$8,915 | Type II |
| Property Line Adjustment | \$623 | \$939 | Type I |
| Serial Property Line Adjustments | \$1,246 | \$1,877 | Type II |
| Non-LDR Subdivision Plat | \$3904+\$634/acre | \$3904+\$634/acre | Type I |
| Subdivision Plat LDR | \$762+\$476/lot | \$762+\$476/lot | Type I |
| Subdivision Replat Plat (5) | \$1,835 | \$1,835 | Type I |
| Subdivision Replat Tentative Plan (5) | \$5,066 | \$6,130 | Type II |
| Expedited Land Division (6) | - | - | Type II |

ZONING CASE TYPES

| | | | |
|--|---------|----------|----------|
| Appeal of Type II Director's Decision (7) ORS. 227.175 | \$250 | \$250 | Type III |
| Appeal of Expedited Land Division (7) | \$320 | \$320 | Type III |
| Appeal of Type III Decision to City Council | \$2,322 | \$3,502 | Type IV |
| Development Issues Meeting | \$521 | \$521 | N/A |
| Formal Interpretation (9) | \$1,769 | \$2,299 | Type II |
| Formal Interpretation involving Policy (9) | \$4,742 | \$7,154 | Type IV |
| Pre-Application Report | \$3,553 | \$3,553 | N/A |
| Major Variance | \$6,349 | \$9,577 | Type III |
| Zoning Map Amendment (8) | \$5,178 | \$10,154 | Type III |

POINT OF SALE

| | | | |
|---|-------|---------|-----|
| Time Extension for Certain Improvements | \$321 | \$1,044 | N/A |
| Postage and Legal Notification Fees: | | | |
| Type II | \$160 | \$160 | N/A |
| Type III | \$385 | \$385 | N/A |
| Type IV | \$543 | \$543 | N/A |

(1) Final site plan; master plan approval, Annexation Special District Boundary Adjustments/Withdrawals and development agreement fee is 10% of the paid site plan, annexations or master plan approval fee.

(2) Tree Felling Fees - Tree Felling - Less than five (5) trees no charge or application required; 6-10 trees, base fee (see fee schedule) + \$50 per tree; > 10 trees, Base Fee (see fee schedule) + \$500 per acre. Filbert Orchards pay base fee only.

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.

(3) An 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.

(4) Floodplain - Subdivision \$200 per lot and partitions and site plans \$400 per acre in addition to the base fee. For development areas >5 acres a \$13,650 deposit is required.

(5) 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.

(6) The fee for a 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 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.

(7) This fee is established by ORS. 227.175. Council acknowledge Neighborhood Associations shall not be charged a fee for an appeal.

(8) 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.

(9) Ballot Measure 56 mailing & postage = staff time at hourly rate of \$75 plus materials and postage

GENERAL NOTES

Technology Fee: All applications will be assessed a 5% technology fee with the exception of Pre-Submittal Meeting, Development Issues Meeting, Pre-Application Report, Appeal of Type II Director's Decision, Appeal of Expedited Land Division, and all Point of Sale fees (Time Extension and Postage/Notification Fees) as indicated on this schedule. Technology Fee will be applied when on the resolution the identified applications fees are imposed or collected.

Note for all local appeals: If an appellant prevails at the hearing or subsequent hearing. The filing fee for the initial fee shall be refunded. This applies to local appeals only. The appellant prevails if the hearings body sustains one or more of the applicants allegations and amends, remands or reverses the land use decision.

Hearing Official fee: Any applications except an appeal being processed before the Hearings Official 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.

Low Income Fee Reduction: Any application fee related to the development of low income housing or facilities may be reduced pursuant to the criteria of Section 1.070(4) of the Springfield Development Code.

NSF Check Fee: A \$110 NSF (non-sufficient funds) fee will be charged on all returned checks.

Expedited 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.

Fee Waiver: The Director may reduce or waive the fee for Temporary Use - Emergency Medical Hardship upon verification of low income status of the owner occupant.

Resolution #04-29; July 1, 2004; Fee Increase

Resolution #05-03; January 18, 2005; Fee Increase Effective January 19, 2005

Resolution #05-36; June 6, 2005; Fee Increase Effective July 1, 2005

Resolution #06-12; March 20, 2006, Effective April 20, 2006

Resolution #06-30; June 19, 2006, Effective August 1, 2006

Resolution #07-21; May 21, 2007, Effective July 1, 2007

Resolution #07-56; December 3, 2007, Effective December 3, 2007

Resolution #08-27; June 2, 2008, Effective July 1, 2008

Resolution #10-51; July 19, 2010, Effective August 1, 2010