

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Effective 7/1/2019)

| APPLICATION NAME  | FEES  |   |                              | SPECIAL INSTRUCTIONS   |
|---|---|---|------------------------------|--|
|   | City or UGB Application Fee   | Technical Fee   | Postage                      |  |
| <a href="#">Accessory Dwelling Unit</a> (SDC 5.5-100)   | City: \$886<br>UGB: \$974   | \$44.30<br>\$48.70  | N/A                          | Type I   |
| <a href="#">Accessory Dwelling Unit</a> (SDC 5.5-100)<br>(Resolution 2018-10)   | City: \$886<br>UGB: \$974   | \$44.30<br>\$48.70  | \$190<br>\$190               | Type II  |
| <a href="#">Amendment of Development Code Text</a><br>(SDC 5.6-100)   | City: \$9,026<br>UGB: \$13,617  | \$451.30<br>\$680.85  | \$648<br>\$648               | Type IV<br><br>*Ballot Measure 56 mailing & postage = staff time at hourly rate of \$87.00 plus materials and postage.   |
| <b>Annexation:</b> (SDC 5.7-100)<br><a href="#">Annexation to the City of Springfield</a><br><br><b>Annexation Development Issues Meeting<br/>Pre-Submittal Meeting</b><br><br>Single family dwellings on LDR property of less than 10,000 square feet.<br><1 acre           \$2,612<br>1 acre > 5 acres   \$3,340<br>5 acres > 10 acres   \$4,457<br>10 acres > 25 acres   \$5,624<br>25 acres > 50 acres   \$6,980<br>50 acres > 100 acres   \$8,035<br>100 acres or more   \$11,075<br><br><b>Comprehensive Planning Fee per acre</b><br><br><b>Concurrent Special District Boundary Adjustments and/or Withdrawals, including but not limited to: Park and Recreation Districts; Water Districts; Fire Districts; Library Districts, etc.</b> | <b>UGB Only:</b><br><br>\$636<br>\$634<br><br>\$1,195<br><br>\$2,612<br>\$3,340<br>\$4,457<br>\$5,624<br>\$6,980<br>\$8,035<br>\$11,075<br><br><b>UGB Only:</b> \$2,291/acre<br><br><b>UGB Only:</b><br>10% of applicable annexation fee regardless of the number of Districts. | N/A<br>N/A<br><br>\$59.75<br><br>\$130.60<br>\$167.00<br>\$222.85<br>\$281.20<br>\$349.00<br>\$401.75<br>\$553.75<br><br>5%<br><br>5% | \$648                        | Required prior to submittal of annexation<br><br>Type IV<br><br>Type IV<br><br>Type IV - Annexation Special District Boundary Adjustments/ Withdrawals fee is 10% of the paid annexation fee (exclusive of postage)<br><br>A 5% Technology Fee will apply. |
| <b>Appeals:</b> (SDC 5.3-100)<br><br><a href="#">Appeal of Expedited Land Division</a><br><br><a href="#">Appeal of Type II Director's Decision</a><br>ORS. 227.175<br><br><a href="#">Appeal of Type III Decision to City Council</a>  | <b>City &amp; UGB:</b> \$383<br><br><b>City &amp; UGB:</b> \$250<br><br>City: \$2,828<br>UGB: \$4,269   | N/A<br><br>N/A<br><br>N/A<br>N/A  | N/A<br><br>N/A<br><br>N/A    | Type III*<br><br>Type III*<br><br>Type IV<br><br>*This fee is established by ORS. 227.175. Council acknowledges Neighborhood Associations shall not be charged a fee for an appeal.  |
| <a href="#">Building Permit Planning Plan Review</a><br>(SDC 2.1-115)   | <b>Minor</b><br><br>City \$141<br>UGB \$342<br><br><b>Major</b><br><br>City \$251<br>UGB \$342  | N/A<br>N/A<br><br>N/A<br>N/A  | N/A<br>N/A<br><br>N/A<br>N/A |  |
| <a href="#">Conceptual Development Plan</a> (SDC 3.4-315)   | City: \$16,668<br>UGB: \$25,144   | \$833.40<br>\$1,257.20  | \$459<br>\$459               | Type III   |
| <a href="#">Conceptual Development Plan Amendment</a><br>(SDC 3.4-315)  | City: \$6,457<br>UGB: \$9,741   | \$322.85<br>\$487.05  | \$459<br>\$459               | Type III   |
| <b>Department of Motor Vehicle Licensing:</b><br>(Permit)   | <b>New</b><br><br>City: \$857<br>UGB: \$1,030<br><br><b>Renewal</b><br><br>City: \$343<br>UGB: \$414  | \$42.85<br>\$51.50<br><br>\$17.15<br>\$20.70  | N/A<br>N/A<br><br>N/A<br>N/A | Permit<br><br>Permit   |
| <a href="#">Determination of Non-Conforming Use Status</a> (SDC 5.8-100)  | City: \$130<br>UGB: \$196   | \$6.50<br>\$9.80  | N/A                          | Type I   |
| <a href="#">Development Issues Meeting</a> (SDC 5.1-100(a))   | <b>City &amp; UGB:</b> \$636  | N/A   | N/A                          | N/A  |
| <a href="#">Discretionary Use</a> (SDC 5.9-100)   | City: \$4,666<br>UGB: \$7,038   | \$233.30<br>\$351.90  | \$459<br>\$459               | Type III   |
| <a href="#">Drinking Water Protection Overlay District</a><br>(DWP) (SDC 3.3-200)   | City & UGB: \$1,242   | \$62.10   | N/A                          | Type I   |

| APPLICATION NAME   | FEES  |   |  | SPECIAL INSTRUCTIONS  |
|--|---|---|--|---|
|  | City or UGB Application Fee   | Technical Fee   | Postage  |   |
| <b>Expedited Land Division</b><br>(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.   |
| <b>Final Site Plan Inspection for Occupancy/LUC/Change of Use</b> (Permit)   | <u>City &amp; UGB:</u> \$343  | \$17.15   | N/A  | Permit  |
| <b><u>Floodplain Development Base Fee</u></b> (SDC 3.3-400)*<br><br>Plus:<br><br>For all development areas >5 acres:   | City: \$1,347<br>UGB: \$2,033<br><br>Subdivision:<br>\$243/ per lot<br>Partitions and Site Plans:<br>\$487/per acre<br><br>\$16,639 Deposit is Required   | \$67.35<br>\$101.65<br><br>5%<br>5%<br>5%   | N/A<br>N/A<br><br>N/A<br>N/A   | Type I –<br>*A Floodplain permit processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$574 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.<br><br>** The >5 acre deposit shall be refunded upon completion, inspection and final approval of work under the flood plain permit and associated applications. |
| <b><u>Formal Interpretation:</u></b> (SDC 5.11-100)<br><br>Formal Interpretation<br><br>Formal Interpretation Involving Policy   | City: \$2,157<br>UGB: \$2,803<br><br>City: \$5,780<br>UGB: \$8,719  | \$107.85<br>\$140.15<br><br>\$289.00<br>\$435.95  | \$190<br>\$190<br><br>\$648<br>\$648   | Type II*<br><br>Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$87.00 plus materials and postage.   |
| <b><u>Hillside Overlay District (HD)</u></b> (SDC 3.3-500)   | <u>City &amp; UGB:</u> \$1,115./acre  | 5%  | \$190  | Type II   |
| <b><u>Historic:</u></b> (SDC 3.3-900)<br><br>Demolition of Historic Landmark<br><br>Establishment of Historic Landmark Inventory<br><br>Historic Commission Review Under Type I<br><br>Historic Commission Review Under Type II                                | City: \$4,232<br>UGB: \$6,386<br><br><u>City &amp; UGB:</u> \$2,342<br><br>City: \$72<br>UGB: \$190<br><br>City: \$215<br>UGB: \$570  | \$211.60<br>\$319.30<br><br>\$117.10<br><br>\$3.60<br>\$9.50<br><br>\$10.75<br>\$28.50                                      | \$459<br>\$459<br><br>\$459<br><br>N/A<br>N/A<br><br>\$190<br>\$190                                | Type III<br><br>Type III<br><br>Type I<br><br>Type II   |
| <b>Hospital Support Overlay District (HS)</b><br>(SDC 3.3-1100)  | <u>City Only:</u><br>\$3,559 + \$713/acre   | 5%  | \$190  | Type II   |
| <b>Land Use Compatibility Statement/Letter</b><br>(SDC 3.1-100)  | City: \$343<br>UGB: \$370   | \$17.15<br>\$18.50  | N/A<br>N/A   | Permit  |
| <b><u>Manufactured Dwelling Park</u></b> (SDC 3.2-235)   | City: \$12,028<br>UGB: \$18,142   | \$601.40<br>\$907.10  | \$184<br>\$184   | Type II   |
| <b><u>Manufactured Dwelling Park Space Line Adjustment</u></b> (SDC 3.2-235)   | City: \$457<br>UGB: \$1,212   | \$22.85<br>\$60.60  | N/A<br>N/A   | Type I  |
| <b>Master Plan:</b> (SDC 5.13-100)<br><br>Master Plan Approval- Preliminary TYPE II<br><br>Master Plan Approval- Preliminary TYPE III<br><br>Final Master Plan Approval<br><br><b><u>Master Plan Modification</u></b><br>Type I<br><br>Type II<br><br>Type III | City: \$16,668 + \$772/acre<br>UGB: \$25,144 + \$772/acre<br><br>City: \$22,933 + \$772/acre<br>UGB: \$34,524 + \$772/acre<br><br>See Special Instructions<br><br>City: \$3,207<br>UGB: \$4,808<br><br>City: \$6,457<br>UGB: \$9,741<br><br>City: \$11,790<br>UGB: \$17,237 | 5%<br>5%<br><br>5%<br>5%<br><br>> > > ><br><br>\$160.35<br>\$240.40<br><br>\$322.85<br>\$487.05<br><br>\$589.50<br>\$861.85 | \$190<br>\$190<br><br>\$459<br>\$459<br><br>N/A<br>N/A<br><br>\$190<br>\$190<br><br>\$459<br>\$459 | Type II<br><br>Type III<br><br>Final Master Plan Approval fee is 10% of the paid master plan approval fee (exclusive of postage). A 5% Technology Fee will apply.<br><br>Type I<br><br>Type II<br><br>Type III  |

| APPLICATION NAME   | FEES  |                      |                | SPECIAL INSTRUCTIONS  |
|--|---|----------------------|----------------|---|
|  | City or UGB Application Fee                                   | Technical Fee        | Postage        |   |
| <a href="#">METRO PLAN AMENDMENT:</a> (SDC 5.14-100)<br>(acre fee for diagram amendment)                               |   |                      |                |   |
| Type I   | City: \$26,517 + \$772/acre<br>UGB: \$40,000 + \$772/acre     | 5%<br>5%             | \$648<br>\$648 | Type IV   |
| Type II  | City: \$12,860 + \$772/acre<br>UGB: \$16,493 + \$772/acre     | 5%<br>5%             | \$648<br>\$648 | Type IV   |
| <a href="#">Minimum Development Standards Major</a>  | <u>City Only:</u> \$1,218                                     | \$60.90              | N/A            | Type I  |
| <a href="#">Minimum Development Standards Minor</a>  | <u>City Only:</u> \$886                                       | \$44.30              | N/A            | Type I  |
| <a href="#">Non-Conforming Use Expansion/Modification</a>  | City: \$4,666<br>UGB: \$7,038                                 | \$233.30<br>\$351.90 | \$190<br>\$190 | Type II   |
| <b>PARTITIONS:</b> (SDC 5.12-100)  |   |                      |                |   |
| Partition - Pre-Submittal Meeting (Tent)<br>Pre-Submittal Meeting (Plat)   | City: \$421<br>UGB: \$634                                     | N/A<br>N/A           | N/A<br>N/A     | Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.  |
| Partition - Tentative Plan   | City: \$5,938<br>UGB: \$10,866                                | \$296.90<br>\$543.30 | \$190<br>\$190 | Type II*  |
| Partition – Plat   | <u>City and UGB:</u> \$3,263                                  | \$163.15             | N/A            | Type I*<br><br>*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. |
| <a href="#">Pre-Application Report</a> (SDC 5.1-100)   | <u>City and UGB:</u> \$4,331                                  | N/A                  | N/A            | N/A   |
| <a href="#">Pre-Submittal Meeting</a> (SDC 5.1-100)  | City: \$421<br>UGB: \$634                                     | N/A<br>N/A           | N/A<br>N/A     | N/A<br>N/A  |
| <a href="#">Property Line Adjustment</a> (SDC 5.16-100)  | City: \$760<br>UGB: \$1,145                                   | \$38.00<br>\$57.25   | N/A<br>N/A     | Type I  |
| <a href="#">Property Line Adjustments - Serial</a>   | City: \$1,517<br>UGB: \$2,288                                 | \$75.85<br>\$114.40  | \$190<br>\$190 | Type II   |
| <b>REPLAT:</b> (SDC 5.12-100)  |   |                      |                |   |
| Pre-Submittal Meeting - Tentative<br>Pre-Submittal Meeting - Plat  | City: \$421<br>City: \$421                                    | N/A<br>N/A           | N/A<br>N/A     | Required prior to submittal of Major Replat Tentative Plan and Major Replat Plat applications.  |
| <a href="#">Minor Replat Tentative Plan</a>  | City: \$3,801   | \$190.05             | \$190          | Type II   |
| <a href="#">Minor Replat Plat</a>  | City: \$2,234   | \$111.70             | N/A            | Type I  |
| <a href="#">Major Replat Tentative Plan</a>  | City: \$6,175   | \$308.75             | \$190          | Type II   |
| <a href="#">Major Replat Plat</a>  | City: \$2,237   | \$111.85             | N/A            | Type I  |
| <a href="#">Refinement Plan Amendment</a> (SDC 5.6-100)<br>(acre fee for diagram amendment)                            | City: \$12,860 + \$772/acre<br>UGB: \$19,785 + \$772/acre     | 5%<br>5%             | \$648<br>\$648 | Type IV   |
| <b>SITE PLAN REVIEW:</b> (SDC 5.17-100)  |   |                      |                |   |
| Pre-Submittal Meeting  | City: \$421<br>UGB: \$634                                     | N/A<br>N/A           | N/A<br>N/A     | Required prior to submittal of Site Plan Review and Site Plan Review Modification – Major applications.   |
| <a href="#">Site Plan Review</a><br><10,000 Sq. ft. impervious surface<br>10,000 Sq. ft. or greater impervious surface | <u>City and UGB:</u><br>\$5,146<br>\$5,146+ \$61/1000 sq. ft. | \$257.30<br>5%       | \$190<br>\$190 | Type II   |
| Site Plan Review Modification – Major  | <u>City &amp; UGB:</u> \$4,967                                | \$248.35             | \$190          | Type II   |
| <a href="#">Site Plan Review Modification - Minor</a>  | City: \$1,512<br>UGB: \$2,282                                 | \$75.60<br>\$114.10  | N/A<br>N/A     | Type I  |
| <a href="#">Final Site Plan Equivalent</a>   | <u>City &amp; UGB:</u> \$4,485                                | \$229.25             | N/A            | Type I  |
| <a href="#">Final Site Plan Review/Development Agreement</a>   | 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 applied when imposed or collected.  |

| APPLICATION NAME   | FEES   |                            |   | SPECIAL INSTRUCTIONS   |
|--|--|----------------------------|---|--|
|  | City or UGB Application Fee  | Technical Fee              | Postage                                   |  |
| <a href="#">Solar Access Guarantee (SDC 5.12-100)</a>  | City: \$952<br>UGB: \$1,155  | \$47.60<br>\$57.75         | \$190<br>\$190                            | Type II  |
| Street Name Change   | <u>City Only:</u> \$5,780  | \$289.00                   | N/A                                       | N/A  |
| <b>SUBDIVISIONS:</b> (SDC 5.12-100)  | <u>City Only:</u>  |                            |   |  |
| Subdivision Pre-Submittal Meeting (Tent)<br>Pre-Submittal Meeting (Plat)   | \$421  | N/A                        | N/A                                       | Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications.   |
| Subdivision – LDR – Tentative Plan<br><2 acres<br>2 acres to 5 acres<br>5 acres to 10 acres<br>10 acres to 20 acres<br>Greater than 20 acres | \$6,726 + \$289/lot<br>\$9,520 + \$476/lot<br>\$12,593 + \$727/lot<br>\$13,285 + \$757/lot<br>\$13,977 + \$839/lot | 5%<br>5%<br>5%<br>5%<br>5% | \$190<br>\$190<br>\$190<br>\$190<br>\$190 | Type II  |
| Subdivision - LDR – Plat   | \$930 + \$580/lot & UGB  | 5%                         | N/A                                       | Type I   |
| Subdivision – Non LDR - Tentative Plan   | \$11,875 + \$713/acre &UGB   | 5%                         | \$1907/1/2<br>019                         | Type II  |
| Subdivision – Non LDR – Plat   | \$4,760 + \$774/acre & UGB   | 5%                         | N/A                                       | Type I   |
| Temporary Use – (SDC 5.10-100)   |  |                            |   |  |
| <a href="#">Emergency Medical Hardship</a>   | <u>City &amp; UGB:</u> \$338   | \$16.90                    | \$190                                     | Type II  |
| <a href="#">Manufactured Dwelling – After a Disaster</a>   | <u>City &amp; UGB:</u> \$453   | \$22.65                    | N/A                                       | Type I   |
| <a href="#">Time Extension for Certain Improvements</a>  | City: \$392<br>UGB: \$1273   | N/A<br>N/A                 | N/A<br>N/A                                | N/A  |
| <a href="#">Tree Felling Permit (SDC 5.19-100)</a>   | <u>City &amp; UGB:</u>   |                            |   |  |
| Base Fee   | \$1,201  | \$60.05                    | \$190                                     | Type II - Any Tree Felling processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$218 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   | \$1,201 + \$61/tree  | 5%                         | \$190                                     |  |
| >10 Trees  | \$1,201 + \$609/acre   | 5%                         | \$190                                     |  |
| Filbert Orchards   | Base Fee Only \$1,201  | \$60.05                    | \$190                                     |  |
| Less than five (5) trees   | No Charge/Application  | N/A                        | N/A                                       |  |
| Corrective   | \$1,201 + \$218/tree   | 5%                         | N/A                                       |  |
| Vacation (SDC 5.20-100)  |  |                            |   |  |
| <a href="#">Public Easements</a>   | City: \$1,512<br>UGB: \$2,282  | \$75.60<br>\$114.10        | \$190<br>\$190                            | Type II  |
| <a href="#">ROW, Subdivision Plat and other public property</a>  | City: \$5,780<br>UGB: \$8,719  | \$289.00<br>\$435.95       | \$719<br>\$719                            | Type IV  |
| Variance: (SDC 5.21-100)   |  |                            |   |  |
| <a href="#">Minor Variance (Up to 30%)</a>   | <u>City &amp; UGB:</u> \$2,966   | \$148.30                   | \$190                                     | Type II  |
| <a href="#">Major Variance</a>   | City: \$7,739<br>UGB: \$11,675   | \$386.95<br>\$583.75       | \$459<br>\$459                            | Type III   |
| <a href="#">Willamette Greenway (SDC 3.3-300)</a>  |  |                            |   |  |
| Greenway Setback Line already established  | City: \$3,522<br>UGB: \$7,453  | \$176.10<br>\$372.65       | \$459<br>\$459                            | Type III   |
| Greenway Setback established w/o development   | City & UGB: \$3,522  | \$176.10                   | \$459                                     | Type III   |
| Greenway Setback Line <u>not</u> already established   | City: \$7,036 + 713/acre<br>UGB: \$10,064 + 713/acre   | 5%<br>5%                   | \$459<br>\$459                            | Type III   |
| <a href="#">Zoning Map Amendment (SDC 5.22-100)</a>  | City: \$6,405<br>UGB: \$12,378   | \$320.25<br>\$618.90       | \$459<br>\$459                            | 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: \$343<br>UGB: \$370  | \$17.15<br>\$18.50         | N/A<br>N/A                                |  |

## **DEVELOPMENT CODE APPLICATION FEES:**

(Resolution 10-54, Springfield Development Code 5.4-100)

Any application being processed before the Hearings Official (except an appeal) shall pay an additional deposit of **\$5,459** for the cost of the Hearings Official. 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.

*Note: 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.*

## **EXPEDITING PROCESSING FEE:**

Any request to prioritize and expedite the review of a particular application 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 **\$12,010** or **3** times the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of **\$600** 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.

## **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 certain required fees (ex: Postage/Notification Fees).

## **COPYING COSTS:**

|                     |  |                       |
|---------------------|--|-----------------------|
| <b>Copying Fee:</b> | <b>Staff charge out rate</b>                 | <b>½ hour minimum</b> |
|                     | <b>First (5) five copies up to 11" x 17"</b> | <b>No Charge</b>      |
|                     | <b>All additional copies</b>                 | <b>\$.50 each</b>     |
|                     | <b>Large print copies</b>                    | <b>\$4.00 each</b>    |

**All special ordered maps are charged from the GIS price sheet.**